

# CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

July 11, 2024 – 6:00 P.M.

## Minutes

### **1. Call to Order**

Jess Lawhead called the meeting to order at 6:03 P.M.

### **2. Roll Call**

Commissioners Present: Fred Swift, Nick Kestner, Jess Lawhead, Rosemary Dunkle, Barry Simich, Bill Sanders, Emily Ehrgott

Commissioners Not Present:

Staff: Mark Dollase, Alex Brooks

Guests: John Sosnowski, Morgan Kostides

### **3. Approval of Minutes (5/16/2024)**

Fred motioned to approve the May minutes. Barry seconded. Motion approved 5-0.

### **4. Hearing of Visitors**

None

### **5. Certificate of Appropriateness Review**

None

### **6. Report on Staff Approvals**

None

### **7. Financial Report**

a. Budget update

Alex said the current budget is \$90,000 with a non-reverting fund of \$394,770.97. Alex asked for printing reimbursement of \$26.56. Rosemary motioned to approve reimbursement, second by Fred. Motion approved 5-0.

## **8. Old Business**

### **a. Wilkinson House**

Mark said Landmarks signed a purchase agreement with the Ubers last week, and that they are currently looking at a counter, with a likely closing date of August 30. Jess asked if they were coordinating facilities themselves, and Mark said they were, and would send in receipts for reimbursement when costs come.

## **9. New Business**

### **a. CLG Report**

Mark gave background on the Commission's Certified Local Government (CLG) status and the report that came back from the state. One thing the state highlighted was the lack of commissioner education in the period chronicled in the report. He also noted the positive aspects highlighted in the report, like the qualifications of the commissioners and the designation of Caperton-Carter House.

### **b. Preserving Historic Places Conference/Scholarships**

Alex advertised the upcoming Conference in Madison, and how the seminars there could aid commissioners in the future.

### **c. Training Session: Postwar Style**

Mark explained that he felt this topic would be relevant to the commission, given the rapid growth of Carmel in the post-World War Two period. He outlined the benefits of preservation, which include affordable housing and architectural diversity. In addition, he noted that the Carmel architecture of this period corresponds with the overall postwar economic boom in the United States. Different types of developments were highlighted, such as transitional, tract, planned, and custom. He also mentioned some issues with preserving these homes, such as the decreasing number of trained craftsmen and challenges with finding reuse for buildings. Bill gave some statistics on the rapid postwar population growth.

### **d. Fall Façade Grant Funding**

Alex requested \$25,000 to be set aside for the fall façade grant program. Fred motioned to set aside these funds, seconded by Rosemary. Motion approved 6-0.

### **e. Demolition Delay Request—10750 Hazel Dell Pkwy**

John presented his firm's case, detailing their work in the area surrounding the home in question and conjoining agreements with the Bureau of Zoning Administration. He also

added that some elements of the home could be preserved should the home be demolished. Jess asked what his intended timeline was. John said early next year was the projected starting point, with potential demolition in late 2024. Jess asked if John knew of any potential relocation options and answered that he did not at the moment. Mark mentioned the park across the street could be a potential relocation option. Mark then gave his staff report on the home and its proposed demolition. He said it was likely built in the 1850s and gave detail on the various distinctive architectural features of the home, emblematic of a Greek Revival home of the period. His conclusion was that due to the rarity of property, given how few Greek Revival properties there are in the Carmel survey, alternative options to demolition should be pursued. Specifically, the recommendation was a six-month period of interim protection while pursuing alternatives. Jess asked if the relocation notice had been posted yet, which John said it had not yet. Barry asked what the impact would be if the six-month period began after the 60-day period, and John said that would impact zoning. Rosemary motioned to accept staff recommendation and begin the six-month period, seconded by Barry. Motion passed 6-0.

**10. Other Business**

**11. Announcements**

**12. Adjournment**

Barry moved to adjourn the meeting. Rosemary seconded. Motion passed 4-0. Meeting adjourned at 7:44 P.M.



Jess Lawhead, Chairperson,  
Carmel Historic Preservation  
Commission



Alex Brooks, Recording Secretary