

CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL
1 CIVIC SQUARE, CARMEL, IN
February 9, 2023 – 6:00 P.M.

Minutes

1. Call to Order

Nick Davis called the meeting to order at 6:08 P.M.

2. Roll Call

Commissioners Present: Nick Davis, Jess Lawhead, Nick Kestner, + one vacancy

Commissioners Not Present: Bill Sanders, Fred Swift, Rosemary Dunkle

Staff: Mark Dollase, Alex Brooks

Guests: Bob Youkilis, Tina Youkilis

3. Approval of Minutes (1/12/2023)

Jess motioned to approve the January minutes. Nick K. seconded. Motion approved 3 -0.

4. Hearing of Visitors

None

5. Certificate of Appropriateness Review

None

6. Report on Staff Approvals

None

7. Financial Report

a. Budget update

Mark said the only payment since the beginning of the year was for RuskinArc, and that the invoice has not been sent to the Commission yet. The current balance is \$97,000.

8. Old Business

a. Wilkinson-Hull House report

Mark mentioned the agreement that was announced at the last meeting. He also announced the closing is tomorrow. Mark said this will trigger sending out the National Register nomination and begin the process of moving the home from interim protection to full designation, a process which involves the Commission and the Council. In addition, Mark said he talked with EPCON President Brooks Longfellow about connecting the home to the road, which Longfellow said will happen in the spring. Mark added that he and Alex and their colleague Chad visited the home last month and identified areas for repair on the home. He also mentioned a potential site visit to the home by the Commission in warmer months. Mark described the building as completely boarded except for one spot, and that he was unable to see the interior. He also mentioned that the open space near the home will remain as such, as well as the nearby tree line. In addition, there has been a commitment to building a small nearby pond.

9. New Business

a. Demolition Delay Review for 211 1st Ave. N

Tina Youkilis said much of the process has not started yet but added that her family intends to build a single-family home on the existing lot, replacing the existing home. Bob said the home was acquired secondhand from a buyer who decided not to develop the home. In addition, Bob said the home is vacant and has been undeveloped. Mark asked if it would be a two-story home. Tina said that was a likely possibility. Jess asked if a demolition permit had been filed, which Tina said it has. Mark described the history and style of the existing home. The report concluded that staff recommended the commission to allow the removal of the existing home. Bob and Tina stressed their desire to build, and not leave the lot vacant. Jess motioned to allow demolition, seconded by Nick K. Motion passed 3-0.

b. Ordinance related to Fires at surveyed properties

Jess said the fire department has been doing testing and training at historic homes, which Nick D. suggested could happen after a demolition permit. In response, Jess proposed closing the loophole that allows this to happen. Mark recommended that Jess meet with the fire department about the issue, as opposed to going straight to Council. Nick K. asked where the fire department's permission came from. Mark assumed it came from the Permits Department but was not entirely sure. Nick D. asked if Mark could ask Mike Hollibaugh about the issue in addition to the demolition delay.

10. Other Business

Nick D. said the owner of 35 Maplecrest Dr. asked about the designation of her home. He added that the next step would be for Mark to contact her about the process. Mark gave some background about the home and how it was originally part of a larger development. He also mentioned he had visited the home in 2014 and that there had been some paint peeling that hopefully has been addressed in the following years.

Alex mentioned he had found a DNR list of links for plaque manufacturers. Mark described the different types of plaques that can be bought, ranging from standard National Register plaques to more customized ones. Nick D. and Nick K. said they would prefer more customized plaques, displaying at least the year when the home was built.

11. Announcements

12. Adjournment

Jess moved to adjourn the meeting. Nick K. seconded. Motion passed 3-0. Meeting adjourned 6:55 P.M.



Nick Davis, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary