



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

Wednesday, December 3, 2025, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 East Washington Street, Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING

2025-COA-399B (ONS) 1508 BROADWAY STREET

Page 3

DAVID SMITH

Approval of Negative Findings of Fact.

IV. NEW BUSINESS – NO PUBLIC HEARING

2026 IHPC WORK PROGRAM

Page 5

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2025-COA-301 (CAMA) 656 EAST ARCH STREET

continue to January 7, 2026

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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.

VI. EXPEDITED CASES

2024-COA-459 (LS) 316 NORTH COLLEGE AVENUE

Page 27

JEREMY PORTILLO

Submittal

Alter existing single-story rear addition, add a second-story rear addition, construct attached rear addition with garage.

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VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

2024-COA-226 230 SOUTH PENNSYLVANIA STREET

Page 39

AMENDMENT 1 (WD) JENNIFER MILLIKEN

Submittal

& 2025-VHP-011

Amend previously approved hotel design for additional stories and Variance of Development Standards for the encroachment into the required sky exposure plane.

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IX. PRELIMINARY REVIEW**NONE****X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL****NONE****XI. OLD BUSINESS – TO BE HEARD****NONE****XII. CLOSING BUSINESS****NONE****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.

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (IHPC)
OF INDIANAPOLIS AND MARION COUNTY, INDIANA
APPLICATION #2025-COA-399B (ONS)

FINDINGS OF FACT & REASONS FOR DENIAL

DATE OF VOTE: November 5, 2025

APPLICANT: David Smith, 5335 Winthrop Avenue, Indianapolis, IN 46220

PROPERTY ADDRESS: 1508 Broadway Street

HISTORIC AREA: Old Northside

This matter was heard and testimony was given at a public hearing on November 5, 2025. Six commission members were in attendance at the public hearing and heard all of the testimony.

FINDINGS OF FACT AND REASONS FOR DENIAL of a Certificate of Appropriateness or Certificate of Authorization to alter openings on the east side of the carriage house at 1508 Broadway Street. Findings and reasons are as follows:

1. The application is not in compliance with the Old Northside Historic Area Plan for the following reasons:
 - It is inappropriate to:
 1. introduce *“new window and door openings into the principal elevations or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes”*.
 2. alter *“the size of window panes or sash. Such changes destroy the scale and proportion of the building”*.
 - In cases where the replacement of window sashes and doors is necessary, the replacement should duplicate the material, design, and the hardware of the original window sash or door.
2. The denial does not result in substantial hardship as it does not require any alterations to the structure and there are no additional costs to maintain the openings in their current condition.
3. The denial does not deprive the owner of all reasonable use and benefit of the property. The structure is currently in use. Denying the ability to alter the openings does not prevent the continued use of the structure, and there are other options to get more light into the carriage house that would not have such a substantial impact to the integrity and proportions of the building.

4. Extensive work, including the altering of openings, has already been permitted elsewhere on the structure. These additional changes, on such a significant façade, would negatively impact its character and proportions, which were intentionally designed.
5. Approval would have a substantial negative impact on the historic integrity of the area, as the carriage house is one of the few remaining Stick style structures in all of Indianapolis.

For all of the reasons set forth herein, application 2025-COA-399B (ONS) to alter openings on the east side of the carriage house at 1508 Broadway Street, Indianapolis, IN 46202 would not be appropriate to the preservation of the Old Northside historic area and to the furtherance and development of historic preservation and is denied.

Accepted this day of 3rd of December 2025

Indianapolis Historic Preservation Commission

By: _____
 William Browne, Jr., FAIA, President
 Indianapolis Historic Preservation Commission

I hereby certify that the above is a true and correct copy of the decision of the Indianapolis Historic Preservation Commission

By: _____
 Susan Williams, Secretary
 Indianapolis Historic Preservation Commission

Those signing below attest that they attended the above referenced hearing and these findings of fact accurately depict the decision of the commissioners present at that hearing.

 William Browne, Jr., President

 David Baker, Vice President

 Susan Williams, Secretary

 Anne Lear

 Michael Bivens

 Anson Keller

Department of Metropolitan Development

Indianapolis Historic Preservation Commission

2026 Work Program with 2025 Review

Adopted _____



A NOTE FROM THE IHPC ADMINISTRATOR

Dear Commissioners:

The IHPC team was very busy in 2025. Here are just a few highlights:

- *The IHPC staff completed a year-long digitization of all 6000 IHPC building files.*
- *IHPC's online Paylink payment system went live in March (with mobile payments)*
- *Adoption of the updated IHPC policies was in February*
- *421 COA applications processed this year (as of October 20).*
- *37 training sessions in 2025*
- *Morgan received her Notary Public certification*
- *Shelbi was a graduate of the City of Indianapolis 2025 year-long LEAD - Leadership Education and Accelerated Development Class (one of only 2 people selected in DMD)*
- *Morgan, Shelbi and Grace were all trained at the US Heritage Group's Masonry Training in Chicago.*
- *Surveyed over 50% of Meridian-Kessler for designation support*
- *Took in over \$176,000 in revenue*
- *Added one additional Reviewer, Caroline Emenaker, to the team!*

Please enjoy reading about our other accomplishments from the past year in the following work program, and the exciting initiatives planned for 2026!

All the best,

*Meg Busch
Administrator, IHPC*

MISSION STATEMENT

The Indianapolis Historic Preservation Commission is a commission created by state statute and functions in cooperation with the Consolidated City of Indianapolis to preserve both the character and fabric of historically significant areas and structures for all present and future citizens of Marion County.

To this end, the IHPC has eight principal roles:

1. Educate and promote the value of historic preservation to all citizens of Marion County.
2. Define significant local historic periods and related physical styles and designs.
3. Locate and catalog surviving examples from these significant periods.
4. Prioritize their importance in preserving the physical heritage of Marion County.
5. Establish a protected status for these resources within powers granted by statute.
6. Manage change to these resources through legal procedures in cooperation with public and private interests.
7. Promote preservation, including adaptive reuse, as a strategy for retaining and attracting residents and economic activity to historic areas of Marion County.
8. IHPC actions represent the highest professional and ethical standards in working towards goals and interests.

ACTIVITY 1: PROGRAM MANAGEMENT & CAPACITY BUILDING

These tasks are generally associated with maintaining an efficient, well-run office operation. Included are office management, staff meetings, managing consultant contracts, purchasing, payroll and personnel issues among other activities associated with running an office.

PROGRAM MANAGEMENT & CAPACITY BUILDING IN 2026				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. GENERAL MANAGEMENT a. Coordinate IHPC administration with DMD administration. b. General office management. c. Staff meetings. d. Coordinate IHPC activities with DMD/CFO and Office of Finance and Management. e. Review and approve staff's electronic timesheets.	----->			
2. GENERAL OFFICE WORK a. Typing, filing, correspondence, reporting, scheduling, etc. b. Manage files and filing. c. Order and purchase supplies for IHPC (including monitoring supplies, determining needs, preparing requisitions and entering invoices for payment.) d. Monitor front counter and the Reviewer on Call process.	----->			
3. INTERNET WEBSITE a. Update basic information about boundaries, districts, plans, etc. b. Make improvements and coordinate upgrades. c. Enter weekly information: agenda, staff reports, legal notices, hearing results. d. Monitor online COA application submissions.	----->			
4. PERSONNEL a. Undertake evaluations, interviews and address personnel issues. b. Develop, update and monitor staff and divisional performance objectives as needed.	----->			
5. STAFF AND IHPC TRAINING a. Increase staff capacity by undertaking professional development. b. Provide orientation and training of new commission members. c. Facilitate a commission retreat for professional development. d. Facilitate a staff retreat for professional development.	----->			
6. DMD CITY ARCHITECT Continue to coordinate with DMD Administration and DMD Current Planning to utilize the services of this full-time position to assist in design review, especially for new construction and new development.	----->			

2025 ACCOMPLISHMENTS

IHPC Scanning Initiative

In August, all 6000 building files were returned to the City-County Building after being digitized. All files have been uploaded into our digital database and the hardcopies of the files are permanently stored in the newly created City Archives.

New Architectural Reviewer Position

An additional Architectural Reviewer was added in 2025. The IHPC Administrator hired Caroline Emenaker as the newest IHPC Architectural Reviewer. This position has added work-load capacity to the COA program which is the staff's most significant need. The duties of the office manager have been absorbed partly into the new supervisor or operations role, some to the front desk duties of current planning, some automated and some to IHPC staff without significantly increasing daily workloads. This reorganization has worked well for the staff and ensures that in any one person's absence, all duties can be performed.

DMD Restacking

The IHPC office layout was reorganized in 2025 with a remodel of the 18th floor. Although the IHPC office square footage is smaller, there is still space to grow and add additional employees in the future if needed. Standard offices were switched for mostly cubical space and all filing cabinets, archives and surplus items were moved from the floor. IHPC staff worked from home and on a different floor to accommodate this redesign for 3 months. The space meets our needs and updated equipment was provided.

Online payment option is live: The online payment tool is now live and is used for IHPC application submissions via text or email link. Applicants can now apply and pay for a COA using their cell phone or computer without having to come to the City-County Building or experience processing delays.

City Architect. Continued to engage the services of DMD's City Architect, Marlee Cawthorn.

Volunteers. IHPC staff worked with volunteers from Meridian-Kessler and through Indiana Landmarks volunteer coordinator to complete survey work for district preparation in Meridian Kessler.

Website. Continued to utilize the online COA application and online documentation submission tool.

Additional Notary Public Added to the Team

Morgan Marmolejo received her Notary Public Certification in 2025 and can now perform the duties of the Hearing Recorder in Grace Goedeker's absence if necessary.

Training and Accomplishment for staff during 2025

EMILY

- Training: Designing Efficient, Economical & Aesthetic Masonry
- Cleared thousands of old cases out of the Notifications system that went back to 2014/2015. Now keeping it tidy monthly.
- Updated job manual
- Updated SOPs based on new Accela version.
- Figured out Notifications workaround
- Finally got to the bottom of the Bottleworks extension check issue.
- Figured out how to find the Notifications submitted to DBNS for work that does not require a permit. I now check those monthly.
- WebEx voicemail: met with ISA and got our general account vm set up, and those emails forwarded to the general ihpc email account.
- Train Caroline
- GIS ArcPro Training

GRACE

- Created Commission Hearing checklist for the cart to help ensure we have all necessary items
- Updated Job Manual
- Award for Most Creative Idea
- U.S. Heritage Masonry Training
- Trained Morgan on Section 106 Findings
- Land Use Update Committee
- NAPC Understanding Historic Windows Webinar
- Demo Notifications
- Engaging Local Decision Makers Webinar
- Cross Trained Romona on Section 106/ On Boarding Training for Adrienne
- BHPP Advisory Committee
- Security Awareness Training
- Preserving Historic Places Conference
- GIS ArcPro Training

MEG

- Realtor training--- provided to C21 Scheetz
- Sexual Harassment Training
- People Soft Performance Eval Training
- Adoption of revised IHPC policies (January)
- Landmarks Real Estate Committee
- Indiana Modern Committee
- Firehouse 18 stewardship agreement
- Indiana Women's Prison Redevelopment Committee
- RC Design Review Committee
- Created Reviewer Roundtable Discussion
- Daily Check-ins, weekly staff mtgs, and regularly scheduled 1:1 with staff
- Paylink project
- Meridian Kessler Training---Annual Meeting
- Engaging Local Decision Makers Webinar Scanning Initiative
- CyberSecurity Training 2025
- Ai for Public Professionals and Ai / Qualifications Training for CoPilot License
- Ai Cohort
- GIS ArcPro Training
- IHPC training for BNS

SHELBI

- Finish digital backlog case scanning & scanning of remaining physical files in office
- Updated IHPC, Admin & Variance notice paperwork
- Participated L.E.A.D. program
- Updated Commission packet cover pages
- Italianate and Second Empire in Indianapolis - Dr. James Glass (Indiana Landmarks webinar, 1 hr)
- Building Indianapolis: The Junglaus-Campbell Company Panel (Indiana Landmarks webinar/panel, 1 hr)
- Architecture in Indianapolis: Houses of Worship, 1820-1920 - James A. Glass, Ph.D. (Landmarks webinar, 1 hr)
- What Really Happened on Indiana Avenue? A Story Untold (Indiana Landmarks webinar/panel, 1.5 hr)
- Booth Tarkington's Indianapolis (Indiana Landmarks webinar, 1 hr)
- GIS ArcPro Training
- State Historic Preservation Conference

MORGAN

- Commission hearing nameplates
- Coordinated US Heritage Training Session for staff members
- Frist Friday Brainstorm Coordinator
- Completed Training for Section 106 Findings
- U.S. Heritage Masonry Training
- Strategically handled several violations all reported within one business day.
- Helped train Caroline
- Completed How to Utilize AI Training
- ISA Security Awareness Training
- Architecture in Indianapolis: Houses of Worship, 1820-1920 - James A. Glass, Ph.D. (Landmarks webinar, 1 hr)
- Italianate and Second Empire in Indianapolis - Dr. James Glass (Indiana Landmarks webinar, 1 hr)
- GIS ArcPro Training

CAROLINE

- Orientation
- New hire training with Emily and staff
- GIS ArcPro Training
- Attended Statewide Landmarks Conference
- Attended HR community education training
- Will be/has been added to DNR Qualified Professionals in History Roster
- Attended Indiana Landmarks wood restoration workshop

2026 INITIATIVES

- Old City Hall coordination
- Anticipation of review of Circle Centre Mall redevelopment
- Participate in new training opportunities
- Continue to implement enforcement of violation cases as needed
- Train new staff
- Annual review of policies
- Common Plan adoption
- Meridian-Kessler designation
- Circle Tower Interior Designation
- IHPC Procedures update
- Preserve Indy- Work with consultant on update of the Old Northside Historic Area Plan
- Continue to update other historic area plans as part of Preserve Indy

ACTIVITY 2: PROGRAM PLANNING

These tasks are associated with the development of a comprehensive and effective preservation program.

PROGRAM PLANNING IN 2026				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. <u>ANNUAL WORK PROGRAM</u> a. Evaluate progress of the preservation program by reviewing the 2026 work program. b. Institute long term goals and short-term objectives by preparing the 2027 work program.	<div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> 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2025 ACCOMPLISHMENTS

Scanned COA applications and affiliated documentation for 2025 into FileNet, with no backlog (up to date as of October 2025).

DMD archivist, Jordan Ryan, and Research Assistant, Dee Dee Davis, worked with the public in 2025 to fulfill reference questions involving IHPC collections as well as IHPC reference needs. The City Archives has proven to be an essential aspect of how IHPC maintains records and does research.

2026 INITIATIVES

Scanning Initiative

Continue to digitize IHPC photo binders and slide collection with the assistance of the City Archives.

Partner with the City Archives in 2026 to store the IHPC digitized files in **Preservica**, a long-term storage platform for digital collections that can also be accessed by the public.

ACTIVITY 3: CERTIFICATE OF APPROPRIATENESS (COA) PROGRAM

The IHPC makes decisions with regard to re-zonings, variances, construction, reconstruction, alteration and demolition in 12 historic districts, 5 conservation districts and 14 individual properties. Staff assists in carrying out the IHPC's legal responsibilities, including processing applications, conducting public hearings, generating legal notices, issuing COAs and variance letters of grant, and enforcement.

NOTE: Assistance to applicants in meeting design guidelines and other preservation plan recommendations is found in Activity 4, "Preservation Services – Inside Districts."

CERTIFICATE OF APPROPRIATENESS PROGRAM IN 2026				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. GENERAL DISTRICT ADMINISTRATION <ul style="list-style-type: none"> a. Process applications and issue approval for COAs, rezonings and variances, per IHPC policies. b. Inspect construction for conformance with approved plans. c. Assist with processing applications. d. Create building files as needed; organize existing building files. e. Assure that COA and zoning application information is both current and accurate. 	<div style="text-align: center;">-----</div> <div style="text-align: center;">➔</div>			
2. HEARINGS <ul style="list-style-type: none"> a. Provide staff input/assistance at monthly IHPC public hearings. b. Conduct weekly public hearings of the IHPC Hearing Officer. c. Conduct monthly public hearings of the IHPC. d. Maintain legal hearing requirements (notices, ads, minutes, etc.). e. Create/distribute report packets 1 week prior to IHPC meetings. 	<div style="text-align: center;">-----</div> <div style="text-align: center;">➔</div>			
3. REVISED POLICIES <ul style="list-style-type: none"> a. Present draft to IHPC for adoption after evaluating if any changes are needed (First Quarter) 	<div style="text-align: center;">--- ➔</div>			
4. NOTIFICATION PROGRAM <ul style="list-style-type: none"> a. Send Contractor Reminders to all licensed general contractors b. Send annual letter to owners of individually designated properties reminding them that they are subject to IHPC jurisdiction. 	<div style="text-align: center;">-----</div> <div style="text-align: center;">➔</div> <div style="text-align: center;">-----</div> <div style="text-align: center;">➔</div>			
5. VIOLATIONS & COMPLAINTS <ul style="list-style-type: none"> a. Record and investigate violations. b. Resolve violations by working with property owners. c. Monitor progress of violation cases. d. Coordinate with DBNS and the City Prosecutor regarding violation cases. e. Continue to Monitor DBNS Violations in Historic Districts 	<div style="text-align: center;">-----</div>			
6. RECORDING NOTICES OF JURISDICTION <ul style="list-style-type: none"> Record a notice for any newly designated properties. 	<div style="text-align: center;">As Needed</div>			

2025 ACCOMPLISHMENTS

Number of COA's. 421 COA's compared to 407 in 2025 have been received as of October 20, 2025.

Number of Zoning and Variances. As of October 20, 2025, 10 variance petitions were received compared to 10 Variance petitions this time last year.

Revenue Intake for Certificates of Appropriateness

In October of 2025, IHPC revenue was just above \$178,000 compared to the \$908,000 the previous year. We actually took in over \$1,000,000,000 by the end of 2024, but this unusual revenue was due to several large projects (CSX redevelopment and Old City Hall redevelopment.) 2025 was similar to 2023's revenue of \$176,471.

IHPC staff expects 2026 to be similar to 2024 with the intake of fees for the Circle Center Mall redevelopment.

2026 INITIATIVES

Working from Home. Staff will continue to work two days a week from home and three days in the office. At least one staff member is on-call in the office each business day.

Policies. A final draft is completed and being reviewed by a committee of three Commissioners. It is planned to be presented to the Commission in January 2026.

Violation tracking in 2026. The IHPC Administrator will continue violation tracking, enforcement and violation resolution/reduction in 2026. This process was started in 2021 and has evolved since limited City staff has been available in BNS and the Prosecutor's Office.

Contractors Notice. Send a 2026 notice to Marion County licensed general contractors using the Salesforce emailing database.

ACTIVITY 4: PRESERVATION SERVICES – INSIDE HISTORIC DISTRICTS

This activity includes professional design, preservation, planning and other assistance provided by staff with respect to properties, issues and plans in or affecting areas already designated by the IHPC. Assistance is given to any person or group, public or private. The bulk of this activity is design/preservation assistance given to COA applicants, helping them to comply with design guidelines and planning recommendations in adopted Preservation Plans. Other examples include assistance to City agencies, public utilities, neighborhood groups or others undertaking or planning projects that affect a designated area.

PRESERVATION SERVICES – INSIDE HISTORIC DISTRICTS IN 2026				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. REVIEW REQUESTS FOR IHPC APPROVAL a. Review applications for COA's, rezonings and variances for conformance with design guidelines, planning and preservation recommendations in Preservation Plans. b. Provide design and zoning assistance to applicants in order to bring their requests into compliance with Preservation Plans. c. Continue to review and project manage the COA process for the Bottleworks Development at Massachusetts and College Ave.				
2. GENERAL PRESERVATION & DESIGN ASSISTANCE a. Assist people researching properties in designated districts. b. Assist other agencies or groups coordinating their plans with the Preservation Plans for designated districts. c. Assist non-applicants with advice on preservation, restoration and design issues in designated districts. d. Attend neighborhood association meetings upon request.				
3. IHPC PRESERVATION 101 WORKSHOP Provide training to IHPC historic areas to educate both new and existing property owners about the IHPC.				
4. PARTNER WITH MIBOR TO TRAIN AGENTS Provide training to real estate agents about the new flagging system in Realist and about IHPC district requirements				

2025 ACCOMPLISHMENTS

Department of Business & Neighborhood Services. Staff provided training for DBNS inspectors, permit technicians as well as permit administrators and managers for drainage, right-of-ways and infrastructure.

Preservation 101 Workshop. Staff provided this workshop to Century 21 Sheetz in the Chatham Arch neighborhood.

Citizens Energy- IHPC staff partnered with Citizen's to restore portions of a brick alley in Lockerbie after extensive sewer work. We were able to use stockpiled brick from DPW that matched. The hope is to continue this effort on other projects with Citizen's and other utilities.

The Drake; IHPC Administrator secured a \$7600 grant for architectural plans for DMD to use for repairs.

2026 INITIATIVES

Department of Business & Neighborhood Services. Staff will continue to provide training for DBNS.

DMD Cross-Training. Staff will continue its cross-training program between IHPC & DMD Current Planning staff.

Preservation 101 Workshop. Staff plans to continue providing this workshop to IHPC historic areas and plans to expand the workshop to additional real estate agencies, title companies and financial institutions.

Parcel Flagging and Training IHPC staff will continue to work with MIBOR on the parcel flagging for new districts and will provide training to Realtors at MIBOR's regularly scheduled Division training sessions.

ACTIVITY 5: PRESERVATION SERVICES – OUTSIDE HISTORIC DISTRICTS

This activity includes professional design, preservation, planning and other assistance provided by staff with respect to historic properties and areas in Marion County, but outside IHPC-designated historic areas. This assistance is given to anyone, public or private, and may include: educating about local preservation and history, historic research, interpreting historic surveys, discussing conservation and preservation methods, new construction design, and general preservation issues.

<u>PRESERVATION SERVICES – OUTSIDE HISTORIC DISTRICTS IN 2026</u>				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. <u>PRESERVATION ASSISTANCE TO PUBLIC</u> <ol style="list-style-type: none"> Assist anyone researching the history of buildings outside designated districts. Assist the public with advice on preservation, restoration and design issues; nominations to the National Register and Marion Co. Register; and federal historic investment tax credits. Assist CDCs, neighborhood organizations, not-for-profits, and others to coordinate plans with City's preservation program. Address students, civic groups, trade groups, and others regarding preservation planning and policy. Assist other preservation groups to prepare and undertake National Preservation Week activities in April. 				
2. <u>PRESERVATION ASSISTANCE TO DMD & CITY</u> <ol style="list-style-type: none"> Assist the City and DMD with projects and issues that involve any City-owned (and non-designated) historic properties such as the Indiana Theater interior and Old City Hall. Assist other City departments with any actions, projects, and decisions involving historic resources. 				
3. <u>DEMOLITION REVIEW</u> <ol style="list-style-type: none"> Assist the DBNS with implementation of its Demolition Delay Policy by reviewing demolition permits of any non-designated property in Marion County listed or eligible for listing on the National Register or located in a National Register district. Notify Indiana Landmarks and/or interested neighborhood organizations. 				
4 <u>REGIONAL CENTER DESIGN & DEMOLITION REVIEW</u> Assist Division of Planning in reviewing new construction, renovation and demolition for compliance with the Regional Center Design Guidelines when there is impact on a historic property.				
5. <u>ATTEND DMD DIVISION STAFF MEETINGS</u> In order to foster coordination, staff periodically attends staff meetings held by the divisions of Current Planning, Long Range Planning and Community Investments.				

2025 ACCOMPLISHMENTS

Regional Center Review. In accordance with Regional Center Design Guidelines, the Div. of Planning consults with IHPC staff when it reviews requests for demolition, new construction and alterations affecting buildings on or eligible for the National Register. Jeff York, Regional Center Planner, attends the IHPC staff meetings and discusses cases with staff weekly.

Demolition Review – Demolition Delay Policy Citywide. It is DBNS policy to apply an extended review period (5-days) for wrecking permit applications when they involve a property found on one of the City's GIS map layers that identify historic properties and areas.

Preservation Assistance. Staff provided assistance to the following groups and efforts:

DMD Division of Current Planning. IHPC staff attends Current Planning staff meetings to address preservation-related matters as well as BZA training and coordinates with CP staff regarding land use petitions and intake of filing fees.

Staff conducted presentations or TEAMS coordination meetings with the following groups:

- Meridian-Kessler
- Flanner House
- Norwood
- Stringtown

Staff participated in the following organizations and committees:

- Indiana Landmarks – Indiana Real Estate Committee
- Indiana Landmarks- Indiana Modern
- INDOT Citizens Advisory Group for the I-65/I-70 North Split Project
- Historic Michigan Road Scenic Byway Board of Directors
- Indiana Landmarks Black Heritage Program Council

2026 INITIATIVES

1. Staff will continue to participate in the following organizations and committees:
 - Indiana Landmarks – Indiana Real Estate Committee
 - Indiana Landmarks- Indiana Modern
 - Historic Michigan Road Scenic Byway Board of Directors
 - Indiana Landmarks Black Heritage Program Council
2. Staff will continue to coordinate with Regional Center on reviews
3. Staff will continue to coordinate with BNS on the Demolition Delay Program
4. Staff will continue to provide preservation services to Current Planning

ACTIVITY 6: PRESERVATION PLANNING

The IHPC and MDC adopt a Preservation Plans for both IHPC historic or conservation districts. Updating existing plans follows the same process. A Designation Workbook assists neighborhood groups by providing a process to produce a plan with a high degree of public participation and consensus. Plans include history, significance, boundaries, objectives, analysis of existing conditions, land use and zoning recommendations, and design guidelines.

<u>PRESERVATION PLANNING IN 2026</u>				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. <u>PRESERVATION PLANNING ASSISTANCE</u> Upon request, meet with neighborhood representatives, groups and individuals to discuss the meaning and process of designation.	<div><div></div><div></div><div></div><div></div></div> <div>As Needed</div>			
2. <u>PRESERVE INDY</u> Continue to complete the tasks associate with Preserve Indy, the comprehensive update to all 17 historic area plans. The Preservation Planner will continue to follow the Preserve Indy strategic work plan presented at the 2018 IHPC Retreat.	<div><div></div><div></div><div></div><div></div></div>			
3. <u>NEW PRESERVATION PLANS</u> Other new preservation plans will be considered as inquiries are made. Meridian-Kessler has been initiated along with Flanner House Homes.	To Be Determined			
4. <u>NEW PRESERVATION TOOLS</u> Consider alternate options for district designation outside the normal Conservation and Preservation District format.	To Be Determined			

2025 ACCOMPLISHMENTS

January

- Job Manual Update (January 9th)
- Trained Colin on Annual Report to SHPO (January 15th)
- Rivoli Theatre Bi-Annual Meeting/Decision to Amend MOA

February

- Commission Hearing Cart Checklist
- Final Plan Review/Approval for Rivoli Theatre Marquee
- Off Boarded Colin (Feb 20th)

March

- Meridian Kessler Door-To-Door (March 8th)
- Paylink Training (March 13th)
- Hannah-Oehler-Elder House Plan (HOE) Type Out/Update to editable format

April

- Land Use Plan/Pattern Book Update Interdepartmental Intial Meeting and Info Session (April 3rd)

- Trained Morgan on Section 106 (April 14th)
- Section 106 Compliance Officer Interviews

May

- Discussion w/ Reviewers on How they Use Marion County Historic Area Map
- Through the Pane Webinar (April 29th and May 1st)
- Co-Ordination Meeting with Lockerbie Square (May 21st)
- Engaging Local Decision Makers Webinar (May 29th)

June

- Meridian Kessler Zone 1-4 Community Engagement Preparation
- Meridian Kessler Zone 4 Door-to-Door (June 29th)
- Coordination with Norwood (All over email; they never showed to mtg on July 2nd)

July

- Meridian Kessler Door-to-Door (Zone 3) (July 13)
- Review Invitation to Comment for Bridge near Hollingsworth House
 - (Project Adjusted to ensure no effect to the historic area)
- Volunteer Co-Ordination Kickoff with Kasey at Landmarks
- Stringtown Discussion

August

- Flanner House Memo to Commission
- Circle Tower (Interior) Memo to Commission
- Public Speaking Training
- AI Training
- Circle Tower Tour (With Commissioners and Developers)
- ArcGIS Training (August 27th)
- Rivoli Bi-Annual Meeting and Permit Issue Discussion

September

- Meridian Kessler Door-To-Door Zone 1/2 (Sept. 13th)
- Common Plan Pre-Meeting (Sept. 17th)
- Flanner House Neighborhood Meeting (Sept. 20th)
- Indianapolis Neighborhoods Discussion for DMD New Hires (September 29th)

October

- RFQual Submittal Reviews and Interviews
- Follow Up on Flanner House Guidelines Training Review (have yet to hear back from them)

2026 INITIATIVES

Projected General Project/Event Timeline (Remaining 2025/2026)

- Meridian Kessler Remaining In-Person (November)
- FHH Guidelines Training (Nov/Dec?)
- Common Plan Adoption (December)
- Circle Tower (Interior) Finalization (March?)
- Herron-Morton Neighborhood Update Meeting (Q1)
- Lockerbie Neighborhood Update Meeting (Q1)
- New Augusta Neighborhood Update Meeting (Q1)
- HOE In-Design Formatting and Update Adoption (Q1)
- FHH Community Engagement/Survey (Q1)
- FHH Plan Adoption (Q2)
- Meridian-Kessler Final Plan Adoption (Q2?)
- HMP Guideline Update Per Neighborhood Co-Ordination (if applicable)(Q2)
- LS Guideline Update Per Neighborhood Co-Ordination (if applicable)(Q2)
- Hollingsworth House Plan Type Out/Update to Editable format (Q2)
- HMP Formatting and Update Adoption (Q3)
- LS Formatting and Update Adoption (Q3)
- Hollingsworth House Formatting and Update Adoption (Q3)
- ONS Plan Update and Adoption (Q4)
- Begin Update for Woodruff Place (Q3/Q4)

ONGOING PROJECTS

- Black Heritage Program Advisory Council (Quarterly)
- Central State Quarterly Meeting
- Demo Notifications (Averaging 2-3/week)
- Invitations to Comment (Averaging 2-3/week)
- Section 106 (End of February to July)
Large New construction Projects include Canal Village and Habitat for Humanity
- On Boarding/ Training Adrienne and Environmental Review Team (May-July)
- Land Use Plan Coordination had several follow up meetings over different months
- Herron-Morton Plan Type Out/Update to Editable Format
- Lockerbie Plan Type Out/Update to Editable Format

ACTIVITY 7: HISTORIC PRESERVATION ENVIRONMENTAL REVIEWS – SECTION 106

The City is required by federal law to take into account the effects of its actions on historic properties when utilizing federal funds. In order to expedite that process, the City has a Programmatic Agreement with the SHPO to undertake much of the review locally. This work has been the job responsibility of the IHPC Preservation Planner since the initial programmatic agreement was executed almost two decades ago, however, in recent years, the workload has proven to be enough to justify a full-time position elsewhere in DMD to conduct it.

After careful consideration of the immense workload the Section 106 Review process had on the IHPC Preservation Planner, the IHPC Administrator worked with the Administrator of Community Investments to create a full-time Section 106 Compliance Officer position funded by federal CDBG funds. Collin Herron was hired in August 2024 as the new full-time Section 106 Review Compliance Officer and most recently Adrienne Baker. The creation of this position has helped by removing that workload from the Preservation Planner so they can work on the significant amount of planning initiatives currently in progress as well as future initiatives and projects. This transition has proven to be immensely beneficial to the IHPC staff as well Community Investments, who now has all of their compliance officers housed in one division. IHPC staff continues to provide support to this position as needed.

<u>HISTORIC PRESERVATION ENVIRONMENTAL REVIEWS – SECTION 106</u>				
(NOW HOUSED IN COMMUNITY INVESTMENTS ON THE 20th Floor)				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1. <u>PROVIDE SECTION 106 REVIEWS FOR HOUSING</u> a. Provide required Section 106 reviews and monitoring for activities funded by HUD programs, including CDBG, HOME, Lead Hazard Reduction Demonstration Grant, Emergency Shelter Grants, Neighborhood Stabilization, Rental Rehabilitation, Continuum of Care, and Housing Opportunities for People with AIDS. b. Provide Section 106 assessments for historic properties. c. Provide periodic training to DMD and CDC staff. d. Assist DMD to comply with the Programmatic Agreement (PA) regarding federally required historic preservation review of HUD- funded programs in general (incl. maintaining records, preparing reports, assisting with monitoring).	-----▶			
2. <u>PROVIDE SECTION 106 REVIEWS FOR DEMOLITION</u> Provide all required Section 106 reviews for HUD assisted demolitions.	-----▶			
3. <u>I-65/I-70 SPLIT CONSULTING PARTY</u> Represent the City in consulting party discussions regarding proposed changes to the North Split.	As Needed			
4. <u>PROJECT SPONSOR TRAINING</u> Staff will provide training in the Section 106 process to CDCs and others eligible for receiving funding through the City's CDBG program.	As Needed			

5. OTHER PROJECTS

- a. Assist DMD with Section 106 reviews required for federally funded projects other than those covered by the PA.
- b. Assist any division of DMD and any agency in City government with Section 106 reviews required for City projects.
- c. Participate as a consulting party for other federally-funded projects in Marion County that require a Section 106 review.
- d. Consult with DMD staff to improve the Section 106 Review and Environmental Review processes.



ACTIVITY 8: GRANT PROJECTS

This activity is reserved for projects that are funded by special grants from Indiana Landmarks and other sources that the IHPC may occasionally receive or provide to undertake specific projects.

GRANT PROJECTS IN 2026				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<u>PRESERVE INDY GRANTS</u> Seek grants as needed for the implementation of the Preserve Indy Initiative.	----- ➡			
<u>GRANTS FOR NEW HISTORIC AREA PLANS</u> Seek grants as needed for the implementation of new historic area plans as needed.	----- -			
<u>IHPC ROOF STABILIZATION GRANT</u> Implement the IHPC's Roof Stabilization Program, a grant program of the IHPC designed to provide funding for roof stabilization to qualifying homeowners in IHPC historic areas as funding permits.	----- ➡			

2025 Accomplishments

Grant from Indiana Landmarks

The IHPC Administrator was able to secure a grant for \$7600 to assist in preservation services for the Drake Apartments. This funding, used by DMD who still owns the property, was to hire professional services to produce architectural plans for the building.

2026 Initiatives

Staff will continue to seek grant opportunities throughout 2026 for the Preserve Indy Initiative and other initiatives. These grants may be for technology, educational purposes or for offsetting the cost for interns or consultants.

Staff will seek additional funds for the adoption of historic area plans, such as funds from Indiana Landmarks, and any additional funding opportunities to enhance the available funds for the IHPC's roof stabilization program.

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Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	December 3, 2025
Case Type:	Continued Case
Continued From:	November 5, 2025
Case Number:	2024-COA-301 (CAMA)
Property Address:	656 E Arch St.
Historic Area:	Chatham-Arch & Massachusetts Avenue
Township:	Center
Council District:	13
Applicant:	Abbey Robertson
Owner:	Parker Haehl
Request:	Renovation of an existing 2-story single family residence with a detached garage. Scope includes: 1 and 2 story additions, a new wrap-around front porch, a new 2-car garage and carriage house. New exterior finishes, windows, and doors.
Staff Recommendation:	Continue to the January 7, 2026, IHPC hearing.
Staff Reviewer:	Morgan Marmolejo
Case At-A-Glance:	A continuance is requested by the applicant to allow more time for changes.

BACKGROUND OF PROPERTY

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

2024-COA-301 (CAMA):

To continue to the January 7, 2026 IHPC Hearing to allow more time for applicant to make applicable changes as requested by the Commission at the October 1, 2025 IHPC Hearing.

EXHIBITS

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Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	December 3, 2025
Case Type:	EXPEDITED
Continued From:	
Case Number:	2024-COA-459 (LS)
Property Address:	316 N. College Ave.
Historic Area:	Lockerbie Square
Township:	Center
Council District:	13
Applicant:	Jeremy Portillo
Owner:	William & Kristin McAllister
Request:	Construct rear 2-story carriage house with connector to main house; alter existing rear addition; front porch alterations; alter opening on side façade
Staff Recommendation:	APPROVAL
Staff Reviewer:	Morgan Marmolejo
Case At-A-Glance:	This request meets the plan. Staff is not aware of any opposition.

BACKGROUND OF PROPERTY

The subject property is a 2-story frame, single family dwelling with a single-story addition on the rear of the property. The home appears on Sanborn maps in 1887 with a single story accessory structure at the rear of the property. The subject property remains unchanged through the 1956 Sanborn map. The accessory structure appears to be demolished by 1986 based on aerial photos. Based on aerial photos, the home has remained unchanged since.

REQUEST

The applicant is proposing to construct a two-story carriage house with a connector to the main home, alter the existing single-story addition on the rear of the main home to add a second story, alter an opening on the side of the home visible from the street to turn a door into a window, and alter the existing porch by adding a railing. The addition will feature 6" smooth fiber-cement lap siding with smooth fiber-cement trim. The home will feature an asphalt shingle roof with a brick chimney on the addition. The home will also have one-over-one double hung windows.

HISTORIC AREA PLAN RECOMMENDATION

Lockerbie Square Historic Area Plan

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing building on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to addition and accessory building as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings or are particularly important when undertaking such a project.

New Construction Guidelines: Additions & Accessory Buildings

Recommended

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. Additions should be located away from the front façade and at the rear.
3. The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.
4. Additions and accessory buildings should be discernable as a product of their own time.

Not Recommended

1. Do not obscure significant architectural detailing with new additions.
2. Avoid altering the roof line of an historic building in a manner which affects its character.
3. Avoid additions which look as though they were a part of the original house. Additions should be differentiated from the original building.
4. Avoid additions near the front façade and at the side.
5. Avoid imitating historic styles and details although they may be adapted and reflected.
6. Avoid blocking the light of adjacent buildings.

Renovation Guidelines: Porches

Recommended

1. Repair and retain original porches.
2. If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.
4. Original porch floors should be repaired or replaced to match the original.
5. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. Check the following sources for evidence:
 - a. Old photographs
 - b. Historic Sanborn maps
 - c. Paint line defining porch roof outlines
 - d. Paint lines defining porch post design
 - e. Remnants of the porch foundation
 - f. Similar houses in the neighborhood (helpful but not always dependable.)
 - g. Oral descriptions from previous owners
6. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.

Not Recommended

1. Avoid alterations to historic porches, especially on primary facades.
2. Avoid replacing original stone steps.
3. Avoid replacing original wood floors with concrete.
4. Avoid placing new porches in locations which never had porches, especially on significant elevations.

STAFF RECOMMENDATION

Staff is in support of this request. The design of the new addition and alterations are compatible with the historic buildings in the surrounding area and is a product of its own time.

STAFF RECOMMENDED MOTION

COA #2024-COA-459 (LS)

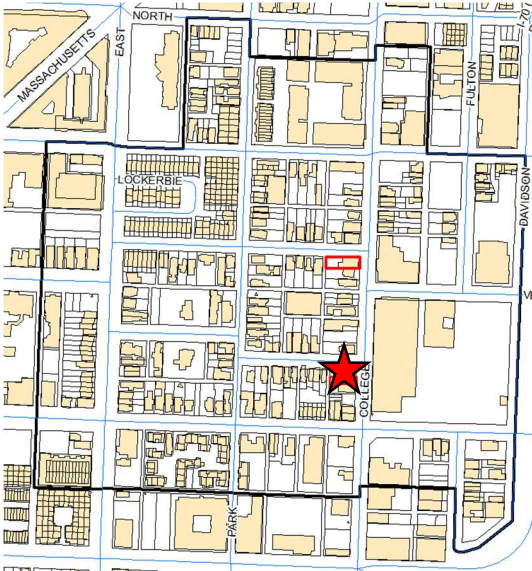
To approve a Certificate of Appropriateness to construct rear 2-story carriage house with connector to main house; alter existing rear addition; front porch alterations; and alter opening on side façade:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations numbers 1-3 are fulfilled.

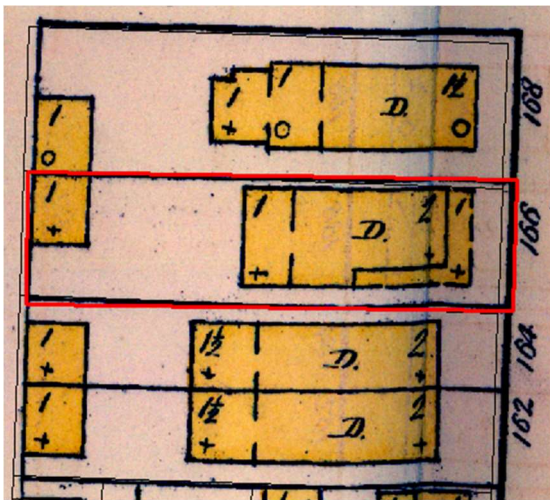
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings.
Approved _____ Date _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.
Approved _____ Date _____
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be exposed or sheathed with sloping soffit board parallel to pitch of roof. Soffits may be vented.
5. Siding and trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

NOTE: Owner is responsible for complying with all applicable codes.

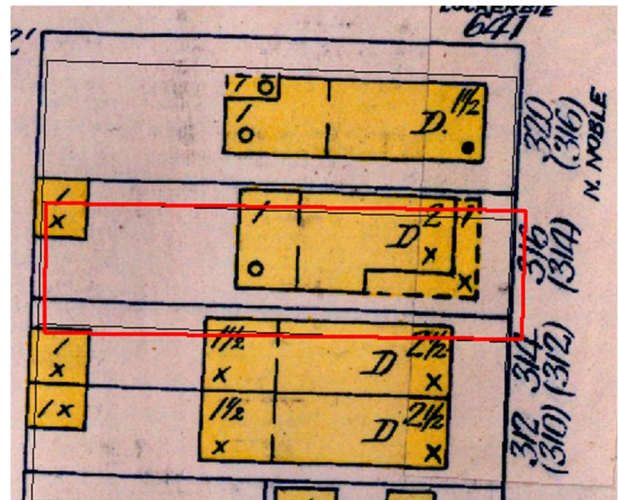
LOCATION OF SUBJECT PROPERTY



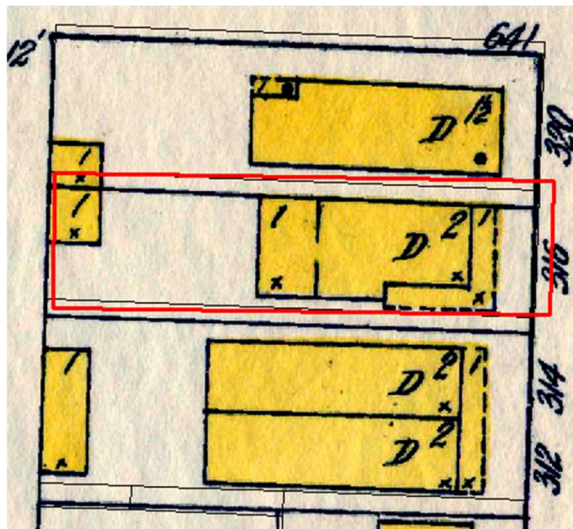
HISTORIC MAPS & IMAGES



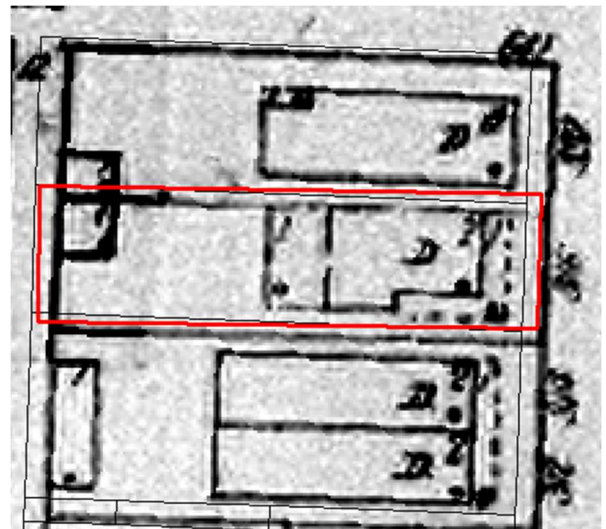
1887 Sanborn



1898 Sanborn



1915 Sanborn



1956 Sanborn



1972 Aerial



1986 Aerial

SUBJECT PROPERTY & CONTEXT



Front of property off College Ave



Rear of property (inside fence)

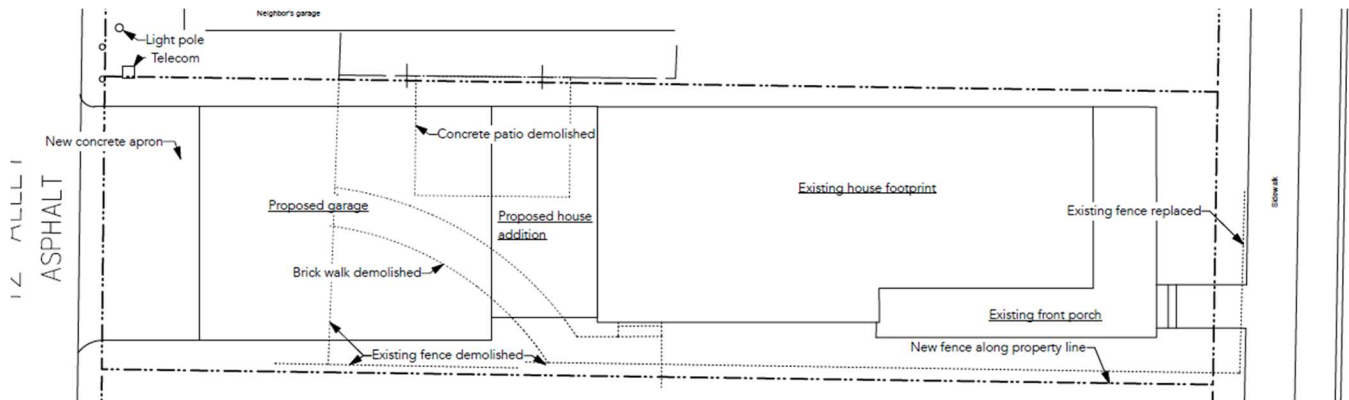


Property to the south

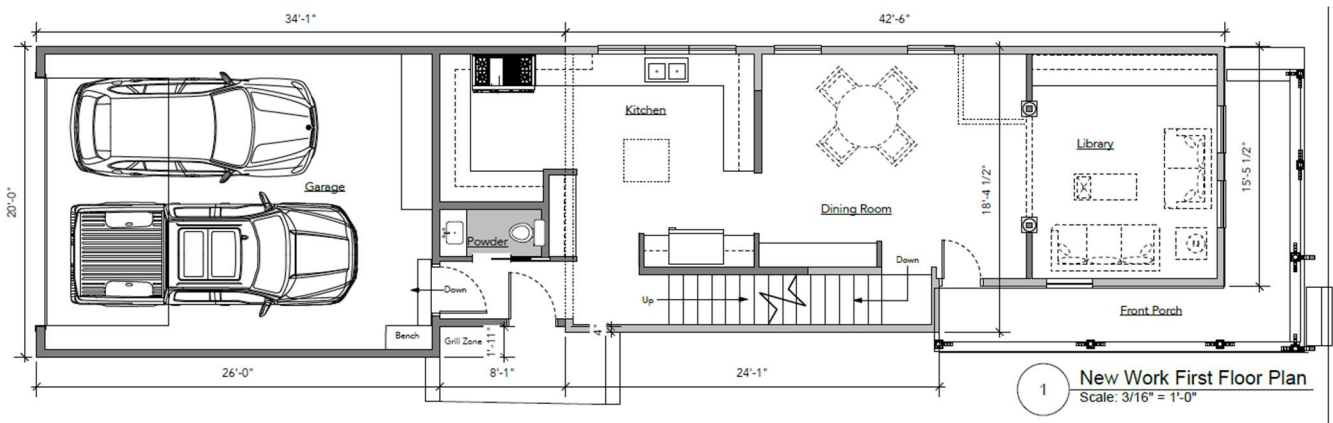


Property to the north

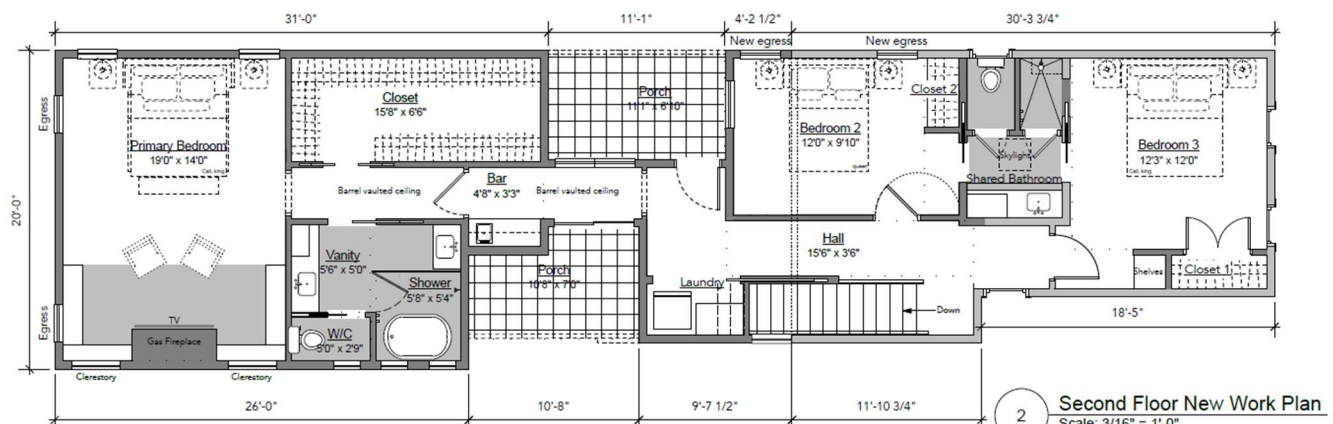
PROPOSED



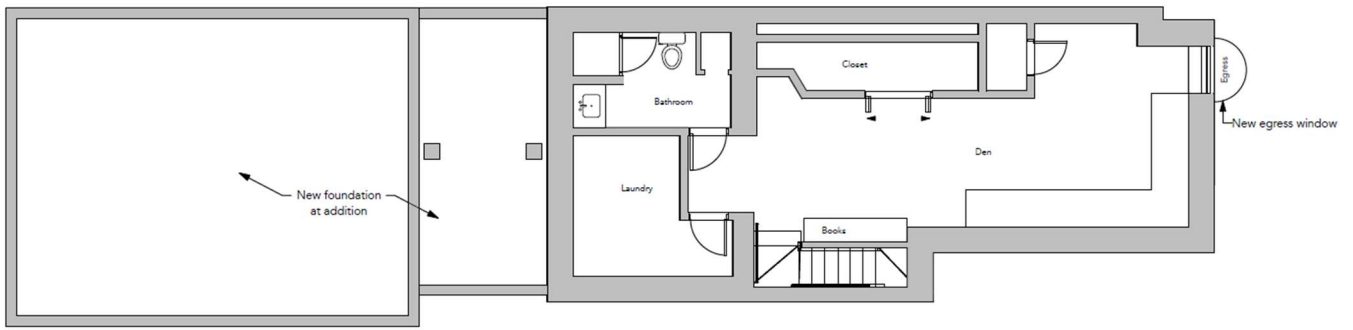
Site Plan



First Floor Plan

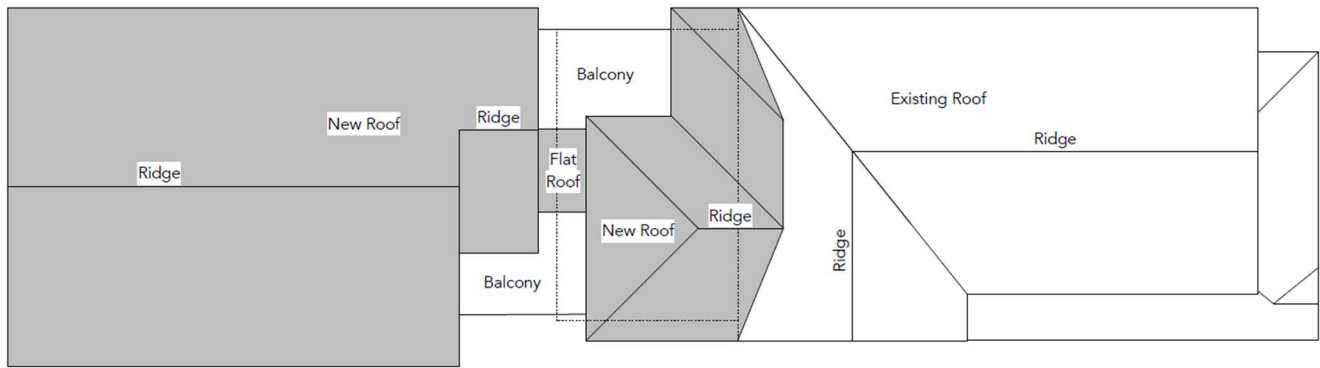


Second Floor Plan



1 New Work Basement Floor Plan
Scale: 3/16" = 1'-0"

Basement Floor Plan



1 New Roof Plan
Scale: 3/16" = 1'-0"

Roof Plan

ELEVATIONS



Existing East Elevation



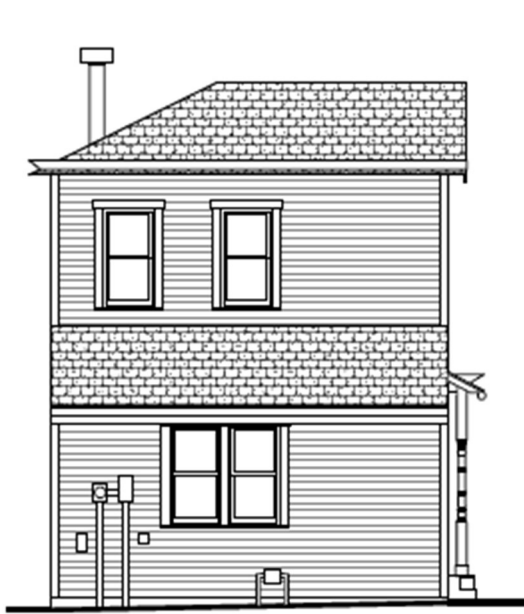
Proposed East Elevation



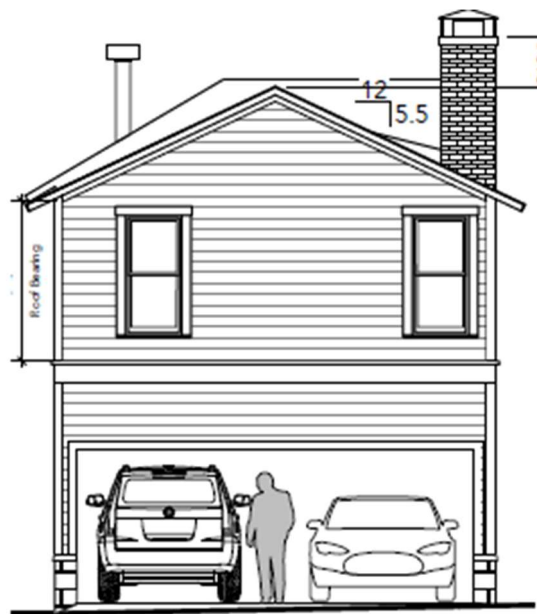
Existing South Elevation



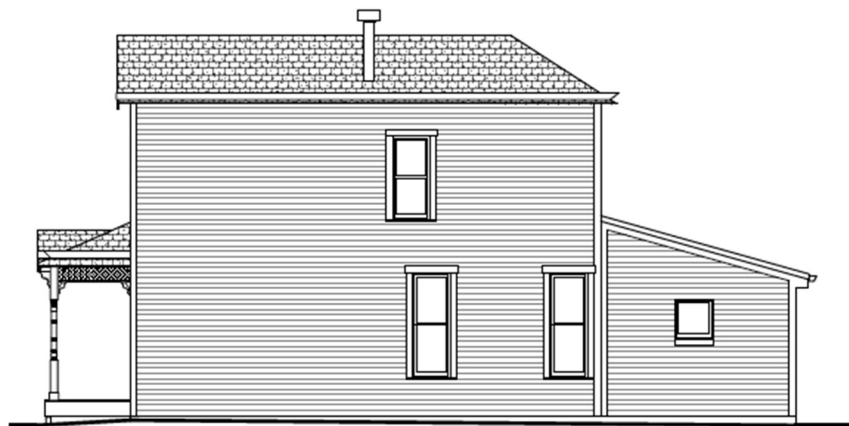
Proposed South Elevation



Existing West Elevation



Proposed West Elevation



Existing North Elevation



Proposed North Elevation

PERSPECTIVE



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Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	December 3, 2025
Case Type:	Amended Case
Continued From:	
Case Number:	2024-COA-226 AMENDMENT 1
Property Address:	230 South Pennsylvania Street
Historic Area:	Wholesale District
Township:	Center
Council District:	18
Applicant:	Ice Miller
Owner:	Boxcar Development LLC
Request:	Amend previously approved plans to include increasing the height of the tower section of the building by two floors; changes to fenestration, detailing and the brick color; and for a Variance of Development Standards for the encroachment into the required sky exposure plane.
Staff Recommendation:	Approval or Continuance
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

At the September 4, 2024 IHPC hearing the Commission approved 2024-COA-226 to demolish the historic building on site and construct a new hotel with commercial spaces, parking garage, entertainment venue and a skybridge. The request included a Variance of Development Standards for the encroachment into the required sky exposure plane and rezoning the site from I3 to CBD2. The historic structure has since been demolished and the below grade work for the development has begun.

REQUEST

Design changes

The amended proposal is for various changes to the design, including:

- Adding two additional floors to the height of the hotel tower (from 13 to 15 floors) totaling an additional 25,840 square feet.
- Changing the brick color. The initial proposal was for red bricks, the current proposal is for shades of brown, including an iron spot.
- Changes to the fenestration and detailing of the structure, including:
 - Reduce number of windows on the north elevation,

- Reduce depth of window surrounds,
- Eliminate terra cotta on the first floor (change to brick), and
- Brick detailing throughout the tower.

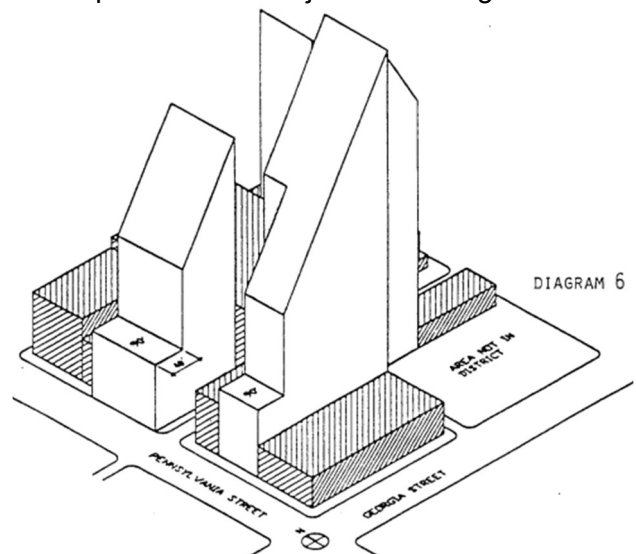
Variance of Development Standards

The applicant is requesting a new variance for the encroachment into the required sky exposure plane. Because of its CBD2 zoning classification the site must comply with the sky exposure plane two. A variance for sky exposure encroachment was granted with the initial approval in September 2024. This amended request is to increase the height by two additional floors. This additional impact on the sky exposure plane requires a new variance. Per the new request, portions of floors 6 through 15 on the north, east and west elevations would be within the sky exposure plane.

HISTORIC AREA PLAN RECOMMENDATION

New Construction

- Context: every site for new construction possesses a unique context to which the new construction should compatibly relate. Where new construction is... adjacent to historic buildings, its design should relate directly to the proportion, alignment and façade component of the adjacent buildings.
- Height and Proportion: The proper height and proportion of new buildings in the Wholesale District varies slightly from block to block. To address the height and proportion of the new buildings, diagrams are included which graphically represent the allowable maximum massing and height of the new infill construction. The diagrams showing proposed heights and building volumes (one example to the right) were derived from the city's skyplane and exposure ordinances for CBD-2 zoning classifications and were then altered to more closely respond to the existing buildings of the Wholesale District.
- Alignment: new buildings should be constructed to align with property lines on primary streets in order to define the urban corners and streets. The façade elements of the new buildings, such as storefront openings, signs, awnings, and windows should be aligned with those of neighboring structures. New building setbacks on secondary streets and alleys should also be aligned with those of area structures.
- Façade Components: ...use typical façade components such as storefront elements (kickplate, transoms, display windows, and entrances), ornamentation, signage, and awnings. Use building materials that are most prevalent and that will blend into the district...



STAFF RECOMMENDATION

Staff is apprehensive about the following proposed changes:

1. The loss of articulation and detailing, including the removal of brick banding details, elimination of the first-floor terra cotta elements, and the reduction in fenestration depth/texture.
2. The use of the iron spot brick for the majority of the structure. Staff is concerned the darker color may be too heavy for such a large structure.

Regarding the variance, the district plan details stepping back upper levels of new construction projects to help reduce the impact of the sky exposure plane. Staff defers to the Commission on if they find the requested design changes and variance to be appropriate.

STAFF RECOMMENDED MOTION

Option One:

COA# 2024-COA-226 AMENDMENT 1 (WD)

To approve a Certificate of Appropriateness to amend previously approved plans to include increasing the height of the tower section of the building by two floors; changes to fenestration, detailing and the brick color; and for a Variance of Development Standards for the encroachment into the required sky exposure plane, per submitted documentation and subject to the following stipulations:

DBNS: ABOVE GRADE STRUCTURAL PERMITS MAY NOT BE ISSUED
until stipulations number 1 and 2 are fulfilled.

1. Owner shall submit to the IHPC all jurisdictional final construction drawings for above grade improvements for approval by the Commission under Old Business, including any changes required by the Commission at the IHPC Hearing. The applicable final construction drawings may be submitted in packages; provided that construction related to a package does not occur until that package is approved by the IHPC. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner's representative, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. A material mock-up shall be provided onsite for review and made available to the Commission prior to purchase and installation. *Approved _____ Date _____*
4. A durable marker indicating the date of construction must be incorporated into the foundation of the building.
5. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
6. Work on exterior finishes and details must not commence prior to approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

NOTE: See COA 2024-COA-226 for any additional stipulations and requirements.

NOTE: Owner is responsible for complying with all applicable codes.

VARIANCE# 2024-VHP-008

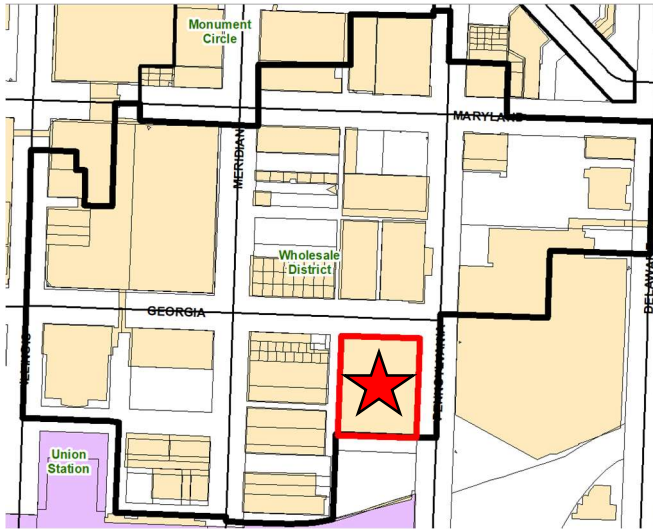
To approve a Variance of Development Standards for the encroachment into the required sky exposure plane per submitted drawings and the Findings of Fact in the December 3, 2025 IHPC hearing staff report.

Option Two:

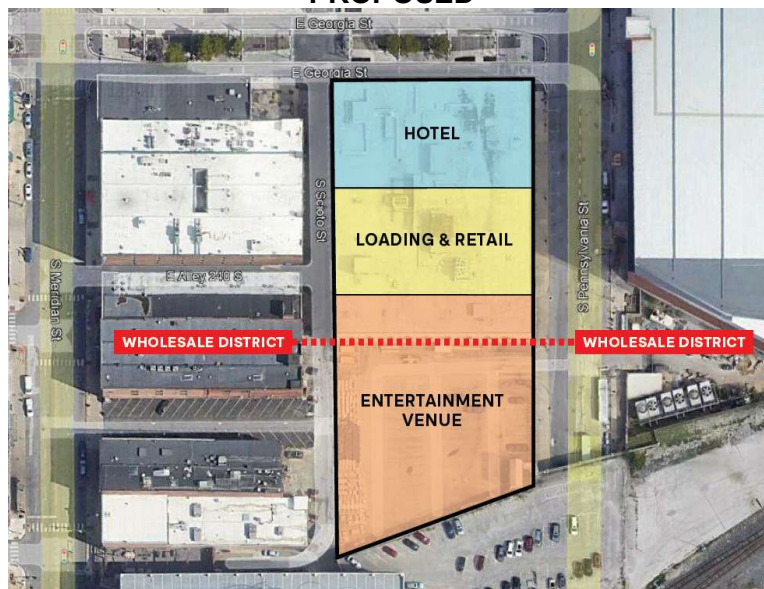
To continue to the January 7, 2026 IHPC Hearing.

EXHIBITS

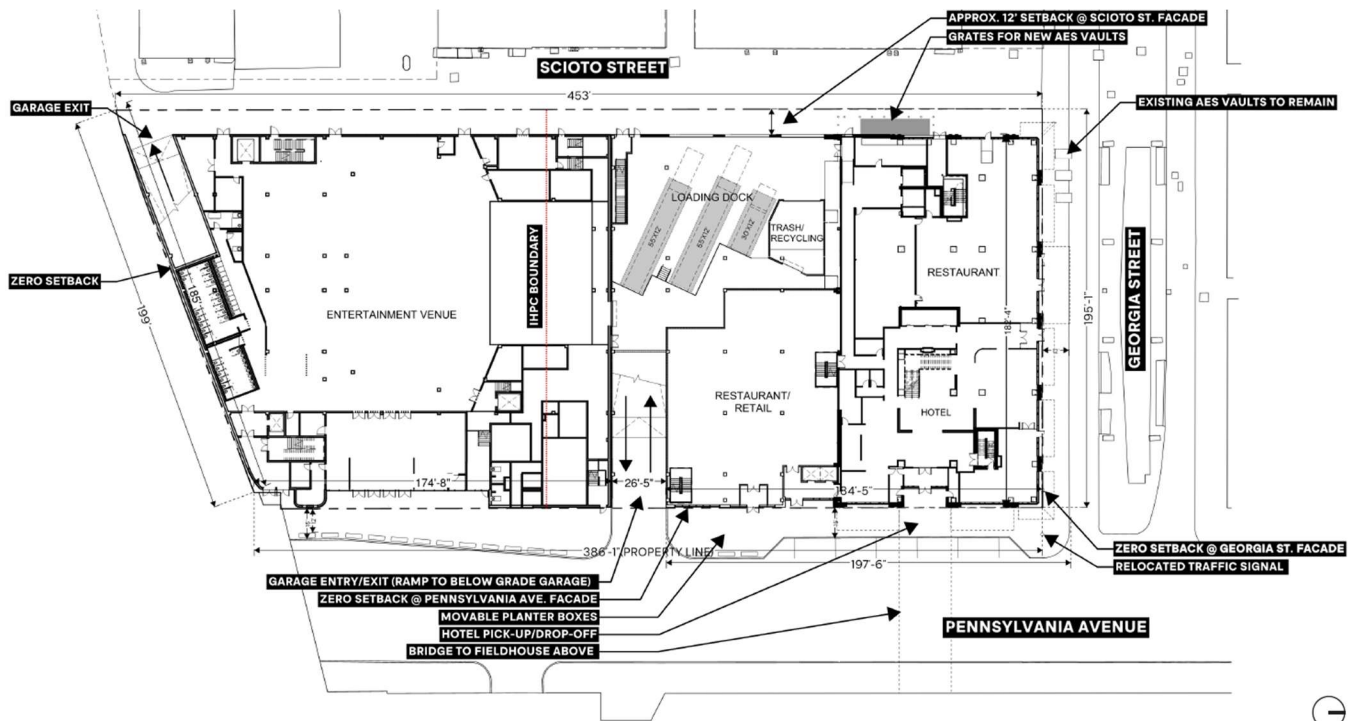
LOCATION OF SUBJECT PROPERTY



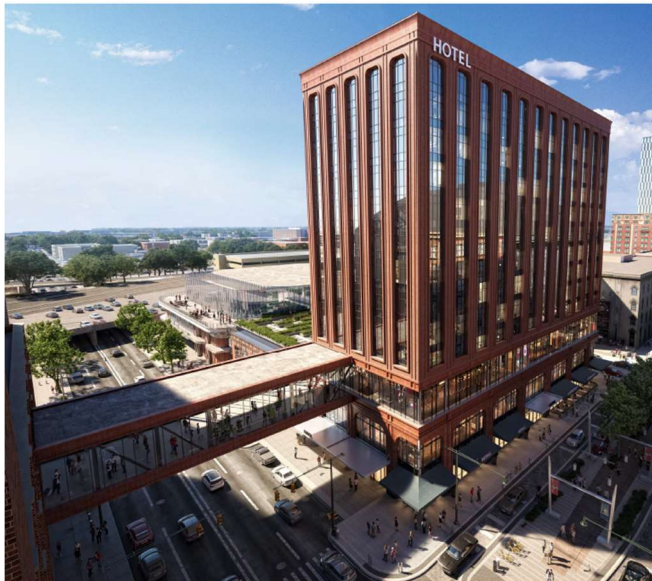
PROPOSED



Project site layout



Proposed site plan



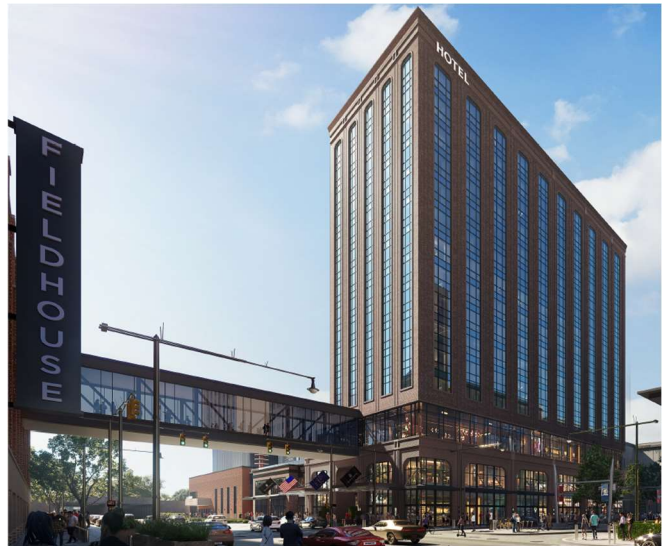
September 2024 north and east elevations



Amended north and east elevations



September 2024 north and east elevations



Amended north and east elevations



September 2024 – left: east and north elevations, right: west and north elevations



Amended – left: east and north elevations, right: west and north elevations

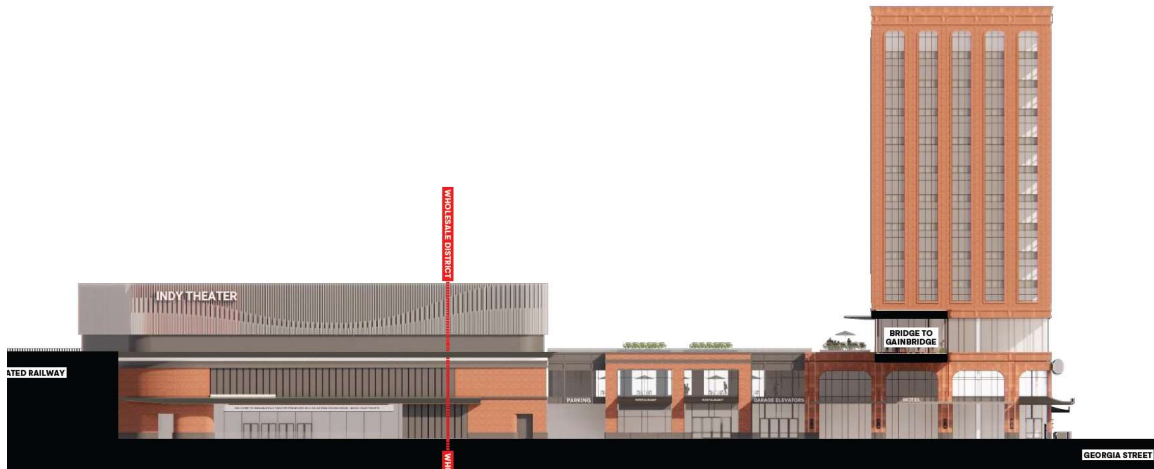




September 2024 east elevation



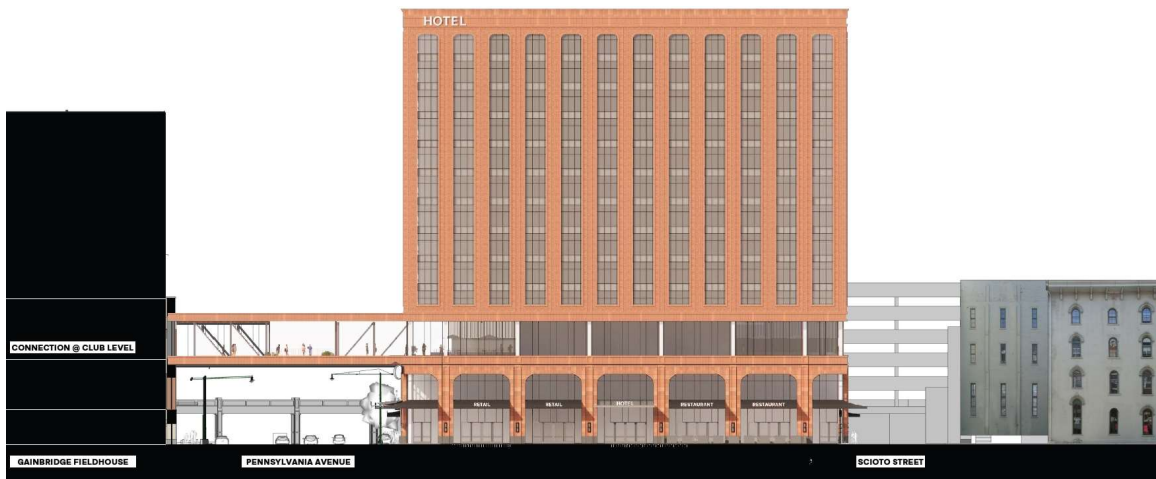
Amended east elevations



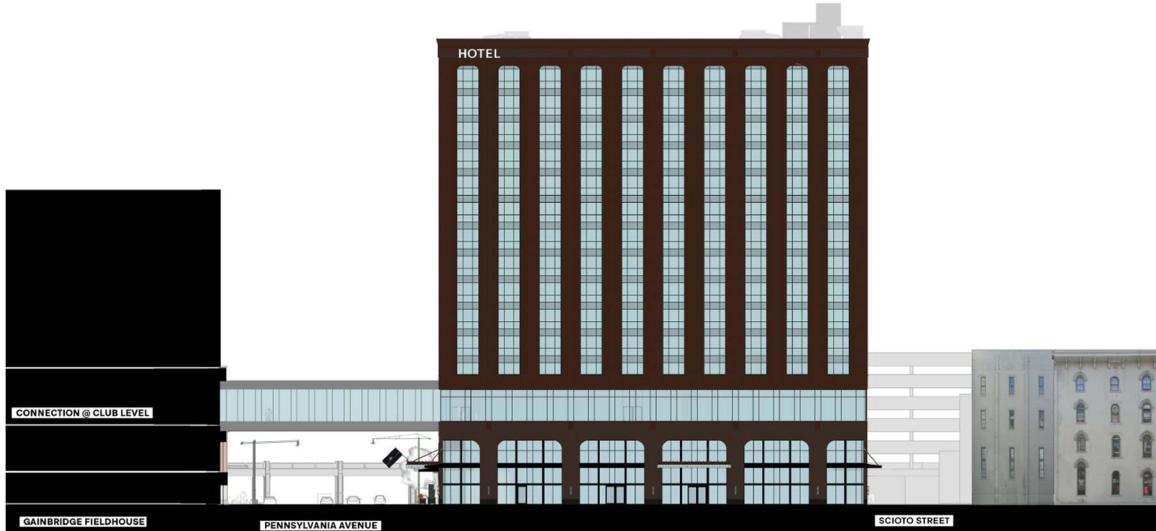
September 2024 – East / Pennsylvania Street elevation



Amended – East / Pennsylvania Street elevation



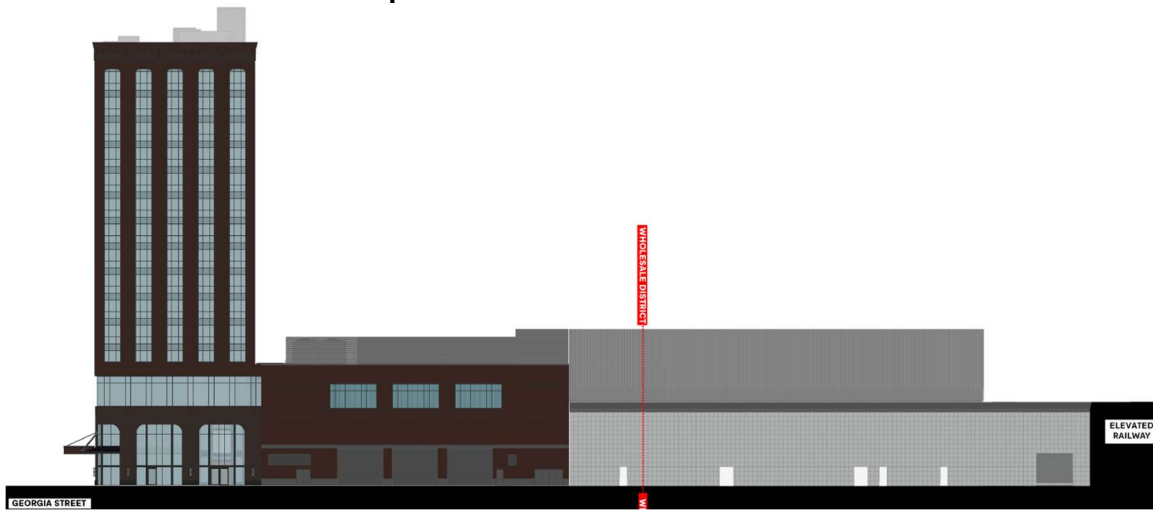
September 2024 – North / Georgia Street elevation



Amended – North / Georgia Street elevation



September 2024 – west elevation



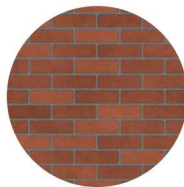
Amended – west elevation



September 2024 – south elevation



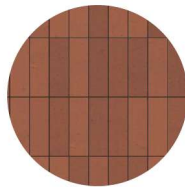
Amended – south elevation



BRICK



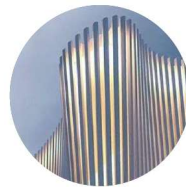
METAL PANEL



TERRACOTTA



GRANITE



METAL CROWN



September 2024 materials



BRICK



TERRA COTTA



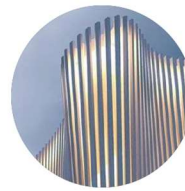
METAL PANEL



BRICK



GRANITE



METAL CROWN

PROPOSED TERRA COTTA



PROPOSED BRICK & MORTAR

PREVIOUS CSX BUILDING BRICK

Amended materials



September 2024 – proposed sky exposure plane



Amended – proposed sky exposure plane

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The building will be designed and constructed to comply with all applicable building and safety codes.

The south elevation will enjoy maximum sun exposure to the hotel tower.

The north elevation will see adequate sunlight exposure as the sun moves from east to west over Georgia Street.

Buildings to the east (Gainbridge Fieldhouse) and west (existing historic buildings) are several stories shorter than this building, which will help maximize available sun exposure.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The subject property is in the downtown core, where buildings of this scope and scale are expected. This expectation means

the value of property in the adjacent area will not be impacted. Moreover, the penetration of the sky exposure plane

does not impact how any adjoining properties can be used.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The property is located in the core of Downtown Indianapolis adjacent to a large, professional sports arena in a vibrant

entertainment area. Compliance with the required sky exposure plane would reduce the number of hotel rooms,

which are very much needed in this entertainment area of downtown Indianapolis, and result in a loss of density

where density is needed and desired.