

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

COMMISSION HEARING MINUTES

Wednesday, March 6, 2024, 5:30 P.M.
2nd Floor, Room 260, City-County Building
200 E. Washington St., Indianapolis, Indiana

Commissioners Present: President Bill Browne (**WB**), Vice President David Baker (**DB**), Michael Bivens (**MB**), Annie Lear (**AL**), Susan Williams (**SW**), Disa Watson (**DW**), Anjanette Sivilich (**AS**)

Staff Present: Meg Busch – Administrator, (**Meg**), Chris Steinmetz (**CS**), Shelbi Long - Senior Architectural Reviewer (**SL**), Dean Kessler - Architectural Reviewer (**DK**), Grace Goedeker - Preservation Planner (**GG**), Melony Evans - Office Manager/Recorder (**ME**)

BUSINESS

I. CALL TO ORDER 5:30PM

II. APPROVAL OF MINUTES

February 6, 2024 Approval of Minutes

Motion: AL

MB/DW: 2nd

Unanimously Approved: WB, DB, DW, AL, SW, MB, AS

III. OLD BUSINESS – NO PUBLIC HEARING

NONE

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

BB: Introduces Commission, Staff and reads Rules of Procedure

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2021-COA-583B (CAMA) 863 MASSACHUSETTS AVE. **continue to June 5, 2024**

RATIO ARCHITECT

Construct a rooftop additions and deck.

BB Recused from case

2023-COA-251 (FP) 529 FLETCHER AVE. **continue to April 3, 2024**

KIM COOK

Retain deck extension and fence in the side yard constructed without approval.

2024-COA-031 (NA) & 2024-VHP-002 7301 & 7307 DOBSON ST. **continue to April 3, 2024**

RUSSELL BROWN

Construct parking lot across two parcels, a Variance of Use to permit a commercial parking lot in D3 and Variance of Development Standards to allow the use of gravel as a permanent parking surface.

Meg read cases to be continued.

Beau Pahud with Landmark Properties for 2021-COA-583B explained the reason for an additional continuance.

We had some structural investigations done that took a little longer than anticipated. We were engaged in marketing the rooftop to a tenant. We have 2 interested parties and we hope to finalize and present something appropriate for approval in June.

AL: Is there any kind of update on 529 Fletcher?

David Kingen 618 E. Market St. for 529 Fletcher Ave. We do not object to the continuance, we have been working on this since last July. We are not sure how to move forward if this is continued to April 3.

Meg: I think we are going to have another hearing on it before final decisions are made.

DK: I spoke with one of the owners today, the deck extension that was subject to the appeal has already been removed. As of right now they are still deciding if they want to take out the original 2007 deck and will most likely want to keep the fence when they come back in April.

Meg: Just a reminder this is an appeal. This is why we feel like we need to have an additional hearing on it.

BB: We will make that decision at the April hearing.

Motion: DB

2nd AS

Unanimously Approved: DB, BB, AL, SW, MB, AS, DW

VI. EXPEDITED CASES

**2024-COA-001 (ONS) &
2024-VHP-003**

**1235 N. ALABAMA ST.
JOSEPH LESE**

Demolish non-historic garage; construct carriage house; Variance of Development Standards to exceed the maximum square footage of an allowed secondary unit.

2024-COA-005 (WP)

**578 WOODRUFF PL. MIDDLE DR.
TAMMY RICE**

Amend previously approved 2020-COA-023 (WP) to demolish historic detached garage and construct new detached garage.

2024-COA-018 (HMP)

**414 E. 17th ST.
THEODORE HAMPTON**

Construct east side addition to create attached garage.

Meg: Reminder we will take two votes, one for the COA and one for Variance.

DB: At 1235 N. Alabama St. I assume the design meets the code that the entrance is visible from the alley?

EJ: Yes, the architect rearranged the entry for view from the alley.

Motion: AL

2nd: MB

Unanimously Approved: DB, BB, AL, SW, MB, AS, DW

Variance Motion: MB

2nd: DB

Unanimously Approved: DB, BB, AL, SW, MB, AS, DW

VII. APPLICATIONS TO BE HEARD (CONTINUED)

**2022-COA-447 (IURS)
AMENDMENT 1**

39 JACKSON PLACE

MICHAEL EICHENAUER for DMD

Amend previous approval to eliminate all brick pavers from scope on Illinois and Capitol.

BB Recused from this case /DB was Chair.

Eddie Shei/ 200 E Washington St. Senior Project Manager for DMD

We are unable to make the brick pavers fit within our budget for Illinois and Capitol. We had the intent to include the pavers in our design. We were informed by the mayor's office that our budget was 24 million dollars. After removing the brick pavers from our design and 3 of the 5 pieces from our public art we are still over budget. We are requesting a condition to our COA allowing us to move forward without the pavers on Illinois and Capitol in our project.

SL: Staff finds the request to be inappropriate.

SW: Has there been an attempt to receive private funding for this part of the project?

ES: No not at this time.

SW: Seems like that should be considered before we throw in the towel.

Lourenzo Giple/ Deputy Director for DMD: At this time, we have not and any possible sources that would be helpful we have not assessed those at this point. If there is going to be an ask for philanthropic dollars, it would more than likely be asked to go towards the artwork.

DB: This project did include Meridian St. Are you not changing that part?

ES: Correct, at this time that is not being changed.

DB: For the staff why are we looking at the Capitol Ave one. Because that is not under our jurisdiction.

SL: It includes Union Station and Capitol Ave.

DB: My understanding is that the only part of Capitol is the Union Station part which is under the underpass. I do not think there were ever brick gutters on Capitol.

Meg: We can double check that if it goes to the curb or center line.

DB: I do not think there were ever brick gutters on Capitol. I think we only have jurisdiction on the east side. I am not in support of the brick pavers being removed. I do not know what it would take to make me change my mind.

John Bowen/ 200 E. Washington St. speaking to maintenance. Brick gutters present a challenge to our internal crew. What we have is contractors that came in to do the Circle. So, the brick gutters outside of those current contracts we do not have proper availability for that area. It is not economical for us to maintain those. It was nice when it was installed but it is not easy to keep up. It will incur additional expenses to keep up. It is an ongoing maintenance problem for our department to maintain. It also becomes a safety hazard.

DB: I understand it is a challenge. There is also another change. The entire intersection looks like it was going to be brick and now it is not.

LG: Yes, we are proposing to remove all the brick pavers within the project.

MB: I think I understand what you are saying. The gutters seem to be more important. When I am in any city when I see the brick gutters, I know I am downtown. The people who put the budget together have not assessed maintenance etc. I think if there is a way to get a budget for that in the future that would be helpful. I think if the brick gutters are character defining if there is a way to save it I would like to save it.

AL: I am pro brick. I do not envision that they won't come back and ask to remove the gutters from Meridian at a later date. I am more convinced to give up the intersection and keep the gutters.

SW: Two things...when we come back it would be nice to talk about the project as a whole and not in pieces. In terms of philanthropic dollars, the arts organizations have in the last 4-5 years established what they need to do. I think it would be powerful to make a partnership. I think the arts organization can help curate and find artists. That would be important to me to see if that issue has been explored.

DB: I think you are going to find that Capitol is not in our project area.

Motion to continue: SW

2nd AL

Unanimously approved to continue: DB, BB, AL, SW, AS, MB, DW

**2024-COA-002 (MCD) &
2024-VHP-001**

38 E. WASHINGTON ST.

MAMADOU (BEN) DIALLO

Construct 3rd-story addition; replace front façade with new design; and a Variance of Use to reduce the required number of residential units from 5 to 2 in the CBD-1 district.

Myron Cheeks/ 1748 w 57th St. We asked for the continuance to have more time to prepare.

There will be a retail store on the 1st floor and the 2nd level is to be a service area for the store. The 3rd level will have a 2-unit living space. We are requesting approval of the variance.

DK: I would like to thank the applicants for working with staff in creating this design. Staff is in support of this design this evening.

SW: Do we know if there is anything left of the original second floor?

DK: Unfortunately, no. The original historic fabric is gone due to prior development.

BB: Is the 3rd floor the same height as the original?

MC: Yes

Meg reads staff recommendation.

COA: Motion to approve/ AL

2nd MB

Unanimously approved: DB, BB, AL, SW, AS, MB, DW

Variance: Motion to approve/ MB

2nd DB

VIII. APPLICATIONS TO BE HEARD (NEW)

2023-COA-439 (FP)

460 VIRGINIA AVE.

STEPHEN E. CARR

Modify size of existing cell tower for larger antennas.

Steve Carr 2894 Allsday Dr. We have an existing stealth monopole system in place since 1998. Modified slightly in 2011 from 75 to 95 ft. We have since been faced with some technology changes that require to modify more. The current diameter is 2 ft. we are proposing to take the diameter at the top from 2 ft to 3ft. the reason is with the increased level of technology we are required to have our radios behind the antennas.

DK: Presents staff report

DB: Did we approve this in the past?

DK: Yes

MB: For the applicant... Did the older technology have radios in another location?

SC: Yes, they were on the ground.

Meg reads staff recommendation.

Motion: DB

2nd: AL

Unanimously approved: DB, BB, AL, SW, AS, MB, DW

2024-COA-034 (HMP)

1806 N. ALABAMA ST.

MELISSA IANNUCCI

Demolish historic building.

Melissa Iannucci/ 5771 Central Ave Trade Design Studio. This request does not come lightly. The Greenbrook has been the guideline for developments. Page 6-10 dwelling dist. Page 7-28 new construction guidelines. Page 7-32.

Micah Hill/ 961 N. Highland Ave. 1802 N. Central is my personal address. I want to highlight what we are requesting this evening. We are asking for approval for demolition that will take place when we return for approval for the structure development. For those reasons we are seeking approval. Lastly our normal process with the neighborhood is to work with the land use committee. They are not aligned with us and our plans there. I agree to disagree. We hand delivered letters ourselves to people along Alabama.

Kelly DeWaal/ 2102 N New Jersey I just wanted to underscore that I am a part of land use committee. I agree with the letter that demolition is not necessary or justified.

EJ: Presents staff report.

MH: We have not developed the residential plans, we have examined the site and can see potential for about 4 lots. **So, the spacing and structure size is the intent to bring them one by one.**

SW: Is all that property owned by the same individual?

MH: Yes, and we are under contract for it.

DB: Did you give any thought to the possibility to taking off the additions and somehow converting the building to a carriage house?

MH: We have.

BB: The map shows there were three lots. Are you suggesting four because of the land cost?

MH: At some point the alley was vacated. That land would come with the purchase. The whole alley.

BB: Is there a study that has been done to assess the cost of saving this building as opposed to demolishing?

MH: We have not.

DB: Maybe do some more research on the status of the house. I need to know more about this to understand what the potential could possibly be.

BB: I think it would be more helpful to look into it and do a tour. The approval would certainly be conditional upon seeing potential developments.

Motion to continue/ AL

2nd AS

Unanimously approved a continuance to April: DB, BB, AL, SW, AS, MB, DW

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2023-COA-506 (ONS)

1201 N. DELAWARE ST.

MIKE LYNCH & JAMEY SMITH

Maintain non-matching siding and cornice wrap installed without approval.

Jamey Smith/ 9750 E. 150th St. Our work has already been installed. The COA was approved in 2019. The siding was approved but the rusticated pattern was missed by us.

SL: Reads staff comments.

DB: I looked, and I thought what did I just see? Something looked wrong about that building. There is probably no way that I am going to approve those shingles. An outhouse or something like that those may be appropriate but not this building. The color? Did we approve the color?

SL: Yes

JS: That was the asbestos siding that had to be abated. So, we had an abatement crew that took that off and the cornice on the top. Sheet metal came in and they did not have the existing. So, they duplicated the breaks in the cornice but did not put the return in there.

BB: The rusticated shingles are not going to work at all for me. I think we are going to move to replace that. We could maybe get past the cornice, but the shingles are not going to work. I think the best course will be to deny and you work with staff to get this properly reinstalled.

Meg reads staff recommendation.

**Motion to deny the application: MB
2nd SW**

Unanimous vote to deny the application: DB, BB, AL, SW, AS, MB, DW

XI. CLOSING BUSINESS

NONE

XII. ADJOURNMENT 7:26 PM