



Indianapolis Historic Preservation Commission (IHPC)
HEARING MINUTES

Wednesday, August 7, 2024, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

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) Krystin Wiggs (KW) ----- Absent: Disa Watson (DW)

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)

BUSINESS

I. CALL TO ORDER 530PM

II. APPROVAL OF MINUTES

JULY 3, 2024, IHPC HEARING MINUTES

Motion: AK

2nd: AS

Unanimously Approved: DB, BB, AK, AS, KW, MB, DW

(AL, SW absent today)

III. OLD BUSINESS – NO PUBLIC HEARING

2019-COA-615B (CAMA) EXTENSION **VARIOUS ADDRESSES APPROVED UNDER 505 FULTON ST. ONYX + EAST**
2-Year extension.

Motion to approve 2-year extension: AS

2nd: DB

Unanimously Approved: DB, BB, AK, AS, KW, MB, DW

IV. NEW BUSINESS – NO PUBLIC HEARING

INTRODUCTION OF IHPC COMMISSIONER – Krystin Wiggs

INTRODUCTION OF IHPC ARCHITECTURAL REVIEWER – Morgan Marmolejo

RESOLUTION 2024-R-05 – appoint Morgan Marmolejo as a Hearing Officer

Motion: MB

2nd: DB

Unanimously Approved: DB, BB, AK, AS, KW, MB, DS

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2021-COA-583C (CAMA) **863 MASSACHUSETTS AVE.** *Continue to September 4, 2024*
ANNE SCHNEIDER WITH RATIO ARCHITECTS
Window alterations on front façade of building.

BB Recused

Motion: DB

2nd: MB

Approval: DB, AK, AS, KW, MB, DS

VI. EXPEDITED CASES

2019-COA-615B (CAMA) **VARIOUS ADDRESSES APPROVED UNDER 505 FULTON ST.**
AMENDED **ONYX + EAST**
Amend approved plans for Building 3.

2024-COA-232 (IRV) **RIGHT OF WAY IN FRONT OF 5460 E. WASHINGTON ST.**
RACHEL WILSON for INDYGO
Construct one IndyGo bus rapid transit station, including a concrete platform with an awning, benches, ticket vending, lighting, and real time arrival screens.

2024-COA-206 (ONS) **1427 NORTH ALABAMA ST.**
MARGARET FERGUSON
Demolish historic detached garage, construct new garage, and relocate hot tub installed previously without a COA.

2024-COA-210 (HMP) **1734 (AKA1806) N. ALABAMA ST.**
MELISSA IANNUCCI
Construct single family house & detached garage.

2024-COA-211 (FP) **714 LEXINGTON AVE.**
MATT TROYER
Alter roofline; Alter/create openings; Repair/replace siding, trim, windows & doors, repair front second floor balcony, tuckpoint, enclose rear second floor balcony, reroof, install lights & paint.

2024-COA-222 (CH) **1316 E. 9th ST. (AKA 916 N. ORIENTAL ST.)**
MICHAEL & ALICIA KINSEY
Construct single family house & detached garage.

Moved to Applications to Heard New, Section of Agenda

DB: 1316 E. 9th St. I support the basic plan but there are about 3 details that I think need to be perhaps looked at. I want to know what the other commissioners think about it. I am not sure if I should bring that up now or if it should be heard at the full hearing.

BB: Is the applicant here?

(Applicant is present)

Meg: That will go under applications to be heard new and there is no other case in that category.

BB: I will take a motion for the 5 expedited cases eliminating the last case.

Motion: AS

2nd: MB

Unanimously Approved: DB, BB, AK, AS, KW, MB, DS

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2024-COA-187 (IRV)

5435 E. WASHINGTON ST.

ANDREW HORTON

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

JL: Jason Larrison 429 N. Pennsylvania. We appreciate you allowing us to continue the discussion. As noted this project is about security. Jenn Carol from Schmidt Assoc. 415 Mass Ave. I am the architect w/ Schmidt for the Julian school. We carefully considered expanding the east lot and redeveloping the west lot. After research we found that this is not feasible. JC Shares details of proposal and what they have modified to address the commissions concerns.

JL: Thank you again for allowing us to address your concerns.

BB: Anyone wishing to speak in support or remonstrance.

SL: Shares staff comments.

DB: I have given a lot of thought to this and I am prepared to support for several reasons. 1 it is nice that IPS has said that they are not going to request any more demolitions, that does not bother me because any future requests would have to come here. What provokes me to support it is because safety is an important concern and also this school is important to historic preservation. It seems to me that it was sited where it is, probably because the old library was there and they put it in front of it. I think it was an unfortunate site to begin with. This is one of those rare cases that I would like to be looking at a well landscaped parking lot. So, I am willing to go along with it for those reasons.

AK: I am reluctant about the demo of a midcentury building in Irvington since there are so few of them. I also understand the hardship the corporation is going through in making this decision. The curb cut onto Washington St is one way right turn only. I had some concerns about this because the property across the street has two curb cuts and two ways in and out. So, that safety feature helps me to get a little more on board for this.

BB: I appreciate the fact that you were able to find some additional funding for the fencing. The only follow up question I have is if this is a right turn only are you going to be modifying that curb to make sure that it is clear that it is right turn only.

JL: We are going to work with engineers to establish this.

Meg: Reads staff recommendation.

Motion: DB

2nd: AK

Unanimously Approved: DB, BB, AK, AS, KW, MB, DS

VIII. APPLICATIONS TO BE HEARD (NEW)

**NONE- CASE MOVED
FROM EXPEDITED**

**1316 E. 9th ST. (AKA 916 N. ORIENTAL ST.)
MICHAEL & ALICIA KINSEY**

Construct single family house & detached garage

2024-COA-222 (CH)

Alicia Kinsey 1220 Broadway St. We are proposing a 2-story house with a detached garage. I apologize we were not planning to be up here.

BB: Anyone wishing to speak in support/remonstrance.

EJ: Reads staff comments.

DB: I am looking at the front façade. So, the first thing that struck me is that you have those two blank areas, far right and left. The one on the left is up pretty close to the front of the house and it just wants to have something on there, it looks very empty to me. It looks like something can be added there. Another issue, I know a lot of houses we have approved have 2 different siding widths. I have not seen a lot of them before the commission but when I am out and around I see them. It seems like the 10 in. is very wide. And the other part of it is where it is placed. The one place that seemed awkward to me is on one of the side elevations, not sure if it is north or south, it makes no sense to me as to why that is there. The one high window over there looks displaced. It seems like it wants to be in the same relation as that slanted roof of the other window on the other side. I would like to hear the architects' opinions on this to see if there is some kind of tweaking there that we can do.

BB: If Jim Kienle was here he would be asking on the front façade. I am not as concerned about the blank panels on the front, because there is already a lot going on visually. TO AK point there is a lot going on and if you try to solve that it would probably make you have to solve a lot of things. I think if the applicant is willing to work with staff.

Alicia Kinsey: Would you be ok if we just eliminated that window?

BB: Just work with staff to sort that out.

Meg: Reads staff recommendation.

Motion to approve: MB

2nd: AS

Unanimously Approved: DB, BB, AK, AS, KW, MB, DS

IX. PRELIMINARY REVIEW

2024-COA-226 (WD)

230 S. PENNSYLVANIA ST

ANNE SCHNEIDER WITH RATIO ARCHITECTS

Demolish historic building and construct new hotel, music venue and skybridge with sidewalk café and drop-off/curb alterations.

BB Recused

DB Chaired

JM: Jason McNeil 1 American Sq Suite 2900 IND.

We presented this a little over 2 years ago. We revised the plans and incorporated those comments. We are here for preliminary review with no vote. We are excited about this project and want it to be great.

JM Shares details of project. The project we are proposing involves the demo of the CSX Building. It was built to house trains, and not people. Not only is the building obsolete but what we are proposing to replace it with will be adding value to the city and the surrounding area. It is exciting to see what this intersection can be.

DK: David Kroll 101 S. Penn. We were here in May of 2020. What we heard at that time was the existing building can be demo if there was an app. Replacement and what we proposed then was said to not be appropriate. We heard that the original design was not keeping up with the design of the WD. Your district plan does allow for the demo of building if it meets at least one of four criteria. We think we meet 2 of those criteria. What you have in front of you, and I apologize that it did not get included in the original submission. *Shares the overview of the CSX Building.* We reviewed options to restore the building for reuse.

Jeff Milliken: You can see the boundary of the WD. We have designed an entertainment venue to be a contributing factor to the area and the district. *Shares Hotel design and layout proposal.*

NH: Nate Highler Discusses the design and layout of the entertainment venue portion of the proposal.

AK: You answered one of my questions of what you are going to rezone to. I don't really buy the economic hardship; this is a pretty expensive building. Even if you tried to save this façade and build behind it, it would not be a lot of value in that. I think what we have here is well considered and admirable for Indy. I am excited about that and I think the desired design is sensitive to the area. And overall, I think it is an appropriate reuse of the site. We appreciate your consideration and care in design.

AS: Thank you for the breakdown of how you have looked at the existing building. I have been watching that building and wondering what was on the inside. The existing plans make sense to me. I don't always love to get rid of historic structures. In this case with the

challenges in the existing building I can understand why it is being requested to be demolished. The only thing that gets me a little off is the cornice on the top seems a little too short I would like to see that taller. There are some images on the entertainment site. A lot of the images below it are just a flat piece of trim there is a little bit of detail underneath that canopy. If you could look at doing something with the floor underneath that.

KW: Looking forward to seeing more.

MB: I think the design has improved. The design that I see tonight, I like the lower level a lot. The trouble I have is above the bridge level I do not think I am understanding the design of the window bays. There is a boarder that stands proud of the façade. The arched or rounded corners at the tops of the openings kind of confuses me. It relates to the rail station, I will ask to clarify that and see where that design element comes from. The one thing that I did notice is the signage at the very top prop. Seems appropriate, but the cornice height up there interrupts it. I think there is a little more work to do there. I will not say too much about the concert venue because most of it falls outside of the district boundary.

DB: On the building itself the historic building, I think what AK said was important about the lack of quality of the building as compared to others. When I watched the previous preliminary review there where several times people called this the warehouse district, it is a pet peeve of mine. But what it suggests though is the warehouse is a different thing as the WD. The WD was not characterized by warehouse type buildings. This building came along later. 19th century WD buildings where commercial buildings not warehouses. This building is kind of an anomaly in the district. It is sort of interesting. Generally, people thought it was a really cool building.

Meg: It seems more realistically to come back in October.

DB: Is October ok to come back then you can have all the pieces put together.

AS: I think it is our preference to get on the September hearing.

DB: So, we are continuing the case, do we need to vote on it?

Meg: I just want to make the applicant aware that we do have to coordinate with Regional Center

Motion to Continue to September: AS

2nd: AK

Unanimously approved: DB, BB, AK, AS, KW, MB, DS

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

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.

AK: Ali Khan 958 Woodruff Pl. I wanted to extend my sincere thanks for taking time in making sure that this building is improved.

There are some proposals on staff rec. that I find concerning.

SL: Provides staff comments.

Part A

Motion: AK

2nd: MB

Unanimously Approved: DB, BB, AK, AS, KW, MB, DS

Part B

Motion: KW

2nd: DB

Unanimously Approved: DB, BB, AK, AS, KW, MB, DS

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS Adjourned 720P

NORTHWEST LANDING

GG: Provides overview of District

DB: I had never heard of it before so it was interesting. I wonder if you could email us a clearer map.

ANNOUNCEMENT – Leah Orr