



Indianapolis Historic Preservation Commission (IHPC)
MINUTES

Wednesday, February 4, 2026, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 East Washington Street, Indianapolis, Indiana

Commissioners

Present: Anson Keller (AK), William Browne (WB), David Baker (DB), Michael Bivens (MB), Susan Williams (SW), Anjanette Sivilich (AS), and Krystin Wiggs (KW).

Absent: Annie Lear (AL) and Disa Watson Summers (DS)

Staff

Present: Meg Busch (MEG), Christopher Steinmetz (CS), Emily Jarzen (EJ), Shelbi Long (SL), Grace Goedeker (GG), Morgan Marmolejo (MM), and Caroline Emenaker (CE)

BUSINESS

I. CALL TO ORDER

Williams Browne (WB) called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING

621 LOCKERBIE STREET

Check-in.

Ronda Duvall 621 Lockerbie St., and **Arie Lipinski** 951 N. Delaware St., presented.

2024-COA-226 (WD) 230 SOUTH PENNSYLVANIA STREET

Review of final construction drawings for music venue.

WB recused himself. **DB** chaired.

Nathan Huyler (NH) of Populous 1400 Baltimore Ave, Ste. 1300, Kansas City, MO 64105, was sworn in.

AK questioned when the design for the music venue was approved. The Commission discussed before moving to the applicant's presentation.

NH presented and outlined the changes that were made to the music venue portion of the project.

AK expressed concerns over the character and form of the design and stated he is not in support.

Tim Ochs (TO) of Ice Miller 1 American Sq, Ste. 2900, was sworn in. **TO** stated there were no changes to the design and highlighted discrepancies between the construction drawings and the renderings of the project.

AS expressed concern over the detailing of the design. **AS** stated she was not in support.

Melody Park (MP) of Boxcar Development 125 S. Pennsylvania, was sworn in. **MP** presented the owner's perspective of the project concept.

SW recognizes that the Commission does not have purview over the majority of the proposed project.

DB agrees with the statement made by **SW**. **DB** outlines his support for the project being rooted in the portion of the Commission's purview.

SW moved to approve the final construction drawings for the music venue. **MB** seconded. The motion did not pass for an indecisive vote **4-2**. (**DB, KW, SW, MB**) (**AK, AS - Nay**). **Case will return for the March 4, 2026 IHPC Hearing.**

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE **WB** returned to the hearing.

PUBLIC HEARING

WB made introductory comments.

GG swore in those from the public who intended to speak.

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2025-COA-489B (CAMA) **409 MASSACHUSETTS AVENUE** *(continued to March 4, 2026)*
JUSTIN KINGEN
Trash can solution.

AS moved to continue the COA. **KW** seconded. The motion was approved **7-0**.

VI. EXPEDITED CASES

2025-COA-503 (LS) **520 NORTH PARK AVENUE**
MATTHEW PEYTON
Construct garage addition and second floor addition on rear, construct first floor addition & new patio on south side.

2025-COA-508 (CH) **1214 EAST SAINT CLAIR STREET**
MATTHEW PEYTON
Convert existing garage to carriage house by adding a second story addition and rear first floor addition.

MOTION TO APPROVE COAs: **AS** moved to approve the COAs. **DB** seconded. The motion was approved **7-0**.

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2025-COA-301 (CAMA) **656 EAST ARCH STREET**
ABBEY ROBERTSON
Demolish the majority of the existing home, leaving the street facing façade & segments of the west & east walls. Reconstruct the house & enlarge building footprint & increase overall building height at rear of structure. Replace windows & doors. Repair/replace foundation where necessary. Repair/replace siding & trim where necessary. Retain

original rafter tails where existing. Construct new wrap-around front porch. Demolish existing garage in its entirety & construct new 2-car garage & carriage house.

Abbey Robertson (AR) 9663 Elm Dr., Carmel, IN, presented the case and outlined changes from the previous IHPC Hearing.

No one spoke in support or in remonstrance of the project.

MM made staff comments.

MOTION TO APPROVE COA: SW moved to approve the COA as read by **MEG** and subject to the 20 stipulations and two notes. **DB** seconded. The motion was approved **7-0**.

**2025-COA-427 (FP) & 606 FLETCHER AVENUE
2026-VHP-001 VINCENT BRAUN**

Demolish existing garage and construct new detached garage, Variance of Development Standards for clear sight triangle.

Vincent Braun (VB) 1617 S. N. St., Elwood, IN, presented the case.

Jim Lingenfelter 525 Lord St., spoke in support of the project.

Jeff Miller 558 Fletcher Ave., spoke in remonstrance of the project.

MM made staff comments.

AK said he frequents this alley/street and does not believe there is a hardship on the clear sight triangle. He stated there is not a reason to deny the petition.

DB stated he had no problem navigating the alleyway and did not believe there would be a hardship with the new structure. He stated this intersection is larger than those in some of the other districts and does not see a problem with the request.

SW noted she wished the neighborhood had a chance to review.

VB gave final word.

CS stated the Findings of Fact will need to be corrected and should not be adopted at this hearing. **The Findings of Fact will be corrected and come back to the March 4, 2026 IHPC Hearing for adoption.**

MOTION TO APPROVE COA: KW moved to approve the COA as read by **MEG** and subject to the 7 stipulations and one note. **DB** seconded. The motion was approved **6-1**. (**AK, WB, DB, AS, KW, MB**) (**SW – Nay**).

MOTION TO APPROVE 2026-VHP-001: KW moved to approve the VHP. **DB** seconded. The motion was approved **6-1**. (**AK, WB, DB, AS, KW, MB**) (**SW – Nay**).

NONE

IX. PRELIMINARY REVIEW

2026-COA-009 (RP)

1010 DR MARTIN LUTHER KING JR STREET

JOSEPH CALDERON

Construction of new commercial building with parking lot, and to rezone the property from CBDS to C3.

Joseph Calderon (JC) 11 S. Meridian St., presented the case.

MEG notes that the plans in the Commission packet and the handouts passed during the hearing were different. She asked for confirmation on which plan set the Commission should be looking at. It was confirmed the Commission packet was the most up to date drawings.

WB asks for staff to note the differences between a historic district and a conservation district.

MEG states the differences between district types.

MB discusses design elements of the proposed project, specifically regarding the transom windows on the plans.

Tom Sears (TS) 1621 S. 500 E. Lebanon, IN, states the transoms were added to allow more natural light and the windows are not aligned, but they are open to changing the locations.

SW notes the style of the structure is seen throughout other historic districts, but not typically within Ransom Place. She notes concerns around street and pedestrian traffic flow. She states that adding landscaping will soften the project.

KW notes her concerns with traffic flow at the intersection.

AS notes concerns with the transom windows addressed by **MB**. She also raises concern with the pilasters over the two doors on the south side. Asks for doors or pilasters to be shifted. Notes the storefront windows are all marked as spandrel glass and to make sure the different glass types are noted for the next hearing.

DB asks for clarification on what had previously been approved at this site.

SL notes there was an approval from 2015 to rezone the parcel and allow it to be used as part of a larger development.

AK states he would like to see as much information as possible on the site plan. Raises concern over the clear sight triangle for the sight in relation to the foot traffic. Notes that future plans will need to match each other, and care needs to be taken in noting the materials. States applicant may want to consider a taller storefront rather than transom windows.

DB adds that brick chosen should compliment the size and color of the adjacent structure.

WB reiterates the previous comments about the site and the detailing of the building/drawings. States the structure may be out of proportion especially if the transom windows are removed. May need to spend more time looking over the floor plans to help plan the windows. Recommends looking at other small retail structures in other districts to help guide design.

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE

WB adjourned the meeting at **7:26 p.m.**

INDIANAPOLIS HISTORIC PRESERVATION COMMISSIONERS

William A. Browne, Jr., President	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027
David Baker, Vice President	Indianapolis City-County Council	February 6, 2023- December 31, 2025 (Pending Reappointment)
Susan Williams, Secretary	Indianapolis City-County Council	February 6, 2023-December 31, 2026
Anjanette Sivilich	Indianapolis City-County Council	February 5, 2024-December 31, 2027
Annie Lear	Indianapolis City-County Council	February 5, 2024-December 31, 2027
Anson Keller	Mayor, City of Indianapolis	January 1, 2026-December 31, 2029
Disa Watson-Summers	Mayor, City of Indianapolis	January 1, 2022-December 31, 2025 (Pending Reappointment)
Krystin Wiggs	Mayor, City of Indianapolis	July 15, 2024-December 31, 2025 (Pending Reappointment)
Michael Bivens	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027

To ensure a fair hearing, contacting any member of the Indianapolis Historic Preservation Commission regarding a pending or future proposal is strictly PROHIBITED by the Rules of Procedure and Indiana State statute.

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs> or https://indianapolis.granicus.com/ViewPublisher.php?view_id=3.