



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

Wednesday, October 2, 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**), Anjanette Sivilich (**AS**), Anson Keller (**AK**), Krystin Wiggs (**KW**)

Commissioners Absent: Susan Williams and Disa Watson

Staff Present: Meg Busch – Administrator, (**Meg**), Chris Steinmetz (**CS**), Shelbi Long - Senior Architectural Reviewer (**SL**), Morgan Marmolejo - Architectural Reviewer (**MM**), Grace Goedecker - Preservation Planner (**GG**), Melony Evans - Recorder (**ME**)

BUSINESS

I. CALL TO ORDER 530P

BB: Acknowledges the passing of Paul Smith – Preservationist

Meg: He really was a pioneer. That generation of the preservation movement is disappearing. We are very sorry about his passing.

DB: He was such a promoter of Historic Preservation. I am sorry to hear about his passing.

II. APPROVAL OF MINUTES

AUGUST 7, 2024 IHPC HEARING MINUTES

SEPTEMBER 4, 2024 IHPC HEARING MINUTES

Motion to approve: MB

2nd: DB

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

III. OLD BUSINESS – NO PUBLIC HEARING

**2023-COA-506B (ONS) 1201 NORTH DELAWARE STREET
MIKE LYNCH AND JAMEY SMITH
Violation correction extension**

SL: Provides updates on project. Shares that we received material sample on yesterday.

JS: Jamie Smith 9750 E. 150th St. Noblesville IN. We got approval yesterday from SL. It will take about 3 weeks to get materials on hand.

SL: We recommend 2 months extension.

Motion: AL
2nd: AS
Unanimously approved: BB, DB, AK, AS, MB, AL, KW

2024-COA-152 (IRV) **5270 EAST WASHINGTON STREET**
LUIS GOMEZ
Violation correction extension

SL: We are requesting a 1-month extension.

Motion: AS
2nd: AL
Unanimously approved: BB, DB, AK, AS, MB, AL, KW

2024-COA-188A (WP) **958 WOODRUFF PLACE MIDDLE DRIVE**
ALI KHAN
Violation correction check in

AK: Ali Khan 958 Woodruff Place Middle Drive. Provides updates on violation progress.

BB: Ali thank you for updating us and the continued progress on repairing the violations.

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE **BB: Read rules and procedures and introduces commission members and staff.**

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2021-COA-583C (CAMA) **863 MASSACHUSETTS AVENUE** *Withdrawn*
ANNE SCHNEIDER WITH RATIO ARCHITECTS
Window alterations on front façade of building

Meg: Reads case info.

BB acknowledges withdrawal.

VI. EXPEDITED CASES

2017-COA-127 (HMP) **2126 NORTH DELAWARE STREET**
AMENDED **INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP INC**
Amend plans for partially constructed house

2024-COA-262 (CAMA) **922 NORTH COLLEGE AVENUE**
& 2024-ZON-104 **MATTHEW PEYTON**
Construct rear 2nd floor addition and detached garage, and rezone to D8

2024-COA-289 (HMP) **1952 CENTRAL AVENUE**
MORDECAI & ASHLEY TOLBERT
Construct single family house and detached garage

2024-COA-290 (HMP) **1717 NORTH ALABAMA STREET**
MICAH HILL

Construct single family house and detached garage

2024-COA-299 (HMP)

**1727 NORTH ALABAMA STREET
MICAH HILL**

Construct single family house

2024-COA-304 (HMP)

**2020 NORTH NEW JERSEY STREET
HANNAH ABLE**

Construct 3-car detached garage, construct addition and alter openings

DB: 2126 N. Delaware it is nice to see that this house will be done now. When I looked at the design it looked fine to me but there was something about the façade that made me keep looking at it. I don't have a particular problem with what is being proposed but I do think it can be improved upon. (DB shares drawing of proposed improvements). DB shares suggestions of proposed improvements.

JH: Jeff Hasser with INHP, 2960 N. Meridian. We are very open to those changes. I would ask that we are submitting an application to the city for grant funding. We would not be able to complete the project without that funding. As long as these changes do not conflict with what is required for that funding, we are ok with this.

BB: I think you can work with EJ on these changes.

Motion: DB
2nd: AL

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

Zoning
Motion: MB
2nd: KW

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

VII. APPLICATIONS TO BE HEARD (CONTINUED)

**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

CS: Chase Smith 1301 E. Washington We are here for the redevelopment of old city hall and the new building. We are here tonight to seek your approval. We heard your suggestions for improvement and we have made them. I am going to hand this off to some other colleagues.

City-County Council President Vop Osili: President Osili provides comments of support for this project. I believe that TWGs design responses have been admirable and the result will be something we can be proud of.

Megan Vukusich Director for DMD: Shares support of this project and comments on the DMD process of overview of Old City Hall and

partnership with TWG.

Andrew Amore w/ Smallwood: 3495 Piedmont Rd in Atlanta GA. Shares details on design and modifications based off commissions comments and feedback.

EJ: Provides staff comments. There are 8 variances that the applicant is requesting.

AK: Provides feedback from previously shared comments from last month's hearing. I think it is important to take an objective approach to design critique. This is what I am doing here. I do not believe it is to the quality to meet historic content. Was this building designed for this context?

CS: Yes, it was a preliminary design.

AK: I say that because you brought a design that was not made from this site. And you still have not stepped back from that corner. AK shares design critique and Powerpoint presentation outlining design critique.

BB: I have a couple questions. As you looked at the façade on Alabama I continued to feel like the precast or limestone component is just short. I do not know how you arrived at lining it up as it relates to the cornice of the city hall. I would also note that the amount of precast is slightly thinner. To AK's point did you ever consider bringing the alignment of that around the corner?

AA: We actually stepped the podium roof down. The cornice line that you mentioned, it does not line up. Could it? I think it could. Maybe into an amenity deck.

BB: I was looking at your floor-to-floor height and I didn't know if it would be possible to adjust that floor height or the ceiling of the garage? And if you were able to do that, then is there any logic to having the two work together or does it make sense to have it how you proposed today? I know these are very subtle things, but I think the subtleness of this is what makes it come together.

AA: Architects do look at alignment. We are looking for a COA if it has conditions like that, we can align and have a higher façade above the colonnade, I think we could do that.

BB: I do want to thank you very much on changing the materiality to the aluminum for the garage. You were asking what pattern the commission supports? I think a more rectilinear design would work better with your building. I do not want to discount anything AK said because they are appropriate comments. Everyone up here has a different style. From a commission standpoint we must react to whatever is brought to us. We are not here to design the building for you but react to the design of your building. We may have difference of opinion on style. I do like how the project has evolved.

DB: I expressed last time that I liked the design then and I think that my reaction to this design is that it is better. I like the idea of the screening. I was very apprehensive about the fabric. This screening has potential to be a lot of different things and I am comfortable with it with the idea that we approve the final design of it. The setback to me would be a great thing but it would be pretty hard to do on this site. It would be nice but is not do or die for me. I agree with BB's comments about adjusting the alignment and dimensions of the cornice on the parking garage.

BB: The only other question I have is probably bringing them together. Does that help the architect or not?

AL: I had not thought about this, but I do agree with what he said but maybe making some type of design on the screening material. I would not say it is necessary but if you are doing it anyway, I think it would be amazing to do something artistic and innovative.

CS: We were hoping that you guys would approve the material so that we could suggest an artistic touch to that.
Provides final comments.

Meg: Reads staff recommendation. 2029 expiration of COA 5-years.

Motion: DB

2nd: AL

Approved: BB, DB, AS, MB, AL, KW

6-1

AK/Nay

Variance

Motion: MB

2nd: DB

Approved: BB, DB, AS, MB, AL, KW

6-1

AK/Nay

VIII. APPLICATIONS TO BE HEARD (NEW)

2024-COA-308 (CAMA)

535 EAST 09TH STREET

ABBAY ROBERTSON

Construct single-family house with attached garage

Abbey Robertson ANOVO 9663 Emerald Drive Carmel IN

This home is part of a larger project that was heard in 2017. AR provides the context of the single-family home design.

EJ: Provides staff comments. The entire project was heard as one case. Provides history of initial approval. Moving forward we will review each house as its own case.

DB: This seems like a simple fix, there is such a thing as a ventless gas fireplace. I googled it! I really don't want to see a vent on that side.

AR: On the ventless aspect with some research on that is the health concerns that our client had. That is the reason we did not pursue

that option.

BB: I guess the other alternative would be to build a chimney.

AR: That would impact the cost as well as space upstairs. We could internally route the vent if we repositioned the windows up there. We were thinking that we could go with a minimally evasive vent then try to camouflage it with the color of the house.

BB: Ok if you can work with staff on the final comments.

Meg: Reads staff recommendation.

Motion: AL

2nd:

MB

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

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 703

NONE