

# CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

July 10, 2025 – 6:00 P.M.

## Minutes

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

Emily Ehrgott called the meeting to order at 6:02 P.M.

### **2. Roll Call**

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

Commissioners Not Present: Fred Swift

Staff: Mark Dollase, Alex Brooks

Guests: Matt Markway, Jeff Greenwalt

### **3. Approval of Minutes (6/12/2025)**

Barry motioned to approve the June 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 \$55,762.50 with a non-reverting fund of \$262,206.37. He also mentioned that the funds for the past two façade grant mailings done by Indiana Landmarks arrived at \$796.60, and he asked for a reimbursement of this amount from the Commission.

Matt motioned to approve this reimbursement to Indiana Landmarks, Kelly seconded. Motion passed 5-0.

## **8. Old Business**

### **a. Demo delay—441 W. Main St.**

Mark said he had met with both Matt Markway and the architect of the proposed new home at the address and was later told their proposal fit the standards of Carmel's Department of Community Services. Matt Markway said he had not heard many proposals to move the house, other than one inquiry relayed by Alex of someone who had not followed up since an initial call. In addition, he said he felt the proposal had the appropriate amount of greenspace and had doubled checked this with some city officials. He also said there were nearby houses that were similar heights. Kelly said she felt part of the design was inaccurate, and Matt Markway said the design was approved by the city's Building Department. She also asked for clarification on the amount of grass, and Matt Markway noted some of the grilling areas were technically permeable areas over grass. Matt Markway also said some nearby properties likely have less percentage of greenspace than his proposed design. Mark noted that there is some danger in judging precedence with nearby properties because there may have previously been homes with different heights and amounts of greenspace at these addresses. Kelly asked if the owner of the lot across from York Dr had been identified, and Alex identified them as Pegasus Main St LLC S, whose Fishers address was owned by Bart and Kerry Rhea in Flemington, NJ. Mark noted the expenses with moving a home, though he added that moving it to a nearby location would likely be less expensive than a longer move. Matt Uber asked what the timetable is, and Matt Markway said he would like a move or demolition of the house by August 2, when the demolition delay would run out. Mark summarized his staff report on the home from last month, which ultimately arrived at the conclusion of allowing demolition to go forward. Barry noted the exhaustion of resources that might occur with taking on the potential relocation of this home. Jeff introduced himself as the owner of the home and resident of the community. He felt the home would be difficult to move given the hill it sits on. Matt Uber made a motion to approve the staff report allowing for demolition, seconded by Barry. Motion passed 4-1-1.

### **b. Wise House update**

Mark said he had not heard of a final agreement between Tom Crowley and Martin Marietta. He also mentioned a past Determination of Eligibility form on the home but has yet to hear if the state ruled it eligible for the National Register.

### **c. 3848 E 106th St (Blue School) update**

Emily said she sent out a Google Form created by the Church about people's interests in the building. She felt such a form indicates that the Church has no clear plan for the building but is at least willing to hear suggestions. Mark mentioned the possibility of turning it into a private residence. Kelly asked if funds could be given by the Commission for such a task, which Mark said was a possibility. Bill said that commission members have done tours of certain historic buildings in the past, which has helped better their understanding of those buildings and could help with this one.

d. 10330 N. Meridian St. update

Mark said he put some people at the company that owns the building in contact with experts with the state about potentially applying for National Register designation.

e. New Survey properties

Kelly said the process is currently with the Mapping and Transfers department about getting a quote.

f. Façade grant website update

Alex said the information for past façade grant recipients has been collecting and will soon be put on the online Survey.

**9. New Business**

a. Preserving Historic Places Conference

Mark mentioned the upcoming conference in Fort Wayne regarding historic preservation specifically the Tuesday day of training for commissioners. Nick described his past experiences going to the conference twice and how a story he heard about the re-use of a parking lot really interested him.

b. N. Rangeline Rd. designation

Mark recounted his experience hearing from various city council members about their interest in the designation of the North Rangeline area and maintaining its Old Town Carmel look and said Alex is working on research for a Preservation Plan.

c. Live Streaming Meetings

Mark reminded those present that the Indiana General Assembly announced that meetings were being livestreamed and have been since last December.

**10. Other Business**

Mark said the city's legal department is working on the ordinances for 14420 Cherry Tree Rd and 2724 E Smoky Row, and that they are awaiting their final draft.

Mark mentioned renewed interest in reigniting the designation of Johnson Addition, especially in light of the demolitions of recent years. Kelly said that these demolitions may affect the borders of a proposed district as opposed to what was proposed in the previous attempt at designating the district. Nick mentioned a zoning overlay could also work for Johnson Addition. Mark noted that this would transfer the jurisdiction from the Historic Preservation Commission to the Bureau of Zoning Administration. In addition, he reminded the commission that what was proposed in 2014 was a conservation district, which oversees demolition, new construction, and moving of a building.

Emily noted a For Sale sign on the corner of 11<sup>th</sup> St and Westfield Blvd that she thinks is the Toll House. She added it is being sold as a teardown and has tried to get in contact with the realtor and homeowner.

Bill mentioned the home at 721 1<sup>st</sup> Ave NE is being targeted for demolition and could arrive in front of the commission soon. He also mentioned a house on the western part of 106<sup>th</sup> St that has been demolished but its barns have not been. Bill asked if the listing photos could be added to the Survey. Mark said the idea can be explored.

Mark said the Parks Department has consulted him about the Silas Moffitt House on River Rd both about contacts for National Register designation and advice and assistance on the transfer of the building from residential to Parks Department use.

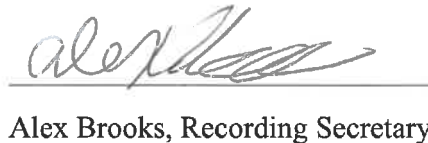
**11. Announcements**

**12. Adjournment**

Bill made motion to adjourn, seconded by Bill. Motion passed 6-0. Meeting adjourned at 7:58 P.M.



Emily Ehrgott, Chairperson,  
Carmel Historic Preservation  
Commission



Alex Brooks, Recording Secretary