

CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL
1 CIVIC SQUARE, CARMEL, IN
MAY 13, 2021 – 6:00 P.M.

Minutes

1. Call to Order

Nick Davis called the meeting to order at 6:01 pm.

2. Roll Call

Commissioners: Nick Davis, Bill Sanders, Rosemary Dunkle, Sue Maki, Jess Lawhead, Fred Swift

Staff: Joshua Biggs

3. Approval of Minutes (3/11/2021)

Sue motioned to approve the March 11th meeting minutes and Rosemary seconded. Motion passes 6-0.

4. Hearing of Visitors

None.

5. Certificates of Appropriateness

None.

Josh stated that the property owner of the Larsen-Dunwoody House (a local single-site historic district) at 3740 W 106th St. had contacted him about proposed work to the property. Josh told the commission that a Certificate of Appropriateness application may be coming soon.

6. Financial Report

a. Approval of postage reimbursement for façade grant invitation letters

Josh told the commission that the total postage reimbursement request to send façade grant invitation letters to property owners was \$253.98. Josh asked for a motion to approve the postage reimbursement to Indiana Landmarks. Sue motioned to approve, and Fred seconded. Motion approved 6-0.

b. Façade grant completion – 340 2nd Ave NE (Corry)

Josh stated that façade grant work has been completed at the property, which included exterior painting, re-roofing, and detached garage window restoration.

c. 308 Woodland Ln. façade grant

Josh stated that he has made multiple attempts to secure the proof of payment needed to complete the façade grant process, but the owner (Gail Gentry) has not provided that information. The 18-month window to complete the project has expired. Josh believes that the façade work has been completed, though Ms. Gentry no longer lives at 308 Woodland Ln.

Sue made a motion to allow for reimbursement for the original grant request past the expiration date, one year from today, with proper documentation. Fred seconded the motion. Motion approved 6-0.

d. Budget update

There were no major changes to the budget from the last meeting. Jess asked if there were any larger fees this year. Nick stated that larger fees included façade grants, Indiana Landmarks' staff fee, and the historic architecture survey.

Josh asked if we are anticipating any larger expenses throughout the remainder of the year. Nick talked about another round of façade grants.

7. Old Business

a. Façade grant update

Josh discussed sending out façade grant invitation letters, meeting with residents, and referring people to preservation-minded contractors. He said that he is expecting 10-15 applications. Josh reminded the commission that the due date for applications is June 1st.

Bill brought up the Masonic Lodge at 310 1st St NE and asked if there were any grants available. Josh said that it was not included in the 2013-14 historic architecture survey, so it is not yet eligible for the program. The building needs to be officially added to the survey before it can be considered for the grant program. It was included in the 2020 survey update, so perhaps grants will be available later in the year.

b. Wilkinson-Hull House update

Josh talked about the National Register nomination for the Wilkinson-Hull House currently being completed by Indiana Landmarks. He also mentioned that the nomination will need to be reviewed by the historic preservation commission because of Carmel's Certified Local Government status. Nick discussed the donation of the house to Indiana Landmarks.

Bill said that the house has been parceled off of the rest of the development. Fred stated that the developer has cut down trees to the west of the house.

c. Survey update, commissioners' comments

Josh told the commission that June will be an important meeting because the survey firm will be presenting their final report to the commission. Nick asked if the surveyors had completed their work, and Josh believed that they had. Nick brought up an older home west of Rangeline that he didn't recall seeing on the survey (445 W. Smoky Row Rd). It was confirmed that it was on the updated 2020 survey.

8. New Business

a. Carmel History Museum

Nick talked about a new museum for the Carmel Clay Historical Society that will be built by the township. He also said that the CCHS director is considering a façade grant application for repair of the Monon Depot.

b. Mattsville

Josh talked about a small historic enclave in Carmel called Mattsville, which has ties to Quaker heritage and potentially the Underground Railroad. Josh and Nick recently had a meeting with one of the residents nearby who is interested in preservation of the area.

Josh also brought up the historic Matt Richardson Store & House building, that is the only extant building associated with Mattsville. It was not included in the 2013-14 historic architecture survey but was included in 2020. Josh believes that the store building is the oldest commercial building in Carmel. Josh asked if Mattsville had been incorporated and Fred said it was not.

9. Other Business

Josh stated that in addition to RQAW's survey presentation, June's CHPC meeting will also be important because that is when commission staff will present the spring façade grant applications to the commission for their review.

Fred brought up the demolition of the Monon Depot's addition.

10. Announcements

None.

11. Adjournment

There was a motion by Fred and a second by Sue to adjourn the meeting. Motion approved 6-0
Meeting adjourned at 6:55 pm



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary, Joshua Biggs