



Indianapolis Historic Preservation Commission (IHPC) **HEARING MINUTES**

Wednesday, March 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), Annie Lear (AL), Michael Bivens (MB), Susan Williams (SW), Anjanette Sivilich (AS), Disa Watson-Summers (DW), and Krystin Wiggs (KW).

Staff

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

BUSINESS

I. CALL TO ORDER 5:30

WB called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MINUTES 5:30

JANUARY 7, 2026 IHPC HEARING MINUTES

MOTION TO APPROVE MINUTES: AL moved to approve the minutes from the January 7, 2026 IHPC hearing. **KW** seconded. The motion was approved **9-0**.

III. OLD BUSINESS – NO PUBLIC HEARING 5:31

2023-COA-110 (FP) 323 CINCINNATI STREET
& **MARK CROUCH**
2023-COA-111 (FP) Review of final construction drawings for new house and garage

324 SOUTH COLLEGE AVENUE
MARK CROUCH
Review of final construction drawings for new house and garage

Mark Crouch (MC) 124 E. Pleasant Run Pkwy, presented the case.

SL made staff comments regarding both cases. She noted we could hear both cases together.

WB noted for the record that 2023-COA-110 and 2023-COA-111 will be heard together.

DB noted there were not differences between the 2023 and current plans with the exception that there are two pedestrian doors instead of one on one of the garages. He asked for confirmation.

SL clarified there were no other changes but would need to confirm for the garage. She verified the applicant was looking for additional concerns or comments from the Commission.

The case will be seen again at the **April 1, 2026, IHPC Hearing** for final approvals.

621 LOCKERBIE STREET

Check-in

Counsel for the owner was not present. Case was held until arrival.

Ronda Duvall (RD) 621 Lockerbie St. and **Arie Lipinski (Attorney)** 951 N. Delaware St., were sworn in and presented their case.

Attorney informed the Commission that work on the chimney was to begin on February 19, 2026, but was postponed due to weather. He noted the owner is working to find another contractor to perform the rest of the work.

Rhonda Duvall (RD) noted she has spoken to four contractors about the project but has not received estimates yet.

Meg asked for clarification on a contract for roof work.

RD clarified she is working on finding a contractor to complete the project correctly. She noted she is looking to complete the chimney work before the roof work begins.

Meg noted that for the next check-in staff is hoping to see chimney work has begun or has a specified start date has been secured as well as having a secured roofing contractor.

The case will return to the **April 1, 2026, IHPC Hearing** for the next check-in.

2024-COA-226 (WD)

230 SOUTH PENNSYLVANIA STREET

Review of final construction drawings for music venue

WB recused himself. **DB** chaired.

MEG noted that Regional Center issued an approval letter for the work located within their district. She stated the focus of the discussion should be on the portion of the building located in the IHPC district and the final construction drawings for that portion.

Tim Ochs (TO) of Ice Miller 1 American Sq, Ste. 2900, was sworn in and presented the case.

SL made staff comments.

DB noted last month was a split vote (4-2), clarified there were not changes from the previous month. Defer his comments to the Regional Center process and their approval as the majority of the music venue lies within their jurisdiction.

AL concurred with **DB** in regards to his comments about Regional Center. She inquired about the beacon.

Melody Park (MP) of Boxcar Development 125 S. Pennsylvania,

confirmed the beacon sign will light up and the Commission will be seeing the final drawings for it at a later hearing.

AK addressed the scale of the music venue development in its relation to the rest of the Wholesale District.

MOTION TO APPROVE FINAL CONSTRUCTION DRAWINGS: SW moved to approve the final construction drawings for the music venue. **MB** seconded. The motion was approved **6-2**. (**DB, AL, KW, SW, MB, DW**) (**AK, AS – Nay**)

WB returned to the hearing.

2026-VHP-001 **606 FLETCHER AVENUE**
VINCENT BRAUN
Adoption of Findings of Fact

MOTION TO ADOPT FINDINGS OF FACT: DB moved to adopt the Findings of Fact. **KW** seconded. The motion was approved **9-0**.

IV. NEW BUSINESS – NO PUBLIC HEARING
NONE

PUBLIC HEARING

WB made introductory comments.

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

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS **5:59**

2025-COA-489B **409 MASSACHUSETTS AVENUE** *(continue to May 6, 2026)*
(CAMA) **JUSTIN KINGEN**
Trash can solution

MOTION TO CONTINUE COA: AS moved to continue to the case to the **May 6, 2026, IHPC Hearing**. **MB** seconded. The motion was approved **9-0**.

VI. EXPEDITED CASES **6:00**

2026-COA-017 (HMP) **1824 NORTH NEW JERSEY STREET**
MELISSA IANNUCCI
Construct detached carriage house with living space, alter openings on house, and construct pool and hardscaping

2026-COA-019 (IRV) **324 LESLEY AVENUE**
KATIE STRAHAN
Construct garage with dwelling unit

MOTION TO APPROVE COAs: AL moved to approve the COAs. **KW** seconded. The motion was approved **9-0**.

VII. APPLICATIONS TO BE HEARD (CONTINUED)
NONE

VIII. APPLICATIONS TO BE HEARD (NEW) **6:00**

2026-COA-016 (HMP) **1716 NORTH NEW JERSEY STREET**
MELISSA IANNUCCI
Construct house and detached garage, and install in-ground pool.

Melissa Iannucci (MI) 5771 Central Ave., presented the case.

No one spoke in support or remonstrance.

EJ noted that Commission received letter from homeowners in their day of packet. She then made staff comments.

DB noted that from his experience looking at elevations is never what a building looks like. Noted that also on New Jersey where there is not as much loss, there are large houses that are fairly uniform, but by the 1700 block, the uniformity is broken up. Stated he did not believe there was an issue.

AK asked for clarification if the Commission was reviewing the eave height of the main house or carriage house. Asked if the main house was existing.

EJ clarified this is all new construction of a primary structure as well as a garage, not a carriage house.

WB stated he's comfortable with applicant's request for a 9-foot ceiling. Stated that if the house to the north was more like the apartments to the south, this would be a larger problem.

MOTION TO APPROVE COA: **AL** moved to approve the COA as read by **MEG** and subject to the 10 stipulations and one note. **DB** seconded. The motion was approved **9-0**.

**2026-COA-018 (SJ) &
2026-VHP-002**

**817 NORTH PENNSYLVANIA STREET
ASHLEY DANIELSON**

Construct commercial / office building and for a Variance of Development Standards to construct a building in the required clear sight triangle and for a reduced setback where 10' is required

Ashley Danielson (AD) and Ryan Ellsworth (RE) of Studio M 275 Veterans Way, Ste. 200, Carmel, IN, presented the case.

AD outlined the background and condition of the existing building at the site.

No one spoke in support or remonstrance.

SL made staff comments. She stated that after the Day-Of packet was distributed, staff received a letter of support from the neighborhood organization.

SW inquired about what would occupy the rest of the structure.

RE stated there is a Merchants Bank branch to be located on the first floor with training and office space. Rdoor Housing Corporation will occupy the upper floors.

MEG clarifies that there are two businesses that will occupy the structure. She asked for clarification on Rdoor.

RE outlined what Rdoor Housing Corporation is and what they provide.

AK asked if the structure will be parked entirely on adjacent surface lots to the east.

RE confirmed the building will utilize the surface parking lot to the east which has 86 spots, and they are planning for around 60 employees.

AK stated he does not have a problem with the demolition or the new structure, but stated he would prefer something that would eliminate the surface lot.

DB stated he likes the bulk and height of the building. He highlights his concern with the gap created by the surface parking lot.

Several Commissioners expressed concern with the planned parking for the structure.

WB wanted to discuss if the existing structure would still be considered non-contributing if the plan was completed today.

MEG stated that chronologically, yes the structure would be historic, but from the significance staff does not believe we would consider it contributing.

WB asked if the developer has any plans for future developments on the surface lots adjacent to the structure.

AD stated they are not aware of any future plans to develop those lots.

WB asked if they were required to have on site parking in CBD-2 zoning or if they could rely on parking in the surrounding area.

MEG confirmed in CBD-2 there can be an parking agreement with adjacent properties to fulfill parking requirements.

Several Commissioners discussed the possible solutions for the parking lot.

MEG asked if the Commission would be accepting of the demolition and new structure if they came back with a solution for the parking at a later date.

AL stated this is an opportunity to set a higher standard for how these lots are developed and managed.

AK noted the alley is a brick alley and clarifies that there are no plans to alter the alley.

The Commission discussed how to proceed with the approval.

MEG stated the standard stipulations for a COA approved for demolition and new construction and added that staff would add the stipulation that demolition will not occur prior to the approval of the plans for the parking lot. The applicant will return to the following month's IHPC hearing for approval of the final site plan.

MOTION TO APPROVE COA: KW moved to approve the COA as read by **MEG** and subject to the 9 stipulations and one note. **AS** seconded. The motion was approved **9-0**.

MOTION TO APPROVE VHP: MB moved to approve the VHP. **KW** seconded. The motion was approved **9-0**.

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

6:54

**2026-COA-012A (IRV) 15 CAMPBELL AVENUE
STEPHANIE TRUCHAN**
Retain painted chimney

Stephanie Truchan (ST) of Krieg DeVault, 1 Indiana Sq. Ste 2800, and **Kathryn Tyler (KT)**, 15 Campbell Ave, presented the case.

CE made staff comments.

MEG outlined the background of the case and specified why an authorization was being supported by the staff.

AL addressed the owner to thank her for her effort to remove the paint from the brick.

DB stated this is a textbook example of why were able to issue Certificates of Authorization. He commended the owner for trying to remove to paint from the brick.

AK raised concern over the health of the brick as a byproduct of the paint being left on the brick. Stated he cannot support leaving the paint on the brick because of the precedent it would set.

KW asked if the IHPC has any way to reengage the previous owner to hold them responsible for the alteration.

ST there has been high level communication about the paint removal, but the direction received from the previous owner was to pursue a COA.

The Commission discussed possibilities the current owner may have to seek reparations from the previous owner for the work that was done. They also discussed other options they owner has to pursue paint removal.

MEG asked the Commission decision on the Certificate of Authorization.

Several Commissioners raised questions about the timeline of the sale of the home and the discovery of the violation.

CE advised on the timeline and provided clarity to the Commission regarding the progress of this case.

MOTION TO APPROVE A CERTIFICATE OF AUTHORIZATION: DB moved to approve the certificate of authorization as read by **MEG** and subject to the three stipulations and one note. **DW** seconded. The motion was approved **8-1. (WB, DB, AS, KW, MB, SW, AL, DW) (AK – Nay).**

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

7:26

MEG invited the Commission to the City-County Council meeting for the James T. Kienle Memorial Way.

Adjourned: 7:27

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
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	June 28, 2023-December 31, 2025
Disa Watson-Summers	Mayor, City of Indianapolis	January 1, 2022-December 31, 2025
Krystin Wiggs	Mayor, City of Indianapolis	July 15, 2024-December 31, 2025
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.