

CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

JUNE 10, 2021 – 6:00 P.M.

Minutes

1. **Call to Order**

Nick Davis called the meeting to order at 6:02 pm.

2. **Roll Call**

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

Staff: Mark Dollase, Joshua Biggs

3. **Approval of Minutes (5/13/2021)**

Nick asked for any edits or comments to the May minutes. Sue motioned to approve the minutes and Fred seconded. Motion approved 6-0.

4. **Hearing of Visitors**

a. **100 Park Lane**

Mark Dollase presented a staff report on the property, which was constructed in 1959 and is rated as a contributing structure within the Carmel/Clay Township Historic Architecture Survey. Mark talked about renewing efforts to locally designate Johnson Addition.

Property owner, Jarreth Vance introduced himself and showed renderings of the house he is proposing to replace 100 Park Lane. He said that the exterior cladding will be HardiePlank siding with a brick or stone foundation. There will be a gabled dormer at the front of the house. The owner is planning to live in the house once completed.

Mark discussed that one of the main intents of the demolition delay ordinance is to investigate the potential relocation of a structure. He also discussed placing the house under interim protection or making a motion to allow the applicant to move forward with demolition after the expiration of the 60-day demolition delay.

Mark made a staff recommendation to allow for the demolition of the property, citing its contributing status and alterations over time.

Fred made a motion to approve, and Sue seconded. Motion approved 6-0.

b. Mattsville Historical Marker

Jeff Goens, a local resident, introduced himself and discussed the historic Matt Richardson Store and Residence building at 4402 E. 116th St. He mentioned that he had been working with Andy Wright of the Carmel Clay Historical Society to understand the history of the area and is interested in having a historical marker placed in the vicinity. Jeff estimated that the marker would cost \$2,900.

Josh showed historic photographs of the Richardson Building to the commission and stated that the building was listed in the historic architecture survey.

There was discussion on potential areas where the sign could be placed as well as potential challenges. Bill Sanders voiced his support for installation of the marker. Mark stated that if CHPC provides matching funds for installation of the marker, that neighbors should partially invest in funding the project as well. Jeff committed \$500 in funds for the project. Josh stated that he believed this is the oldest (extant) commercial building in the city.

Jess Lawhead asked Jeff when he expects to complete the historical marker application. Jess recommended having the commission vote at their next meeting (July 8th) whether to allot funds after reviewing the completed application. Jeff stated that he will put an application together for the July meeting.

5. Certificates of Appropriateness

None.

6. Financial Report

a. Budget update

Josh stated that Gail Gentry, a previous façade grant recipient and former owner of 308 Woodland Lane, is not moving forward with reimbursement for her project. The money that was earmarked for Ms. Gentry's project will be placed back into Carmel's general fund.

Josh discussed having earmarked façade grant money being transferred to the commission's non-reverting fund at the end of the year, in the event that façade grant applicants do not move forward with their projects. This ensures that the money is not lost and reverted back to Carmel's general fund. Josh confirmed that transferring money to the commission's non-reverting fund will require city council approval.

7. Old Business

a. Final presentation, survey update – RQAW

Kyle Boot from RQAW was in attendance and gave a brief presentation about the historic architecture survey project. He talked about updating photos and data to aid in future preservation efforts. He also discussed completing a windshield survey and comprehensively surveying additional neighborhoods (that were not included in the initial architecture survey). Kyle stated that over 1,600 properties have been surveyed, when there were only approximately 500 in the old survey.

Fred talked about a structure called the Fairbanks House that he did not see on the survey (in the Cool Creek Subdivision). The surveyors will provide an assessment of the house.

8. New Business

a. Spring 2021 Façade Grant Application Review

The commission members had already reviewed the staff recommendations for each project, so in the interest of time, Josh provided brief comments only on select projects.

1. 530 1st Ave SE – Jacob Krause

Josh stated that the owner was using a window contractor we referred him to. The project includes restoration of original multilight windows.

Staff ranked the project 53/60 and recommended a grant of up to \$1,467.75.

2. 611 2nd Ave NE – Gayle Carlson

Josh stated that the owner is using a window contractor we referred her to.

Staff ranked the project 50/60 and recommended a grant of up to \$1,804.05.

3. 3405 E. 116th St. – Chinese Community Church

No comments.

Staff ranked the project 49/60 and recommended a grant of up to \$2,089.18.

4. 1201 E. 106th St. – Philip Ranly

The owner has proposed to install a special architectural shingle that has the appearance/texture of a wood shingle.

Staff ranked the project 47/60 and recommended a grant of up to \$4,252.71.

5. 902 E. 106th St. – Melanie and Joe Guzzi

Josh stated that the owners are proposing to paint the eaves.

Staff ranked the project 43/60 and recommended a grant of up to \$715.00.

6. 5 Thornhurst Dr. – Kyle and Larissa Muellner

Located within the Thornhurst Addition Historic district.

Staff ranked the project 43/60 and recommended a grant of up to \$578.67.

7. 650 W. Main St. – Ashley Snedeker

Located within the Thornhurst Addition Historic District.

Staff ranked the project 41/60 and recommended a grant of up to \$5,000.

8. 9870 Lakewood Dr. E. – Bernie and Kimberly English

The owners are proposing to replace original wood materials with HardiePlank siding and trim.

Staff ranked the project 29/60 and recommended that the project not be funded, due to the replacement of historic wood materials.

9. 16 Thornhurst Dr. – Daniel and Una Paris

The owners have proposed to install vinyl windows to replace what appear to be original wood windows.

Staff ranked the project 23/60 and recommended that the project not be funded, due to the proposed installation of an inappropriate replacement material for historic buildings (vinyl windows).

Rosemary talked allocating excess money that was not used this grant round for the proposed round later this summer.

Sue made a motion to approve all of the staff recommended grant projects, totaling \$15,907.36. Bill seconded the motion. Motion approved 6-0.

9. Other Business

None.

10. Announcements

None.

11. Adjournment

Sue made a motion to adjourn the meeting and Jess seconded. Meeting adjourned at 7:32 pm.



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary, Joshua Biggs