

CARMEL HISTORIC PRESERVATION COMMISSION  
NOVEMBER 14, 2019, 6:00 P.M.  
CAUCUS ROOM, CARMEL CITY HALL

**Agenda**

**In attendance:**

Members Present: Nick Davis, Rosemary Dunkle, Sue Maki, Curtis Butcher, Fred Swift

Members Not Present: Ron Carter, Bill Sanders

HPC Administrator: Mark Dollase; Joshua Biggs

Guests: None

**1. Call to Order**

Nick Davis calls meeting to order at 6:00

**2. Roll Call**

Nick Davis, Fred Swift, Curtis Butcher, Rosemary Dunkle, Sue Maki)

**3. Approval of Minutes (10/10/19)**

Sue motioned to approve the minutes and Curtis seconded. Fred abstains due to being absent at 10/10/19 meeting. Motion approved 4-0.

**4. Hearing of Visitors**

None

**5. Certificates of Appropriateness**

None. As an aside, the façade grant project at 155 Audubon Drive (Montoya residence) was discussed and that the scope of work may be changing in the future.

**6. Financial Report**

a. Update on 2019 budget and non-reverting fund – Mark Dollase

There were no changes reported from last month, but Mark reported that some changes are expected soon, due to the fact that some residents are in the process of being reimbursed for their façade grant projects.

Mark mentioned that we requested a \$2000.00 payment be remitted to Jonathon and Megan Fruchte at 9610 Deerfield Mall for their completed façade grant work. Mark also mentioned Lisa Motz stated that the check requisition wouldn't be approved until later this month

Mark also mentioned that Zelma Taylor is ready for us to come look at the work and to be reimbursed for her completed work.

It was announced that Josh met with Lisa Motz today to discuss old facade payouts to see if they're still interested in completed facade work. Josh will contact those homeowners with expired/expiring grants to see if work has been completed. For 2017 recipients, the CHPC will offer a 30-day extension to complete any work, if necessary.

Mark mentioned Mike Hollibaugh said that the 2020 budget was approved for \$100,000 and had asked if whatever money for 2019 could be encumbered into a non-reverting fund, which was approved.

Nick asked how we document and record the findings when we inspect the façade grant projects. Mark stated that if we find something that was not in compliance with what we agreed to, we could either not pay the amount stated in the award letter, or not pay at all.

## **7. Old Business**

### **a. North Rangeline Road designation discussion**

Mark discussed that there is a special meeting scheduled on December 12th at 5pm to discuss strategies for designating and preserving North Rangeline Road. Sue, Nick, Curtis, Mark, and Josh will be in attendance. Sue printed off a list of all the property owners along North Rangeline Road. Mark discussed contacting owners and gauging their interest, perhaps scheduling a meeting in 2020 with property owners to learn about what local designation is.

Mark stated that we received notification that Ron Carter is retiring from the CHPC effective 12/31/19, and that we need to ask the mayor who might be an ideal replacement candidate. Fred stated that it is required that a member of the city council also sit on the CHPC.

### **b. Status of Historic Architecture Survey Update**

Mark stated that we redrafted the RFP for the survey update and sent it out to five consultants, with a due date of December 30 to have a proposal sent to us. The five consultants were: Clark Dietz, RQAW, Mead & Hunt, Commonwealth Heritage Group, and Weintraut & Associates. The last time an RFP was drafted, Sam Burgess created a summary sheet, summarizing each proposal. Mark said there will be another summary sheet for the commissioners to review the new proposals. The hope to have the proposals and summary sheet to the commissioners by the January meeting, and to then have the contract signed by February.

Fred suggested that we make a note of select properties that may have been missed on the 2014 survey that we want to be on the survey update. He specifically mentioned the Fairbanks House that should be included on the survey update.

Mark stated that whoever is awarded the project will have an initial meeting with the commission, and that we can suggest properties for the surveyors that were missed last time. He stated that it is imperative that the surveyors don't miss properties that were missed last time.

c. Wilkinson-Hull House update

Josh and Mark recently inquired about the status of the Wilkinson Hull House with Justin Moffitt of Old Town Design Group. Justin stated that he was having some challenges in negotiating with the Brennen family, and that it might not be financially feasible to rehabilitate the house. Justin further stated that when the property was rezoned, there was a provision added that stated that the house could not be demolished.

Curtis asked if there was a grant that the CHPC could apply for to preserve the property. Mark said that money in the non-reverting fund can be spent for preservation projects/stabilization projects. Under the ordinance, Mark stated the CHPC would have the power to use those funds.

Mark mentioned that National Register of Historic Places nomination for the Wilkinson-Hull House is nearly completed. Any National Register nomination goes to the CHPC before it goes to the Indiana Department of Historic Preservation & Archaeology, and then to the National Park Service. Mark said that the house has interim protection indefinitely until the CHPC votes to end that protection, and that interim protection is the first step in local designation

Curtis asked if there could be a lien be placed on the house, but Mark suggested that would be an encumbrance on the property, which would make a sale more difficult.

## 8. New Business

a. List of outstanding rated homes and recommended historic districts from survey

Josh mentioned that he had compiled a list of outstanding, notable and contributing structures from the most recent survey with the goal of trying to engage property owners to see if they'd be willing to locally designate their properties. Josh stated that he will send the compiled property list to the CHPC members. Mark suggested that we could potentially send out a letter to educate the public on what local designation is.

b. Old Methodist Church update – 130 E. Main St.

There has been some interest in preserving an old building on Main Street, believed to be a former Methodist church. Sue stated she met with the pastor about the building, with the pastor stating that she would be meeting with the church board. The decision on the building rests in the board's hands. Mark asked what the next steps are. Sue mentioned if the property comes up for sale, it would be imperative for the CHPC to take steps to preserve the building. Curtis suggested that we would move the church to a new site, especially if someone wants to redevelop the property. It will be important to be in contact with the church again soon.

c. Historic Preservation Fund (HPF) for CLGs

Josh mentioned that HPF grant money is to be used by Certified Local Government communities by December, and that the funds can be used for brick and mortar restoration for National Register properties or for National Register nominations. Josh also mentioned that he reached out to the Carmel Clay Historical Society to see if they would be interested in using the funds for a potential rehabilitation project for the Monon Train Depot.

Mark stated that the due date is rapidly approaching (December 3<sup>rd</sup>), and that it's likely not feasible to submit an application this close to the deadline. He asked the CHPC to be thinking about how to utilize CLG funds for 2020. Josh suggested that the HPF could be used next year to write a National Register nomination for the Carmel Carnegie Library.

Sue asked if we could use the HPF for a historical marker and Mark stated that it would not be a qualified expenditure under the HPF provisions.

Sue proposed a motion to wait until 2020 to apply for the HPF grant, and Fred seconded. Motion approved 5-0.

**9. Other Business**

Sue discussed that she recently met with a property owner who had uncovered a historic log cabin on his property, believed to have been built in 1848. The property is located at 1710 W. Main Street. Mark asked if the house was later covered in wood siding and then recently removed. Sue stated that the owner invited us to come look at the property.

**10. Announcements**

None

**11. Adjournment**

Nick adjourned the meeting at 7:10



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Nick Davis, Carmel Historic Preservation  
Commission Chairperson



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Recording Secretary Joshua Biggs