

CARMEL HISTORIC PRESERVATION COMMISSION

CAUCUS ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

October 12, 2023 – 6:00 P.M.

Minutes

1. Call to Order

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

2. Roll Call

Commissioners Present: Nick Davis, Rosemary Dunkle, Jess Lawhead, Bill Sanders,

Fred Swift, + one vacancy

Commissioners Not Present: Nick Kestner

Staff: Mark Dollase, Alex Brooks, Calvin Nguyen

Guests: Robin Hines, Tom Lazzara (via phone)

3. Approval of Minutes (9/14/2023)

Rosemary motioned to approve the September minutes. Jess seconded. Motion approved 4-0.

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 \$68,016.85. Rosemary moved to approve the reimbursement to Indiana Landmarks for printing fees from the façade grant program mailings, totaling \$369.07, seconded by Fred. Motion passed 4-0.

8. Old Business

a. Designation of Caperton House Historic District/Adoption of Preservation Plan

Mark reminded the Commission that Eleanor Carter applied to make her home a historic district on March 3 and work has been done by Landmarks staff to craft a Preservation Plan, which was presented to the Commission. Nick D. mentioned some inconsistencies in the document regarding what to call the home, which Mark and Alex acknowledged and were willing to fix. Mark said Councilman Aasen was willing to support it when it was approved by the Commission. Rosemary motioned to approve the Preservation Plan for the Caperton House and move forward with the designation. Bill seconded and amended the motion to change name to Caperton-Carter House. Amended motion passed 5-0.

b. Demolition Delay Request—413 Emerson

Robin Hines presented her and Tom Lazzara's plan for the demolition of 413 Emerson. Their plan was to demolish the home before winter for a spring build. Robin said the plan for exterior siding has been changed since the last meeting to brick. Tom said the brick color has not been chosen yet. Fred asked if Johnson Addition was designated as a historic district, but Mark reminded the Commission that despite approval by the Council the motion for designation was ultimately vetoed by the mayor. Bill gave some background of the neighborhood. Mark added that the scale of the house has not changed in the plan, despite it being a single-story home. In addition, Mark gave his staff report stating that there were no significant structural issues with the preexisting home yet would allow the demolition of the home. Rosemary moved to accept staff recommendation; Bill proposed an amendment that he would like to see the new structure's height lowered from the proposed thirty feet to something lower. Nick D. seconded Rosemary's motion without the proposed amendment. The motion passed 4-1.

c. Ruskin Arc replacement platform

Calvin gave a demonstration of ArcGIS. ArcGIS is \$550 per year with \$220 for additional users. He also presented Arches which costs between \$8,000-10,000 initially and then between \$3,000-5,000 a year. Rosemary motioned to approve ArcGIS as the new home for the Historic Survey data, seconded by Bill. Motion passed 5-0.

d. Wilkinson House report

Mark said estimates for the Wilkinson Home repairs are about \$15,000 higher than originally appropriated when approved by the Indiana Landmarks board in December 2021. He added that he recently got additional funds from the Landmarks Real Estate Committee to cover these costs. Emily Ehrgott called Mark and said she and her husband might be interested in purchasing the home.

e. Presence at Hamilton County Bicentennial Event

Mark said he will work a table for a few hours at the Bicentennial Event at the Williams House at Coxhall Gardens on November 4.

f. Mattsville Marker

Mark said the Mattsville group was unfortunately not selected by the Indiana Historic Bureau for funding. Nick D. asked if there was another form of funding for this designation. Mark suggested maybe Carmel could establish its own form of designation.

9. **New Business**
10. **Other Business**
11. **Announcements**
12. **Adjournment**

Bill moved to adjourn the meeting. Fred seconded. Motion passed 5-0. Meeting adjourned at 7:34 P.M.



Nick Davis, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary