

# CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

February 12, 2026 – 6:00 P.M.

## Minutes

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

Emily Ehrgott called the meeting to order at 6:01 P.M.

### 2. **Roll Call**

Commissioners Present: Barry Simich, Emily Ehrgott, Matt Uber, Nick Kestner, Kelly Baskett

Commissioners Not Present: Bill Sanders, Fred Swift

Staff: Mark Dollase, Alex Brooks

Guests: Jake Hogue

### 3. **Approval of Minutes (1/13/2026)**

Matt motioned to approve the January minutes. Barry 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 \$44,733.50 with a non-reverting fund of \$240,857.50.

### 8. **Old Business**

a. Election of officers

Mark noted that the commission had forgotten to officially elect officers for the new year at the January meeting. Nick motioned to maintain current officers, seconded by Barry. Motion passed 5-0.

b. Demo delay—451 Emerson Rd.

Jake presented his amended plans for the home that would be built should the existing home be demolished. Mark maintained that Indiana Landmarks staff still supported allowing the demolition, and felt the amended plans fit the neighborhood better than the original rendering from last meeting. Kelly asked what Jake's timeframe would be, which he said would involve construction starting in a year, hopefully in the completed in 2 years. Matt motioned to allow demolition, seconded by Kelly. Motion passed 5-0.

c. New meeting room/day

Mark announced the March meeting will be at the regular day/time as usual, due to an outstanding demolition application by the owner of 1013 Auman Dr W. The city is currently proposing the fourth Monday of the month for meetings, which Mark said would likely begin in April, though this is not official yet. Emily asked how they would be recorded in the caucus room, which Alex said would involve the meetings being recorded but not livestreamed.

d. 2026 façade grant program

Mark reported that the City Council members did not voice any major complaints over the Historic Survey additions. He added that the grant deadline might be postponed a month until all new properties were eligible. Mark mentioned potentially lowering the amount of money offered in the grant rounds, due to budget cuts. Kelly said she would still like to have two rounds and not be afraid to spend available money, even if it took from the non-reverting fund. Barry proposed keeping with the current grant schedule and amounts. Matt noted that they could stick with the current amount for the spring round and potentially adjust if additional properties are available for the fall round. Emily proposed that \$25,000 to be allocated for the spring round, to be taken from the budget. Mark noted Landmarks' fee for 2026 was still to be taken from the budget. Matt proposed \$30,000 for the spring round. Matt motioned to allocate \$30,000 for the spring façade grant round. Motion passed 5-0.

e. New Survey Properties

Mark mentioned his hope that an official resolution is drafted for City Council to add the new properties to the Survey. He then mentioned a formal motion had yet to be made by the Commission recommending the addition of these properties. Kelly made a motion to adopt these properties, seconded by Matt. Motion passed 5-0.

f. Rangeline Rd Preservation Plan

Mark said he had received questions from City Council members about this process, and that one of them recommended sending this to the Land Use Committee. He then mentioned he and Alex were in the process of cataloging and writing architectural descriptions of the district's buildings. Matt asked for clarity on if it would be a conservation or historic district. Mark explained that conservation districts revert to being historic districts after three years, unless a vote by property owners keeps it as a conservation district. Nick mentioned examining the overlay districts currently in the district, which Mark said was also an item that came up in the Council meeting. Mark added that overlays are ultimately related to land use and zoning, whereas the proposed district would be more oriented towards design review. He added that he hoped there might be a way to streamline the process to avoid confusion between the overlays and potential district's guidelines. Commissioners offered their help to attend any North Rangeline community meetings that occur in the future.

**9. New Business**

a. 1013 Auman Dr W

Mark said this property has an ongoing demolition application with an applicant who could not make it tonight but could for the March meeting.

**10. Other Business**

Matt asked if there is any update on the Blue School property. Mark said he had heard the school is still exploring their options. In addition, Mark said he had advised a building owner on W Main St about the design of a midcentury modern building being converted into a restaurant and speakeasy.

**11. Announcements**

**12. Adjournment**

Emily made motion to adjourn. Meeting adjourned at 7:04 P.M.



Emily Ehrgott, Chairperson,

Carmel Historic Preservation

Commission



Alex Brooks, Recording Secretary