



Indianapolis Historic Preservation Commission (IHPC)
HEARING MINUTES

Wednesday, September 4, 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) 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 530P

Commissioners Present: ALL

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING

2024-COA-188A (WP) 958 WOODRUFF PLACE MIDDLE DRIVE

ALI KHAN

Violation correction check in.

Ali Khan Not present.

SL: Provides update. Front door has been corrected. We are moving forward as planned.

BB: We don't need to take any action so we will move on.

Introduces staff and rules of hearing.

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2021-COA-583C (CAMA) 863 MASSACHUSETTS AVENUE *Continue to October 2, 2024*

ANNE SCHNEIDER WITH RATIO ARCHITECTS

Window alterations on front façade of building.

DB Chaired

Motion to continue application to October 2, 2024 : SW

2nd: AL

Unanimously Approved: DB, MB, AS, AL, SW, AK, KW, DW

BB Recused

VI. EXPEDITED CASES

NONE

VII. APPLICATIONS TO BE HEARD (CONTINUED)

**2024-COA-226 (WD) &
2024-VHP-008**

230 SOUTH PENNSYLVANIA STREET

BOXCAR DEVELOPMENT, LLC C/O ICE MILLER, LLP

Demolish historic building and construct hotel with commercial space, parking garage, entertainment venue and skybridge, and for a Variance of Development Standards and to rezone the property from I3 to CBD2 as submitted in rezone petition 2024-ZON-095.

BB Recused

DB Chaired

TO: Tim Ochs Attorney at Ice Miller representing Boxcar Dev. TO provides overview of project. Introduces additional colleagues on project. In addition to the approval of new project it would include the demo of the CSX building and rezoning of the property. A variance of development standards to encroach into the sky exposure plane. We had a chance to look at the stipulations and we suggested an alternative. The final design would be coming to you in segments instead of all at once. It has been modified to adapt for that. If the commission is so inclined to approve this, we would ask that the COA be approved for 4 years.

David Kroll: DK shares the design plans. Provides content on the history of the CSX building. Discusses elevation plans. Since 2010 Ratio has conducted 3 reuse studies. The issues are circulation and none of the stairs meet code. The upper floors window seals are 4.5 feet above floor level, so no window views. These were all hindrances to rehabilitation to the existing building. We will show that rehab would not have any return on investment and the redesign would provide a greater return and use of the building.

Jeff Milliken: 101 S. Pennsylvania St. JM discusses the hotel and retail portion of the project. (shares details of handout provided). We made the cornice 8ft instead of 5ft. We felt strongly to leave the windows as they are pertaining to the windows being flat. Shares material samples with commissioners.

Nathan Heiler: With Opulus 4800 Main St, KS Missouri. Discusses design of the entertainment venue.

District 18 City council speaking in support of project. This project is very special to me. I see this project as bringing people together. With HS? Giving his stamp on the funding I really feel good about this project.

DB: We are ready for Staff comments.

SL: We do not have anything to add beyond the staff report but I would be willing to answer any questions.

SW: I was not able to be at the last meeting, so I did not hear the presentation. As much as we hate to lose a building, why we have struggled with this so long. If we have to lose this anchor building on a major corner it really is wonderful what is being proposed to go there. I can not recall seeing a project that was so utterly sensitive to what was there and the historic texture of the neighborhood. I think this will be a good addition.

AK: I am still supportive of this project except for the zoning. One other thing that I noticed is the canopies across the floor are depicted as solid gray masses with no variation. Is that the design intent or something that is still working?

JM: Yes they will likely be thicker. We have not finalized the design. The hotel canopy will have a flat roof the retail canopy will be sloped.

AK: Is there a pattern to it?

JM: It is somewhat industrial.

AK: I think if we could get further detail on that.

TO: The final construction drawings will include those details.

MB: I want to thank the developers for providing these sketches and material samples.

DB: I think you probably reacted to my comment about the arches. It is interesting by raising the cornice up a bit, the proportions just seem to work better. But having those extra 3 ft makes a big difference. I agree with SW this is an outstanding project. I want to make comment for the record about the bridge across Pennsylvania street. I am not really supportive of throwing up pedestrian bridges, but you lucked up because there was already a bridge there. Because I am supporting the demo of this building. I want to say on the record. I want to specifically address on the record condition, significance, placement, and economics. The degree of the significance of this building has been documented b DK even though this is a large building it does have a great effect on the district. As in adding to the WD character it is kind of on the low end of character to the WD. So its lost is not a great loss from that standpoint. Is demo necessary to provide new development. It could definitely be redeveloped to something that attracted some people there but not to the magnitude that this project will provide. Economic feasibility, this alone does not justify demo but it is clearly a problem building. In this case I do think because of the unique construction of this building and the points that DK pointed out it would be impossible to do anything nearly as meaningful as what is being proposed. Those are my reasons to support this project.

TO: I just want to thank the commission for their kind words on this project.

DB: Meg can read the recommendation.

AS: Can you explain number 4 better.

Meg: Explains stipulation 4.

Meg: Reads staff recommendation to approve COA to demo historic building and develop new project. And rezone and variance approvals.

Motion to demolish historic building and build hotel: AK

2nd: AS

Unanimously Approved: DB, MB, AS, AL, SW, AK, KW, DW

BB Recused.

Motion to approve variance of use: SW

2nd: AL

Unanimously Approved: DB, MB, AS, AL, SW, AK, KW, DW

BB Recused

VIII. APPLICATIONS TO BE HEARD (NEW)

**2023-COA-401 (OCH) &
2024-VHP-007**

**202 / 222 NORTH ALABAMA STREET
CHASE SMITH, TWG**

Exterior and interior rehabilitation of Old City Hall, new construction of tower on parking lot, site work and Variances of Development Standards.

BB Returns to chair.

Chase Smith: 1301 E. Washington suite 100

Discusses progress since last hearing at November 23. I will say I wrote in big letters RESPECT OLD CITY HALL on my doors. We have been working with staff on this project, I do not think we will be getting approval today, but we do think we have evolved the tower. The interior we plan to show you where we want to go, so we are asking for some guidance. TWG is willing and able to continue evolving this design as well as getting it out of the ground in support of the city.

Andrew Amore: Shares design plans, site plans. Changes made after examining previous commission comments.

Jeff Dismitz: Really excited to talk about OCH. We are really interested in hearing what we did miss and what a successful outcome would look like from IHPCs standpoint. Everything that we are showing tonight has been reviewed with the SHIPO office so if it was not approved by SHIPO we will not bring it before you. We are proposing all new windows. Including reproduction of metal frames. Shares plans on repairing and or restoring original external façade features. Shares floorplan details. You asked if this upper balcony area is a leasable tenant space. And it is not. Most of this space will be used for mechanical usage.

EJ: Provides staff comments. Recommending commission feedback and continue until October.

SW: I think you forgot to ask for people who are in support.

BB: There is no time for additional comments of support.

AS: Thank you for taking the time to address our comments. This is much improved from what we saw before. It is nice to see how that Alabama St. elevation picks up on the heights and patterns that are already there. My main point is the NE corner on New York street. It seems really narrow maybe if you could look at the design of that and maybe consider bringing it over. It is reading very thin at that corner.

SW: I also think you were very responsive to what we asked. One of the things that I noticed is on page 33 of the proposal which is the view from the north on the pedestrian side and auto side it is great. But up at the top that is going to be a very important feature as people are coming into downtown. It seems it should be stronger and make a stronger statement at the top. To me that is the piece that needs some attention. I think you have done a wonderful job so far.

AL: I would concur. This is a once in a generation kind of project. I have a strong feeling around the 21C concept and marrying city hall. I walk by this every single day. It seems like a small thing but just to have the windows back in city hall bringing life back to the area is going to be great. I thank you for all the effort and the exterior and interior work. I am super happy about it.

DB: Before being a commission member I worked for the commission for 35 years. I hoped a project would come along for Old City Hall. I think I really like this building and the approach. Since you are getting tax credits it gives me a great deal of peace of mind. The inside is very important. I am a little concerned about the parking garage facing Alabama. You don't want it to be something you see right through and see headlights all the time.

AA: responds to DB's question on the parking garage.

CS: We are aware of that. So, we have provided a sample material that will cover the garage. And it can also be in a sense an artistic painting or feature. Does that help?

DB: Do you know if that product is used somewhere in Indy.

CS: There is a project here that is using this product. It is called Flex Façade...

DB: What about signage.

CS: Shares signage details. We did not envision putting anything on the tower.

MB: I think it is an exciting looking building. One question on the fabric if it became stretched or had an oil can affect could you retighten it?

AA: responds to MB's question regarding re-tightening Flex façade.

AK: I remain supportive of the scale and density. To kind of disagree a little with my colleagues. I would like to see some streetscape context of how this building relates to the other buildings on Alabama. Building Massing needs to be revised to be responsive to the surrounding historic context, not just Old City Hall, and the current aesthetic is a jumble of architectural styles, none of which are from this decade. The design needs to be revised to be both temporally consistent and from the current era.

BB: I do think that the project has progressed from where you have been. The Alabama St. façade, the strategy that you are imploring by mimicking the patterning and proportioning of OCH. I think you might want to look at that a bit more. I appreciate the idea of what you are doing I just think it can be adjusted a bit more. There are some nice limestone systems instead of precast. You can get a pretty good match with the precast. I think you have spent a lot of time on the Alabama St. elevation. The top of the building I have no problem with it being flat but maybe if you can finish it to be more of an artistic side. The north elevation, It just does not feel like it is thought through completely yet. I would spend some more time on this elevation. Even if it was a small setback that would help. As you turn the corner and look at the west elevation, I think you need to execute it a little stronger. The residential side should have its own façade or treatment. I do think the treatment of what you are doing with OCH is good. I feel good about the L shaped building and the placement of the massing if you could just work on the other façade, I think that would be helpful.

CS: Final comments from applicant.

AK: There is a sewer line that runs across. Is anything else using that sanitary sewer?

CS: A lot of the discussion has been geared around that usage. A lot of that has to be removed and relocated.

Motion to continue to October: SW

2nd: MB

Unanimously Approved: DB, MB, AS, AL, SW, AK, KW, DW

2024-COA-241 (IRV)

**5441 HIBBEN AVENUE
HEATHER PARSONS**

Replace existing ribbon driveway with solid concrete drive.

HP :Heather Parson 5441 E Hibben.

I have lived in this home 42 of my 46 years of life. It is my childhood home. Our current home is completely original. Our home addition was designed following the Irvington Historical Plan. The only mention in the plan as it pertains to driveways is that it can not be any wider than the current driveway. This is what we are proposing to actually make it narrower. HP continues to share the plans for the future driveway. The main reason we would prefer to go with a full concrete, is due to snow shoveling on grass. Those are the primary

reasons. The additional reason is the cost goes up with less concrete. We have also provided some letters of support for this project.

SL: Provides staff comments.

AL: Your last comment is why IHPC exists is we take your stuff as seriously as the big projects.

AK: From a technical standpoint I think it is going to cause a lot of problems. Beyond the maintenance problems it will have.

AS: I was kind of looking at the area it looked like in terms of concrete ribbons they are the only ones who have a ribbon driveway. If we do allow them to do a full pave on drive. I would like to see is what their neighbors across the street have done. They have a full concrete driveway, but they put joints in to show where the ribbons where.

SL: Generally, with staff we do recommend maintaining it but if the commission can provide some other options.

Meg: Provides staff recommendation.

Motion to approve: AL

2nd: AS

Unanimously approved: DB, MB, AS, AL, SW, AK, KW, DW

2024-COA-260 (IRV)

**5270 EAST WASHINGTON STREET
LUIS GOMEZ**

Alter window opening on east elevation.

Steve Sandoval: I am the future occupant of this diamond in the rough. We are approaching finishing the exterior of the house. Discusses plans to alter window opening.

SL: Provides staff comments.

DB: The windows on the sunroom I think they used to have thicker trim but today it seems they have no trim. It looks like the other window have wide trim although there are boards over them. Some how I think I could think I could live with it. I think it would be more important to have double windows and the right kind of trim.

BB: I actually have the same thought. I am ok with you replicating the window to the right. I would be supportive also in getting the trim right.

AK: Is the siding going to be replaced?

Meg: reads staff recommendation.

Motion to approve: DB

2nd: AS & SW

Unanimously Approved: DB, MB, AS, AL, SW, AK, KW, DW

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS ADJOURNED 733P

NONE