

CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

October 10, 2024 – 6:00 P.M.

Minutes

1. Call to Order

Jess Lawhead called the meeting to order at 6:02 P.M.

2. Roll Call

Commissioners Present: Nick Kestner, Jess Lawhead, Rosemary Dunkle, Barry Simich, Emily Ehrgott

Commissioners Not Present: Bill Sanders, Fred Swift

Staff: Mark Dollase, Alex Brooks

Guests: Tom Lazzara, Peter Meehan, Baylee Florence, Jon Dobosiewicz, Jeff Worrell, Shari Worrell

3. Approval of Minutes (9/12/2024)

Barry motioned to approve the September minutes. Rosemary 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

Mark said the current budget is \$80,000 with a non-reverting fund of \$231,606.94, with two invoices to the Ubers upcoming.

8. Old Business

a. Preservation Plans

Mark reminded the Commission that he and Alex are working on Preservation Plans for the Wilkinson House and the Ro Pettiner House and hope to have them completed by the end of the year.

b. 10750 Hazel Dell Parkway

Mark said he talked to Michael Klitzing at Carmel Clay Parks Department, who told Mark that the Parks Department has no interest in keeping the house within the property or on another site. He also added that he met with Tom Crowley, who owns a large amount of nearby property, and proposed a land swap with the Parks Department over portions of the Martin Marietta property, which would move the house to the northern portion of the property currently owned by Parks. Jess asked if Mr. Crowley was aware of the interim protection timetable, which Mark said he was. Emily asked if Martin Marietta could be flexible with the deadline if a deal was in place, which Mark said he believed so. Jess wondered how long the house had been vacant, which Mark thought was a few years at least.

c. 311 W. Main St., 321 W. Main St.

Mark reminded the Commission that the demolition delay deadline for these two homes was tomorrow. Rosemary moved to allow staff recommendation of allowing demolition of these two homes, seconded by Emily. Motion passed 5-0.

d. 331 W. Main St.

Mark said that a social media post by the Carmel Redevelopment Commission has attracted interest in relocation of the building. Emily asked if the CRC would hold off demolition, even past the deadline, to see if a firm relocation offer materializes. Mark replied that he was not sure. Rosemary moved to extend 60-day protection until November 15, right after the November CHPC meeting, seconded by Barry. Motion passed 5-0.

9. New Business

a. Demolition Delay Request—235 1st Ave NW

Jon Dobosiewicz spoke on behalf of the Worrell family, who are looking to demolish their home and build a new one on the property. Jon said they were not in a hurry and could wait out the 60-day demolition delay order, even if demolition was approved. Mark read his staff report, which ultimately recommended allowing demolition of the structure given the home's relative lack of significance. Rosemary moved to accept staff recommendation and allow demolition of the property, seconded by Barry. Motion passed 5-0.

b. Demolition Delay Request—426 Emerson Rd

Tom Lazzara presented his vision for demolition and new construction on behalf of the Miclot family, who are currently in Wisconsin but moving back to Carmel. Mark noted that a similar proposal by Tom was submitted last year for a home across the street from this property, yet it remains a vacant lot after its demolition. He also felt the proposed new home felt out of scale with the preexisting neighborhood in terms of size and materials. Peter Meehan gave more details on the types of materials being used in the new home, while he and Tom also described the collaboration in choosing these materials between their firm and the homeowner. Tom also described the process and decision-making on the part of the owner that led to the delay in building on the vacant lot across the street. Mark then read his staff report, where he detailed both the proposed new structure's lack of continuity in terms of the neighborhood's character as well as the large number of demolition requests in the proposed Johnson Addition historic district, and how these demolitions can inalterably affect the historic character of the neighborhood. However, due to the existing home's lack of significance and numerous alterations over the years, his staff report ultimately recommended allowing for the building's demolition. Emily moved to accept the staff recommendation, seconded by Rosemary. Motion passed 5-0.

c. 10330 N. Meridian St.

Mark detailed the numerous concerns that have been brought to his attention about proposed changes to the building. He added that the Planning Administrator for the Department of Community Services agreed to put a hold on any permits from their department relating to that building, pending a look at such proposals from him. Emily noted that it might be good to designate a building designed by a famous architect and designer like Michael Graves even before it is officially historic, to fend off potential demolition, which had occurred to other local buildings designed by notable architects, such as several Avriel Shull buildings.

10. **Other Business**

11. **Announcements**

12. **Adjournment**

Jess moved to adjourn the meeting. Barry seconded. Motion passed 5-0. Meeting adjourned at 7:19 P.M.



Jess Lawhead, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary