

# CARMEL HISTORIC PRESERVATION COMMISSION

COUNCIL ROOM, CARMEL CITY HALL

1 CIVIC SQUARE, CARMEL, IN

August 14, 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, Fred Swift

Commissioners Not Present: Bill Sanders

Staff: Mark Dollase, Alex Brooks

Guests: Mike Gabrick, Ellen Roznaryn

### **3. Approval of Minutes (7/10/2025)**

Barry motioned to approve the July minutes, Matt 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**

Alex said the current budget is \$50,531.68 with a non-reverting fund of \$238,434.64. Mark said he had received an email from Mike Hollibaugh stating that there is a proposed budget cut to the Carmel Historic Preservation Commission that would decrease the annual budget

from \$100,000 to \$60,000 and will discuss with him further about the issue. Emily asked when this was up for vote. Mark said that it will likely happen in October, to go in effect January 1. Matt asked if additional funding sources were available, and Mark said perhaps if something was project specific.

## **8. Old Business**

### **a. Wise House update**

Mark said there is still no agreement among the three parties to move the house, but that the house is still intact.

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

Mark gave background on the building and its history. Mike Gabrick and Ellen Roznaryn from St. Elizabeth Seton introduced themselves as congregants of the church that owns the building. Mike said the acquisition process happened quickly but had been the long-term plan of the previous owner for decades. He added that the committee involved in the building's future is currently considering different options for its future. Mark asked if demolition was one of the options. Mike said that option has not been offered but that all options must be considered, even though demolition is not their current goal. Mark informed the parishioners about the demolition delay process, the façade grant program, and the National Register grant program. He also asked if a building assessment had been done, which Mike said they have. Mike relayed that the committee will present its recommendation for the building's future to the church in Spring 2026. Mark asked what some of the options the committee was considering, which Mike said included keeping the building as is, using it as a retreat center, and as a residence for parishioners or clergy. Ellen asked for more specifics on the demolition delay process, which Mark elucidated. Fred asked if the final decision would come from the local parish or the Archdiocese in West Lafayette, which is the official owner of the building. Mike said the Archdiocese would likely follow the parish's recommendation, but he was not entirely sure.

### **c. 10330 N. Meridian St. update**

Mark said he heard from Errick Peck with Helix 33, the company that owns the building, that they are not pursuing National Register designation. He was also told they are not currently planning on repainting the building's exterior.

### **d. New Survey properties**

Kelly said that after the request went between several departments at Hamilton County, she was told the undertaking was too much for the County. Mark said Landmarks can take up the mantle of informing the 2021 Survey homeowners.

### **e. Façade grant website update**

Alex said one of Landmarks' summer interns had worked on this project and ran into some issues with ArcGIS but that the information should be able to be added soon.

f. N. Rangeline Rd. designation

Mark said Alex has been in the field looking at the structures in the proposed district as the preservation plan is being constructed.

**9. New Business**

a. NAPC Virtual Summer Short Course

Alex mentioned the upcoming virtual course and Mark added that it could aid the Commission education requirements for the CLG Report.

**10. Other Business**

Mark relayed that he, Alex, Barry, Fred, and Matt visited the Silas Moffitt House yesterday morning. The home was formerly owned by Commission Chair Jess Lawhead and is now owned by Carmel Clay Parks, who also had officials at the visit yesterday in order to help them consider the building's future use under their purview. The commissioners who attended the visit were impressed and were interested in seeing how the building is used in the future.

Kelly anecdotally noted that a large number of properties in the North Rangeline area that were for sale.

**11. Announcements**

**12. Adjournment**

Emily made a motion to adjourn. Motion passed 6-0. Meeting adjourned at 7:08 P.M.



Emily Ehrgott, Chairperson,  
Carmel Historic Preservation  
Commission



Alex Brooks, Recording Secretary