



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

Wednesday, July 3, 2024, 5:30 P.M.  
2nd Floor, Public Assembly Room, City-County Building  
200 E. Washington St., Indianapolis, Indiana

**BUSINESS**

**I. CALL TO ORDER**

5:30PM

Commissioners Present: Bill Browne (President, BB), David Baker (Vice-President, DB), Susan Williams (Secretary, SW), Anjanette Sivilich (AS), Michael Bivens (MB), Annie Lear (AL), Anson Keller (AK)

Staff Present: Meg Busch (Administrator, Meg), Chris Steinmetz (Legal Counsel, CS) Emily Jarzen (Principal Reviewer, EJ), Shelbi Long (Senior Reviewer, SL), Grace Goedeker (Preservation Planner, GG), Melony Evans (Office Manager/Recorder, ME)

**II. APPROVAL OF MINUTES**

APRIL 3, 2024, IHPC HEARING MINUTES

MAY 1, 2024, IHPC HEARING MINUTES

JUNE 5, 2024, IHPC HEARING MINUTES

*Motion to approve minutes*

*Motion: AL*

*2<sup>nd</sup>: SW*

*Unanimously Approved: BB, DB, AL, AK, SW, MB, AS*

**III. OLD BUSINESS – NO PUBLIC HEARING**

**IV. NEW BUSINESS – NO PUBLIC HEARING**

NONE

**PUBLIC HEARING**

*BB Introduces staff and reads hearing rules and procedures. ME swears in applicants.*

**V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS**

NONE

**VI. EXPEDITED CASES**

2024-COA-177 (IRV)

329 N. BOLTON AVE.

CARRIE GODBY

Demolish historic garage and construct new detached garage.

- 2024-COA-179 (IRV)**      **303 S. DOWNEY AVE.**  
**LORNE KELKER**  
Demolish historic garage.
- 2024-COA-182 (HMP)**      **2142 N. DELAWARE ST.**  
**PAUL MUSIELAK**  
Construct house and detached garage.
- 2024-COA-186 (MCD)**      **17 W. MARKET ST.**  
**ANNE SCHNEIDER, RATIO**  
Install façade illumination.

**Meg:** Reads expedited cases

***BB, AK Recused from voting on 2024-COA-186 (MCD)***

***Motion to approve expedited cases as read***

***Motion: DB***

***2<sup>nd</sup>: MB***

***Unanimously Approved: DB, AL, SW, MB, AS***

## **VII. APPLICATIONS TO BE HEARD (CONTINUED)**

- 2021-COA-583B (CAMA)**      **863 MASSACHUSETTS AVE.**  
**ANNE SCHNEIDER, RATIO**  
Construct a rooftop addition and deck, create/alter openings and install exterior egress stair.

***AK, BB Recused***

***DB Chaired***

**Anne Schneider (Anne) 101 S. Penn:** You guys have seen this project before. We are coming back to request additional windows on the east and west elevations of the building as well as the Mass Ave. facade. In addition to all of that, we are making changes to the rooftop where we previously suggested that we were going to raise the passenger elevator to bring it up to the rooftop as well as to add a stairwell. We are no longer wanting to do rooftop additions, but we are proposing to put an exterior stairwell on the east side of the property. The changes are reducing the square footage on the rooftop.

**DB:** Anyone wishing to speak in support or opposition of this petition.

**Meg Storrow 576 E. Vermont St.:** I represent the Board of Mass Ave. Cultural Arts Dist. We discussed the project with the applicant. Generally, we support the project, but I wanted to make one comment. The only thing that we talked to the Trailside Milkshake Shop and confirmed if there will still be pedestrian access to the alley through the parking lot. We were concerned about the proposal to put a chain link fence around the base of the stairwell and suggested instead an artistic element that will feel safer and keep people from hanging out there. Otherwise, we are in support.

**DB:** Anyone else wishing to speak in support or opposition of this petition? I see none. We are ready for staff comments.

**SL:** Staff is in support of the request other than creating the new window openings, so we are recommending that part not be approved.

**SW:** The stairway caught my eye as well. It just looks so large; I do not think I could find a rendering that would show what that would look like from Mass Ave. Also, I wonder if we were required to vacate the alley to build that.

**Anne:** Yes, the alley is owned by the building owner. We are looking to provide more egress to maintain enough rentable space and proper fire egress. We have not picked a manufacturer, so we are looking for a galvanized exterior stair. So, it will be a clean like galvanized look.

**SW:** And the chain link fence?

**Anne:** We are working with staff for a solution there.

**SW:** The view from Mass Ave. is what I am concerned about.

**Anne:** The placement of the stair is directly across from Trailside's stair tower. It is pushed a fair amount down the alley way so when you are walking past it, I do not think you will really notice it.

**SW:** Would it be possible to see this under old business once a final selection is made?

**Anne:** Yes, we would be happy to do that.

**DB:** The chain link fence is probably my least favorite option. I think if you can work with staff to find something that is esthetically pleasing.

**DB:** I have no problem with adding those windows on the two sides. But I am bothered by the façade. I need to hear why you feel it is absolutely necessary.

**Anne:** In the packet the owner included two letters from the leasing agent that they are hearing from tenants that they are requesting as much natural light.

It is currently an open floorspace. We felt that how we placed the windows it was keeping up with the historic fabric and historic symmetry.

**DB:** I would like to hear if any other commissioners have any thoughts about those windows.

**MB:** I think in the original design of the warehouse there was not a need for a lot of windows. Punching new windows on an historic primary façade is problematic on multiple levels. I think I can go along with it because of where this building is placed and its surroundings. The problem I have from what I just heard is we don't know if we need those windows yet because we do not have a buyer. So, this request is speculative. I think I would feel better about

voting in support of this if there was a signed lease. It prevents a precedent from being set.

**Anne:** I will argue that they have been trying to lease this building since it was purchased 3 years ago. So, the reason they have not been able to lease it is because of the lack of natural light.

**MB:** I guess if there was a promise to lease, I would feel better.

**DB:** There are only 5 of us so you will need all of us to vote in favor of this. I am not going to say I cannot be persuaded but I need to know more about it, the floorplan and layout, to be convinced that this is so important that we had to make a compromise like this. I do not think I am ready to vote in favor of those window cuts. More on the side would be fine but the front, I am more cautious about. I think we have to be careful when we are talking about enhancing things. I am suggesting that we find a way to group everything and hold off perhaps on the windows. And maybe give them the opportunity to come back with a harder sale on it.

**Meg:** In the staff report under 583B, I will go ahead and read that and include the modifications to stipulation 1 to come back under old business. Staff recommends to split the application into Part B and Part C, with Part C being the window alterations. .  
*Reads staff recommendations.*

**DB:** Do I hear a motion?

**For part B**

**Motion: MB**

**2<sup>nd</sup>: AL**

**Unanimously Approved: DB, AL, SW, MB, AS**

**Continuance of Part C to August 7**

**Motion: SW**

**2<sup>nd</sup>: MB**

**Unanimously Approved: DB, AL, SW, MB, AS**

**DB:** Staff may want to do some research on window cuts and when we have approved those in the past.

(AK Returns)

**2024-COA-102 (WD) &  
2024-VHP-006**

**102 S. PENNSYLVANIA  
MATTHEW HOLDERBACH**

Construct hotel; Variances of Development Standards.

**BB Recused**

**DB Chaired**

**Kurt Chonas 7290 W 133<sup>rd</sup> St Overland Park, KA:**

A couple of comments on the design package that we presented. Once we received the comments, we went back with the design

team and put together several variations based on what we were told. We are kind of here to give you some options and feedbacks to weigh in on. We added the sky exposure diagram. That was one of the comments. We did want to clarify that it is captured at a sky exposure 1 diagram where we could essentially almost double the building height.

One of the elements of this brand's inspiration is to provoke you to look up hence the vertical elements shown here. It is a little balance between the historic buildings. Ours is more historically influenced. We had a randomized placement of mullions on the facade. We did change that in the design where they are all now aligned on all facades. Also on Level 10 we show a primary option and then an alternate. We are at the point that we are getting a little bit of a vote for both.

Those are the two options we are bringing to present. Happy to hear feedback and questions.

**DB:** Anyone wishing to speak in support or opposition. Ok we are ready for staff comments.

**EJ:** Provides staff comments and staff is recommending approval. Just as a reminder there are two variances (EJ shares the variance requests).

**AK:** I think I would agree with staff with the brick option being the better of the two. I would have liked to see some more articulation on the top floor. And the loading dock that is concerning. How is this building going to be serviced?

**KC:** *Shares info regarding their servicing options without the loading dock.*

**AK:** And the city is not counting on getting any more parking spaces in this area?

**EJ:** We did talk to the Regional Center planner and there have been discussions of this but nothing definite.

**MB:** Thank you for addressing our questions. I do like the different color added by the efface option. Is there any way that you could use a different color mortar or brick.

**KC:** We did look at that. Stone would be the next option to consider. One of our team members did suggest brick. Given the lot configuration we do not really have the option to push a pole. It is possible to change the brick color, but our team did not think that was the right move.

**AK:** Did you consider coursing the brick?

**KC:** Yes. There actually is a corbeling that happens at each of the floor levels and it is consistent from top to bottom. If we added coursing changes it may not be noticeable at level 10.

**SW:** I do not have any specific comments but generally I want to say how nice it is going to be to see something on that corner. Thank you for making this corner your priority.

**DB:** I think it is a very handsome building and I think it will really look good on that corner. I think the brick option is the way to go. Do you have any final comments?

**KC:** We appreciate the feedback.

**Meg:** Reads staff recommendation. You will have an opportunity to review the material mockups. I will recommend that we alter stipulation number 1 for construction must not commence before approval by the IHPC staff of final construction reflecting any changes to approval at the 7/3 IHPC hearing.

**Motion to approve COA**

**Motion: AL**

**2<sup>nd</sup>: SW**

**Unanimously Approved: DB, AL, SW, MB, AS (BB no vote)**

**Motion to approve variances**

**Motion: AS**

**2<sup>nd</sup>: MB**

**Unanimously Approved: DB, AL, SW, MB, AS (BB no vote)**

**(BB returns and takes over as chair)**

## VIII. APPLICATIONS TO BE HEARD (NEW)

2024-COA-187 (IRV)

5435 E. WASHINGTON ST.

ANDREW HORTON

Demolish non-contributing structure; construct new parking lot and site improvements.

**Jason Larrison (JL) 429 N Penn:**

I am here to represent IPS I am also joined by Jen Carol. This is the George Julian School project located in Irvington. In front of the school at the moment is the vacant brown library that is an old but non historic structure. *Applicant shares nature of structure requesting to demolish. Applicant shares what their hope is after demolishing the building.* These are young children, there have been significant issues with drivers not being aware of students crossing there. IPS and School 57 are very much concerned with improving student safety at the school.

**Jen Carol 415 Mass Ave:** *Shares the issues with the proposed demo building and design plans for expanding parking lot.* The reconfiguration on this parking lot will allow the east lot to be dedicated specifically for bus use. This is also going to provide space for all buses to park in and no longer parking across the street. It creates a more predictable routine for the young kids.

**JL:** We sought feedback from the school and the community and neighborhood groups in Irvington. As well as surrounding

businesses. We are working closely with IndyGo to make sure the plans work with the current IndyGo Construction.

**BB:** Anyone wishing to speak in support or against this petition?

**Ashley Calger 120 E. Walnut St.:** This is part of our Indy Rebuilding Stronger for IPS. We have heard a lot of feedback concerning George Julian school regarding the safety of this school. This is our biggest concern and just because we had another safety issue on last week. We have to protect and support our students. I want to also thank our partners.

**SL:** Provides staff comments. Staff does have some concerns especially since the demo is for a proposed parking lot. We are recommending commission provide feedback and continue to August 7, 2024.

**DB:** Two issues we are dealing with. One is the demo and the other is what is going to take its place. I do not think it would diminish the architecture of the area. I guess I am sort of leaning towards supporting the parking lot. I think in the long run it would complement the school better. So, I do want it to be very well landscaped. That is kind of my thought tonight.

**AK:** One thing that hurt my ears. There was a mention of transit-oriented design. Is there a way that we can encourage those who use this parking lot to maybe seek some other form of transportation?

**JL:** That has been a partnership. The school busing plan has morphed over the years to encourage those who are closer to the school to walk.

**AC:** The total number of spots are actually being reduced in our proposal.

**AK:** My concern is that buildings of historic nature have been falling to this school. Believe me I understand all the pressures of an urban school. I worry that the house on this block will keep falling until we are left with just a parking lot.

**AL:** You can tell that your presentation that we would always be reluctant to tear down an historic building. I also feel that the success of IPS given that this has come before us and the fact that there has been another accident, it is not our job, but I think we should not overlook this. Although I am a bit reluctant, I also feel it is a pretty important solution. I would be supportive.

**AK:** Did you look at modifying the lot to the north to provide more square footage there?

**JL:** There will be a couple of challenges. One is that there is going to be a Blueline station that will go in on that side. The other aspect is, moving the curb cut further north would be problematic as well.

**MB:** One thing I noticed is the dumpster enclosure in the front yard.

Can you explain why you chose to locate it there.

**AC:** The location of the dumpster there is primarily driven by the trucks ability to access the spot while maximizing the usable space on the lot.

**MB:** Is there going to be landscaping there. I could not tell from the grading.

**AK:** I apologize I did not design that portion. That is something we would be happy to provide follow up on.

**BB:** Could you describe how you are treating the fence in front of parking lot?

**JL:** The fence in front of the school was a request of the neighborhood. That fencing could extend in front of the parking lot as well.

**BB:** It would be nice if there was a fence there to provide more covering for the cars there.

I am supportive of getting rid of mid-century modern buildings. Is there any interest in IPS being able to make a commitment to not demo any more properties near the school in the future. I think it would be good to get that commitment.

**JL:** Yes, we can do that.

**BB:** I see the rendering of the buses in a circle, but you stated that the buses would be nose in. So, the rendering is not correct.

**JL:** Yes, it is incorrect, my apologies.

**BB:** I think we are heading towards a continuance.

***Motion to continue to August 7, 2024***

***Motion: AS***

***2<sup>nd</sup>: AK***

***Unanimously Approved: DB, AL, SW, MB, AS, BB, AK***

## **IX. PRELIMINARY REVIEW**

**NONE**

## **X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL**

**2024-COA-152 (IRV)**

**5270 E. WASHINGTON ST.**

**LUIS GOMEZ**

Installation of mechanical equipment, and for work started without approval including door and soffit replacement.

**SS: 5270 E Washington**

On the mechanical the staff is in support of the mechanical locations. Two is the doors. We tried to match the doors as much as possible. We understand the historic area plan so we want to install some storm doors. This is why we asked for the doors to remain. Third is the soffit. We chose a stain to preserve the life of the wood. Since there is a lot of water damage to this building. We did not find any



guidelines for colors or pigments. Right now, it is stained and we would request that it remain.

**SL:** Reads staff recommendation.

**BB:** Has the soffit been stained now.

**SL:** Yes, it is stained now.

**BB:** Do we have any images of that?

**DB:** The soffits, it is not actually appropriate to stain them. I would not do it. When we wrote that plan and adopted it, we wrote it very specifically to not regulate paint colors. I think we should let them go along with it. They can always repaint it at some time in the future. The back door, the design of it although it isn't wood the design is not all that bad. I think if it was painted it would not look like the material that it is. There is nothing that you can do to the front door except take it off the hinges.

**AK:** I agree with DB. And I want to ask if the neighboring house still has its front door. If so, you might use that as in inspiration.

**BB:** I am going to line up with DB and AK the front door needs to go. I am guessing that the front door can be approved by staff. So, we will need to split this into two cases.

**Jodie Sandoval:** I think in the staff report it has a timeline to extend it out a bit further. I would say 90 days from today.

**BB:** October? Ok

**Meg:** Reads staff recommendation.

**Motion: DB**

**2<sup>nd</sup>: AS**

**Unanimously Approved: DB, AL, SW, MB, AS, BB, AK**

**2024-COA-188 (WP)**

**958 WOODRUFF PLACE MIDDLE DR.**

**ALI KHAN**

Altering door openings, replacing doors, altering siding and trim, and altering front porch and balcony.

**Ali Khan 958 Woodruff Pl Middle Dr:** I bought this property in 2020. I would like to let you know the condition of this property then. One side of the property was falling on the ground. The property was so dilapidated and falling. No floor was even, and the balcony was so dangerous that the pillar was hanging in the air. This was an eyesore in the neighborhood. With the help and diligence of the staff it has taken on a better look. Things are much more improved. It was being demolished by neglect. In 3 years, we put this back together. Everyone in the neighborhood appreciates the work that has been done. Some mistakes have been made. I am here to go over those

things with you. It caused financial hardship for me to restore this property.

**Councilor Jesse Brown:** I am honored to support this project. I first heard from Dr. Khan in March to provide a very detailed and sincere discussion about this project. I do not feel like he is trying to get away with anything.

**SL:** Provides staff comments.

**SW:** I am trying to go through this and look at what is nonnegotiable. The front porch must be redone in an appropriate design. The front door needs to be redone. I am trying to decide about the front façade and shingle work because what shows from the front is what is important.

**DB:** I had some questions. I believe Mr. Khan referred to that when he talked about windows that were made smaller to the front façade. I do not remember seeing the historic photo here. It seems to me that in WP there were photos in all the building files that were taken back in the 70s. I am wondering if there is such a photo from the 70s. Well, I could see going back to something like that but I am not sure if that justifies taking it to something much smaller. In 2009 there was a round window in the front gable and in the upper front gable the shingles were the curved design. I am suggesting someone covered those over before Mr. Khan bought the house.

**SL:** All the modern and historic shingles were to be replaced.

**DB:** Then I went out and looked at the house today. There is the issue of the scalloped shingles on the apron. I was kind of surprised when I drove up there, it looks very much like the original. It is pretty much the same dimensions and design. From the street it looks like what it was. This actually looks very much like the original.

**BB:** I think SW was on the right track. There are so many things going on here. In similar cases we focused on the front façade. I think we should try and get the front façade as close as possible and let the other things go.

**DB:** I agree with you.

**BB:** Would it make sense for the staff to focus on the front façade and come back with a recommendation?

**Meg:** Yes absolutely. And I think it would be easier to provide documentation for this.

**DB:** I appreciate that someone has actually saved this house.

***Motion to continue***

***Motion: SW***

***2<sup>nd</sup>: DB***

***Unanimously approved: DB, AL, SW, MB, AS, BB, AK***

## XI. OLD BUSINESS – TO BE HEARD

2024-COA-031 (NA) &  
2024-VHP-002

7301 & 7307 DOBSON ST.  
RUSSELL BROWN

Maintain parking lot on eastern edge of parcel installed without approval, a variance of use to permit a commercial parking lot in D3, and a Variance of Development Standards to allow the use of gravel as the permanent parking surface.

**SL:** Reads staff comments concerning language of approval.

**Meg:** Reads staff recommendation

*Motion to approve with new language*

*Motion: MB*

*2<sup>nd</sup>: AS*

*Unanimously Approved: DB, AL, SW, MB, AS, BB (AK  
Abstained)*

*Motion to approve Variance*

*MB*

*AS*

*Unanimously Approved: DB, AL, SW, MB, AS, BB (AK  
Abstained)*

Meg: We will have a New commissioner and Reviewer in August

7:47 Adjourned

## XII. CLOSING BUSINESS

NONE