

CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

March 12, 2026 – 6:00 P.M.

Minutes

1. **Call to Order**

Emily Ehrgott called the meeting to order at 6:00 P.M.

2. **Roll Call**

Commissioners Present: Barry Simich, Emily Ehrgott, Matt Uber, Nick Kestner, Fred Swift

Commissioners Not Present: Bill Sanders, Kelly Baskett

Staff: Mark Dollase, Alex Brooks

Guests: Patrick Chittenden

3. **Approval of Minutes (2/12/2026)**

Barry motioned to approve the February minutes. Matt 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 \$42,018.99 with a non-reverting fund of \$233,434.64. Mark said an invoice for Landmarks' services is still in development.

8. **Old Business**

a. New meeting room/day

Mark noted that the City was awaiting their approval to move to fourth Monday nights for meetings, which would make the next meeting on April 27. He also highlighted that the fourth Monday in May is Memorial Day, so they would likely meet the day after, on May 26.

b. New Survey Properties

Mark said he needs to work with the City attorney to draft a resolution to adopt the new properties, hopefully in the next month or two.

c. Rangeline Rd Preservation Plan

Mark said Landmarks staff are still working on the plan and gathering research, and also noted the need highlighted by Councilman Adam Aasen to integrate with the overlay guidelines, as well as adjudicate the zoning board to cover land use while the CHPC would cover design review.

9. New Business

a. Demo delay—1013 Auman Dr W

The applicant, Patrick Chittenden, noted the changing nature of the Auman Dr neighborhood, especially given its proximity to the commercial center of Carmel. He added that he felt the building was in poor condition as it currently stood and showed examples of other homes in the neighborhood that would provide templates for how the new home would look. Emily asked if he knew the total acreage of the parcel and Patrick said he did not but noted that most of the Auman Dr homes he was using as examples had 75-foot frontages. Additionally, Emily asked about the timetable for this project, and Patrick said it would be in the next few years but did not have further details regarding timing. Both Mark and Emily noted their concerns over having buildings demolished and remaining empty lots while owners figured out their plans for new construction. Mark added that the staff recommendation was to allow demolition. Fred motioned to accept the staff recommendation and allow demolition of the home, seconded by Matt. Motion passed 5-0.

10. Other Business

Mark said he received a call about the Blue School property but could not connect with the person to figure out what they were inquiring about. Emily said she drove past the property and had not seen any action. Fred said he had heard a rumor that the building might be moved by the Parks Department to Hazel Landing Park. Emily said she had heard increased development is being considered at the river, but it is unclear what exactly this would entail.

Matt described some potential work that might be done to his home that would require a Certificate of Appropriateness. Such an application would be the first Certificate of Appropriateness to come before the CHPC, though he noted that owners of other designated

properties have been informed about the need for a COA for exterior changes. Matt also said he is in the process of changing the address of the home.

11. Announcements

12. Adjournment

Emily made motion to adjourn. Meeting adjourned at 6:45 P.M.



Emily Ehrigott, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary