

CARMEL HISTORIC PRESERVATION COMMISSION

Caucus ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

April 27, 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, Fred Swift, Kelly Baskett

Commissioners Not Present: Bill Sanders

Staff: Mark Dollase, Alex Brooks

Guests:

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

Fred motioned to approve the March minutes. Matt seconded. Motion approved 5-0.

4. Hearing of Visitors

None

5. Certificate of Appropriateness Review

a. Matt Uber—13725 Grisham Dr.

Matt spoke about the work he has done on the interior of the home and then described the application at hand, regarding the construction of new decking and stairs on the north and south facades and new railings. Mark asked if a middle railing was needed on the proposed floating deck, and Matt said it could be modified. In addition, Mark asked about altering some of the arch designs, which Matt was also amenable to. Fred asked about the interior walls of the addition on the eastern side of the home. Matt said removing the paneling and having exposed log is the plan. Mark added that staff recommended approval of the application, with the addition of his modifications proposed tonight. Barry moved to accept staff recommendation, seconded by Fred. Motion passed 5-0.

6. Report on Staff Approvals

None

7. Financial Report

a. Budget update

Alex said the current budget is \$32,018.99 with a non-reverting fund of \$233,434.64.

b. Printing reimbursement

Alex requested \$398.30 for printing reimbursement fees for the past façade grant mailing. Barry motioned to approve the reimbursement, seconded by Matt. Motion passed 6-0. Mark requested that some future façade grant amounts could be pulled from the non-reverting fund to fund applicants. Kelly relayed that she and a city employee had a disagreement over the purpose of the non-reverting fund. Mark said the original purpose of the non-reverting fund was for unexpected expenses. Nick wondered if façade grant projects could have less than eighteen months to complete and only had a year to complete them. Barry concurred with Nick's proposal. Mark also thought the idea had merit even though it would not solve the encumbrance issues. Alex pointed out that most applicants finish the project within a year. The idea was ultimately tabled for a future meeting.

8. Old Business

a. New Survey Properties

Mark noted that a home on S Rangeline Rd has prospectively discussed demolition and it was on the 2021 Survey and thus the Commission could not implement the demolition delay measures. He added that he has sent a draft ordinance to the City Attorney for the City Council agenda.

b. Rangeline Rd Preservation Plan

Mark said he and Alex are still working on and editing the draft document.

9. New Business

a. Blue school property

Fred said the Parks Department has budgeted to move the building to a park near Hazel Dell Parkway, likely this year. He added that pressure from the Historical Society, Indiana Landmarks, the Historic Preservation Commission, and the general public might have swayed the church's decision to not demolish the building.

b. CAMP Training

Alex said a virtual version of the CAMP training traditionally done at the statewide preservation conference will have a separate virtual training for commissioners sometime in June.

c. 520 N. Rangeline Rd.

Mark said Tim Johnston at 520 N Rangeline Rd is considering demolition of the property if he cannot sell it in the next year at a price to his liking. He added that the Rangeline Rd district could be approved before his potential demolition, which could halt demolition. He said he and Alex did a site visit at the house today and saw the interior and exterior and thought it was in sound condition.

d. Sam Burgess

Mark announced that Sam Burgess who used to work at Indiana Landmarks will be coming back to serve as the Director of the Central Region and thus likely become the primary liaison for the Carmel Historic Preservation Commission eventually.

e. CLG Report

Mark reminded the commission about the Certified Local Government reporting process and the report that is due at the end of the month.

f. HPF funding

Mark said Historic Preservation funds were available for National Register-listed properties, such as the Thornhurst District. The deadline is in early June.

10. Other Business

Fred said the Parks Department was considering demolishing some of their historic buildings south of 116th St and west of Rangeline Rd.

11. Announcements

12. Adjournment

Nick made motion to adjourn, seconded by Matt. Meeting adjourned at 7:38 P.M.

Emily Ehrgott, Chairperson,
Carmel Historic Preservation
Commission

Alex Brooks, Recording Secretary