

CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

May 8, 2025 – 6:00 P.M.

Minutes

1. Call to Order

Emily Ehrgott called the meeting to order at 6:04 P.M.

2. Roll Call

Commissioners Present: Nick Kestner, Barry Simich, Emily Ehrgott, Fred Swift, Bill Sanders, Kelly Baskett

Commissioners Not Present: Matt Uber

Staff: Mark Dollase

Guests: Jason Patterson

3. Approval of Minutes (3/13/2025)

Fred motioned to approve the March minutes with a correction of Jim Steckley's last name. Barry seconded. Motion approved 6-0.

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 \$80,565.00 with a non-reverting fund of \$240,651.27.

8. Old Business

a. New Survey properties

Kelly said she has had promising conversations with the Clerk's office regarding finding the names of the property owners of the new survey properties, with a \$25/hour fee. She wondered if they should notify the non-contributing property owners as well, and Mark said that would probably be the best option. Kelly added that she was in the process of removing the properties that have been demolished since the 2021 Survey was made.

b. Wise House update

Emily said she had seen the ongoing quarrying work at the house. Mark added that he had contacted Tom Crowley who said negotiations with Martin Marietta were ongoing.

c. Blue School meeting

Emily noted the removal of many of the trees around the property. Mark said he had met with leaders from the Catholic Church that now owns the building, and that they are exploring options for reuse of the building, and that demolition did not seem like an immediate option. He also got them in contact with Carmel historian Andy Wright. Fred asked if any final decisions would be made by them or by the archdiocese in Lafayette. Mark replied that he sensed that any final decisions would be made by the archdiocese in Lafayette. Kelly thought the building could be used for school field trips, but Mark noted it has had multiple changes since being an active school building.

d. 10330 N. Meridian meeting

Mark said he had a Zoom meeting with Errick Peck and Ethan Fernhaber about the Michael Graves-designed building. They assured him that they were not painting over the existing color scheme. In addition, they asked him about the building's National Register nomination, despite the building being newer than most buildings considered for that process. They are hoping to pursue historic tax credits as a result. Emily asked if other properties had ever been added to the National Register before hitting the fifty-year milestone. Mark mentioned the Frank Lloyd Wright-designed Samara House in West Lafayette as an example. He also mentioned an exception in the National Register guidelines if the building is designed by a "master craftsman or designer" it can be designated before fifty years, and that he felt Michael Graves could be defined as such.

e. Designation updates

Mark said he has not heard from the City Council yet about what dates the Klingensmith-Pettiner House and Wilkinson House will be heard by the Council for designation, because the ordinances have not been finalized yet. He also mentioned Michelle Shaffer's interest in designating a nearby Klingensmith home.

9. New Business

Mark began by noting that the recommended amount of funding by staff exceeded the \$25,000 set aside by the commission for the spring façade grant round.

a. Spring façade Grant Applications

22 Circle Dr.

Application was for installing black metal roof edging and aluminum step flashing, as well as removing and replacing the gutter and downspouts, all of which are on the garage.

Staff ranked the project 40/60 and recommended a grant of up to \$5,000.

10000 Westfield Blvd.

Application was for restoring six windows.

Staff ranked the project 49/60 and recommended a grant of up to \$5,266.50.

10330 N Meridian St.

Application was for power washing exterior of building.

Staff ranked the project 42/60 and recommended a grant of \$10,000, pending clarity on psi levels.

Jason Patterson from Helix, the group that now owns the building, clarified the importance of the psi levels and said the dyed concrete on the building will either be sealed or painted over.

210 2nd Ave NE

Staff ranked the project 29/60 and recommended a grant of \$0.

Mark discussed the long list of proposed items in the application, many of which were interior changes that were ineligible for the façade grant program. He also noted some of the exterior changes, such as the new roof, might be eligible.

11811 Eden Glen Dr.

Application was for removing and replacing the front entryway concrete.

Staff ranked the project 45/60 and recommended a grant of \$4,434.22 (pending plans being approved by staff).

115 Parkview Rd.

Application was for removing and replacing gutters.

Staff ranked the project 40/60 and recommended a grant of up to \$3,335.93, pending staff approval of color.

650 W Main St.

Application was for painting the exterior of the home and shed.

Staff ranked the project 49/60 and recommended a grant of up to \$1,992.50.

9812 Lakewood Drive W

Application was for repainting the exterior of home.

Staff ranked the project 46/60 and recommended a grant of \$3,127.91.

4427 Camelot Ln.

Application was for roof replacement and gutter replacement.

Staff ranked the project 42/60 and recommended a grant of \$10,000.

Kelly said the bids presented by the applicant seemed high for a project of this nature.

2724 E. Smoky Row

Application was for installing new fascia and soffits with crown trim on the horizontal fascia and fascia only on the gable ends, installing new asphalt shingle roofing, and installing new wood siding on east end addition on first level only.

Staff ranked the project 42/60 and recommended a grant of up to \$10,000.00.

Bill motioned to accept staff recommendations for the applications, seconded by Barry. Motion passed 4-0.

Total amount granted was \$53,157.06.

Bill motioned to extend commission's fund for the spring façade grant round from \$25,000 to \$53,157.06, seconded by Barry. Motion passed 4-0.

10. Other Business

Mark informed the commission about a construction project at the intersection of 146th St. and Gray Rd, and that Metric Environmental had determined the Haines House at 4721 E 146th Street to be eligible for the National Register.

11. Announcements

12. Adjournment

Barry made motion to adjourn, seconded by Bill. Meeting adjourned at 7:53 P.M.



Emily Ehrgott, Chairperson,
Carmel Historic Preservation
Commission



Alex Brooks, Recording Secretary