



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

Wednesday, December 4, 2024, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

Commissioners Present: President Bill Browne (**WB**), Vice President David Baker (**DB**), Michael Bivens (**MB**), Anjanette Sivilich (**AS**), Anson Keller (**AK**), Susan Williams (**SW**), Krystin Wiggs (**KW**)

Commissioners Absent: Disa Watson (**DW**) and Annie Lear (**AL**)

Staff Present: Meg Busch – Administrator, (**Meg**), Emily Jarzen- Principal Architectural Reviewer (**EJ**), Chris Steinmetz (**CS**), Shelbi Long - Senior Architectural Reviewer (**SL**), Morgan Marmolejo - Architectural Reviewer (**MM**), Grace Goedeker - Preservation Planner and Recorder (**GG**)

BUSINESS

I. CALL TO ORDER 5:30

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING 5:30

**2017-COA-535 (CAMA) VARIOUS ADDRESSES, PROJECT KNOWN AS LIBERTY PLACE
MICHAEL MERCHO
5-year extension**

Mr. Mercho presented his request.

Commissioner Williams commented to keep everything on the property tidy during construction.

Motion to approve the 5-year extension: DB

Second: MB

Unanimously approved

**2024-COA-188A (WP) 958 WOODRUFF PLACE MIDDLE DRIVE
ALI KHAN (was not present)
Violation correction check-in**

SL: Since the staff report, I did go out to the site and approved a railing for the front balcony.

Mr. Kahn will need an extension for the violation which I believe we recommended to March just to give them a couple more months to get those materials ordered and installed.

BB: You're confident that you're still working with them properly and so forth because obviously we've had a lot of different updates from them.

SL: Yes, we're in regular communication it's just kind of working out the kinks.

BB: Asks for motion to extend to March

Motion to extend COA to March: KW

Second: AS

Unanimously approved

2025 WORK PROGRAM

Meg: The statute requires me to prepare a work program annually for the beginning of December. The work program outlines the accomplishments and initiatives for the commission and staff. It includes the number of COAs, budgets and revenues. I sent those out to you last month. I did get some comments back and those edits have been made. Just asking for the vote to approve the work program for 2025.

WB: Asks for Motion
 Motion to approve the 2025 Work Program: MB
 Second: DB
 Unanimously approved

PUBLIC HEARING

BB introduces the staff and the Commission.

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

5:36/5:40

2024-COA-353 (FS) & 2024-VHP-010 **1126 PROSPECT STREET** *continued to February 5, 2025*
ALEX OSTROVSKY

Variance of Development Standards to allow less window transparency than required.

2024-COA-188B **958 WOODRUFF PLACE MIDDLE DRIVE** *continued to March 5, 2025*

ALI KHAN
 Work completed without approval on north, south and west elevations: altering openings, siding and trim, and replacing doors

2024-COA-405 (WD) **125 SOUTH PENNSYLVANIA STREET** *continued to January 8, 2025*
 WB Recused **LORI MISER**

Install 88'x25' window sign

Meg: Reads cases to be continued
 WB: Asks for a motion to continue
 Motion:SW
 Second:DB
 Unanimously approved

VI. EXPEDITED CASES

5 :41

2024-COA-350 (IRV) **5702 EAST WASHINGTON STREET**
KATIE GETZ
 Alter openings, install lighting, new awnings, patio railing extension, and signage.

2024-COA-369(ONS) **1411 NORTH NEW JERSEY STREET**
 WB: Recused **JONATHAN AND PATRICIA WEINZAPFEL**
 Construct addition, alter openings and remove back mudroom.

2024-COA-382 (IRV) **440 NORTH IRVINGTON AVENUE**

CARLA AND TODD CLOUD

Construct rear two-story addition, modify side porch and reconstruct retaining wall

DB:

The agenda includes reconstructing a retaining wall, but I didn't see that on the COA or in the staff report.

Meg clarified that was not supposed to be in there.

WB: Asks for motion for expedited cases, with noted correction.

Motion to approve the expedited cases: AS

Second: KW

Unanimously approved

VII. APPLICATIONS TO BE HEARD (CONTINUED) 5 :43

NONE

VIII. APPLICATIONS TO BE HEARD (NEW) 5 :43

**2024-COA-365 (FP) 325 (AKA 317) SOUTH COLLEGE AVENUE
MATTHEW IARIA**

Replace neon signs with new signs

Mr. Iaria:
Presents request.

WB:
Asks for people speaking in support

Katie King:
Speaks in support of the application

EJ:
Initially they wanted to repair the existing sign but the sign company said it was too far gone.
Since they could not repair it they decided to come up with something that is a better reflection of the business.
The support system will have to be engineered which will be done after the approval and signed off on by staff.
Staff does have a couple concerns about the coloration and the lit face
This is mostly because there is residential across the street.
The sign company said the lights are dimmable and there are different level of brightness the sign company can do.
I have a stipulation that any changes the commission directs will be a part of the approval.

WB: Asks for commissioner comments.

AK:
Are those vertical directions correct? Does that say 20ft high?

Ken Woods (sign contractor): The sign is 240 inches which is 20 feet

AK:
And the existing sign is twenty feet?

KW: It is.

DB:

Obviously, I am used to seeing this sign.

I went by on the way here and I think this is a reasonable replacement that is reminiscent of the old sign.

I think the shape, size and style is all very much laria's.

My only concern is the amount of light. I am glad to hear the neighbor here today supporting it.

It sounds like there is stipulations for staff to work with them.

I think the amount of light it gives out should be comparable to what is there.

WB:

Emily, you said it is dimmable, is that correct?

EJ: Confirms it is

WB:

If you can work with the applicant that will be fine.

Any final comment from the applicant?

WB: Asks for staff recommendation.

Meg: Reads staff recommendation.

Motion to approve staff's recommendation:SW

Second:KW

Unanimously approved

2024-COA-403 (HMP)

2148 NORTH PENNSYLVANIA STREET

PAUL MUSIELAK

Construct new single-family residence and detached garage

PM: Presented his project.

BW: Asks for anyone in support or remonstrance

Kelly DeWaal provided some comments from the Neighborhood Association including a concern about the width of the stairs on the porch.

SL: Staff provided comments including concerns about the streetscape accuracy but it was later determined it was accurate.

WB: Did you address the stair width question?

SL:This is the first I am hearing of it.

PM:We were more concerned about the window.

WB:Just be sure to work with staff.

Meg: Reads recommendation

WB: Asks for Motion

Motion to approve staff's recommendation: KW

Second:DB

Unanimously approved

2024-COA-406 (LS)

**544 NORTH PARK AVENUE
MICHAEL MERCHO**

Amend approved plans for 544 N. Park Avenue building ("Liberty Place" development)

MM: Presented his project.

EJ: Provided staff comments.

DB: It's the corner building right? Because the footprint is not the same as what is being shown.

MM:

The only building with a different footprint is the southeastern building. The site plan is more representative of lot lines than building footprints.

DB:

I wasn't on the commission when the first one was approved. I am not sure what you are presenting us is an improvement. I am not sure it isn't problematic. I am mostly concerned with the front and north elevations. They are both street elevations. Each one has a lot of articulation on them that breaks up the mass. This iteration does not have that, it is just a mass. I am particularly concerned about the north elevation, because it is very prominent. Part of the problem may be the quality of the drawings.

MM:

We have updated renderings.

DB:

The renderings you provided are not doing you any favors. There was a perspective view done last time. (Confirms the rendering they want approval for.) My biggest concern is the north street side. I will see if anyone else has other comments.

AK:

I agree with David about the articulation and detail. You might see limestone headers or sills that could help bring some detail. As for the mass, I find the step back to a hip roof kind of odd.

MM:

I do not believe roof design changed other than dimension. We feel that this is very similar to the look and feel of the fourplex. There is no denying it is different than the original.

AK:

I think I would just leave it with the aesthetic and articulation on the northside could use some work, like a bay window or protrusion. The protruding diving wall between the balconies is bazaar to me. I feel like it could be pulled back or angled

MM:

Whatever staff recommends to achieve the privacy goal we are willing to do that.

SW:

I remember a lot of discussion about the corner being addressed. That is why the original windows were added on the old design.

You can see we have lost glazing and roof line areas of interest. I think we need to get back to addressing that corner as an important space.

WB:

The mass is very monochromatic and very heavy visually

The north elevation needs a significant amount of work. The original design was better than what is being presented. There needs to be more care put into this, and thinking about the context.

Emily if you can work with Micheal and get there. We are going to continue this, this evening.

MM:

I think there can be additional glazing to the northern elevation.

I like the idea of some limestone touches.

We will work with staff to come up with a solution.

WB:

I think anything to bring some massing visual texture to the building will be helpful.

Motion: SW

Second:DB

Unanimously approved

2024-COA-407 (HMP)

1808 NORTH ALABAMA STREET

MELISSA IANNUCCI

Construct single-family house and detached garage

MI: Presented her request

Cornelius DeWaal spoke in remonstrance to the application:

I want to express our disappoint about the demolition that will take place because of this new build.

We want to remonstrate on that ground because we do not feel that this is better than what is being demolished.

WB:

We received your letter.

We have already addressed the demolition in a previous hearing and we voted to demolish to approve the demolition.

SW:

I am looking at the streetscape and I am wondering if you had any discussion about the height or if the roofline they have chosen which makes it look taller than it is.

EJ:

What that is, is looking at it in elevation

Because of the side gable, that type of a roofline does not look like that when looking at it on the street.

It will be recessed and angled so it does not feel incorrect in terms of massing.

We did look at the other heights and it did not seem overly tall.

SW:

So it will or will not be the tallest building on this streetscape?

WB:

How does it compare to 1734 and 1722?

It looks like it's similar, is the reason I am asking.

EJ:

It pretty much aligns with the gable peaks. It is a bit taller than the gable at 1810. It aligns with the peak of 1816 and 1818.

WB:

Do you believe that Susan?

I think the answer is that it will be the same height, it will not be taller.

SW:

I measured it and it did not seem that way, which is why I asked. Micah might have the measurement.

MI:

Based on the drawings it is slightly taller. I do my best to make sure the massing seems correct, but I do not have the measurements of the other buildings. My intent is to make sure I accurately represent the other buildings and I am not overselling anything.

Hopefully everything is well within line.

It is a best guess not an exact.

WB:

Is there anyway to confirm that will be the same or similar.

EJ:

We do have a program where we can measure and do some calculations to make sure it is in range

SW:

The other houses have diverse roof lines. The way this is designed makes it feel taller and bigger.

WB:

Is it possible for the cross gable to drop slightly.

Just work with Emily to fine tune that a little bit

Micah Hill (owner):

When we were working to develop the design, we used very standard ceiling heights.

In fact the second floor is an eight foot not nine.

The third floor construction is just tucking that space in the attic.

We did go with a 14-inch floor joist because of that living space, so that third floor system is six to seven inches taller.

WB:

Other questions from the commission?

AK:

I find myself a little perplexed by the north and south elevations.

It feels to me after the gable you shouldn't see the gable coming back.

The fact that it is cut off and there is a shed roof there, it throws your eye off.

I wonder if you could put a gable instead of a shed there. It is kind of

lopsided and front heavy.
I think the front elevation is lovely and appropriate

MI:
The reason behind that was to allow as much glass as possible and maximize the space.
I will go back to the client and we can make something work.

Meg:
I would like to make an edit to stipulation number 1 to include any changes discussed at the December 4th hearing to be included in the final construction drawings.

Reads staff recommendation.
WB: Can I have a motion for staff recommendation as read.

Motion to approve staff's recommendation:MB
Second: AK
Unanimously approved

IX. PRELIMINARY REVIEW

2024-COA-398 (CT)

45 MONUMENT CIRCLE JOSEPH JARZEN

Preliminary review for exterior and interior improvements

Joseph Jarzen, James Johnson, Sarah Hempstead and :

- The four of us will be presenting

James Johnson:

- I'm James Johnson CEO Indianapolis Symphony Orchestra and thank you for this opportunity to present and discuss concepts for a revitalized Hilbert Circle Theater
- We are proud stewards of this 1916 neoclassical revival theater designed by Rubush and Hunter since the ISO first offered concerts at the circle theatre audiences have come to appreciate the exceptional acoustics and warm and intimate surroundings operating out of this jewel box is not without its challenges however.
- Presenting a year-round conference schedule accommodating 130 full time employees and accommodating guests has stretched the limits of the space originally designed as a movie palace with few employees and limited amenities.
- In the 1990's the ISO acquired Symphony center's 17 story office building on Washington street that allowed us to expand our backstage area to provide offices for our administrative staff
- we also have long term leases in Victoria center on Washington street to provide additional backstage and production capabilities and spacing circle tower to provide gathering space and food and beverage service to guests for concerts and during the transition
- It has been 20 years since any of these spaces were refurbished.
- In that time it has become clear that the theater is falling behind in its ability to provide an excellent experience for guests, a first class workplace for the ISO musicians and attractive

meeting space for community businesses looking to take advantage of the theater's central location.

- Revenues generated by the theater by theater rentals and food and beverage income have not kept pace with rising costs to operate the theater much less contribute significantly to the ISO's bottom line.
- As a result the ISO as a nonprofit organization contributions count on income and ticket sales to fund our operations in 2023.
- The ISO undertook a strategic plan and commissioned a facilities assessment and master plan for our campus to address these challenges.
- Our mission is to inspire and unite our community through our music. This also informs our plans for the theater we believe that revitalized the Circle Theater should become more than just a concert venue but a destination for out of town visitors as well as everyday retreat for the 29,000 residents of the mile square.
- Improvements to accessibility for patrons with physical disabilities can more easily navigate spaces that are now challenging.
- Event planners can take advantage of refreshed meeting spaces in the heart of the city with new state-of-the-art lighting and sound systems and improvements to on stage acoustics.
- More performing groups besides the symphony can play in the auditorium taking advantage of the 1600 seat capacity that places the theater between the seating size of intimate clubs and larger arenas.
- The concepts that we bring to you today were developed by our lead architects Schmidt Associates assisted by theater planning firms.
- They interviewed survey focus groups of ISO musicians, conductors, staff, board members, donors, concert goers and community members.
- Three imperatives guiding this work will be the guide for future renovations.
- First the theater must help orchestrate achieve its vision to be a dynamic leader in the arts serving our community by creating innovative engaging and accessible musical and educational experience.
- Second achieve financial sustainability
- Finally, we must preserve the theater for future generations by addressing risks to its continued functionality.
- When we focus on promoting the longevity of the institution maintaining facility and operating in the public good
- To imagine how the theater would serve our orchestra and the larger community.
- We brought in hundreds of partners to evaluate potential market for future renovations.
- In their modeling, partners conservatively estimated an increased contribution of \$1.2 million annually.
- These estimates were based in part on the experience of the Bradley Symphony Center in Milwaukee.
- He recently renovated former movie palace that is the new home in Milwaukee Symphony Orchestra.

- This project is relevant to our situation as they added a significant modern addition attached to historic theater to accommodate new uses.
- This example helped inform our work as you will see in the rooftop renderings. Renovations and additions to that space have led to a greater and thriving food and beverage operation.
- The theater has increased dramatically since its reopening.
- In summary we're excited by the opportunity presented by the potential renovations to open circle period.

Steven Alspaugh:

- As James described they currently occupy 3 buildings.
- The first step was to assess the condition of the buildings.
- We went through a rigorous assessment process with our team and walked through all the buildings.
- I started to score these buildings and assessed to see how they could be more effective moving forward.
- The scoring is in average range which is expected.
- I am going to talk about the back of house projects to keep smooth operations.
- The series of plans shows the areas of work based on the needs and solutions.
- There are a lot of mechanics that need to be replaced in the basement.
- We also looked at practice spaces.
- The pink spaces are the public facing spaces which we will talk about later.
- The upper floors were most of the staff and musicians do their work.
- The rooftop is the area we think will provide a great new area.

Sarah Hempstead:

- Where a lot of the work needs to be is in back of house and infrastructure where patrons will never see.
- I want to focus on the patron facing spaces.
- We want to make that feel and be easier to access for people.
- Scioto St, which is often confused for an alley is the main path between the parking garage and the theatre. We want to make this a more patron friendly experience.
- We want to partially enclose it to allow for delivery while also providing a security and ADA accessible entry.
- We started to talk to our neighbors about it. It could be a great art space.
- Currently, there is no wheelchair access to the middle of the house so this would allow for that.
- We want to take better opportunity of our windows.
- Originally, they were clear windows, they are not currently like that, so we want to re-envision that space as a public space.
- It could be a visitor center on one side and a café on the other, which would encourage circle activation.
- The lobby was originally over the seats in the movie house, in a perfect world we would make it bigger but that is not possible.

- Alternatively, we are going to take advantage of our accessory spaces
- Upstairs, there are accessory spaces used, right now, only when the symphony is performing. We would like to use those as performance venues when the symphony is not performing.
- One of these would happen above the enclosed space on Scioto.
- We would redo the space where you would get your wine and cheese and updating it to make it more comfortable.
- We also looked at the wood room that looks toward the monument. We want to redo that in its entirety. It is a lovely space that we believe could be revenue generating.
- On the third floor there is a small dark corridor. We want to incorporate some windows to add light.
- The crescendo, it is one of the best views in the city. We think this is an opportunity to use the roof as a restaurant venue.
- We envision it as a sleek modern piece that is simple.

AK:

Exciting project.

I have some questions about the feasibility of the alley.

That alley serves that building and several others.

Would you have to vacate that and coordinate with the neighbors.

Sarah:

We would do a partial vacation and we have started those conversations.

AK:

Court street was cut off for the symphony so I am hesitant about shutting that alley down.

Sarah:

That is why we do not want a total vacation.

AK:

There are also issues with the naturally ventilating garage
Also the trash from the restaurants could be a problem.

Sarah:

We are hoping that this project could help with some of the issues the alley currently faces. The garage is excited about this potential and we have been talking with them.

AK:

My other concern is the large opening on the rooftop.

That would be a great amenity.

- I would like to see the header above the operable partition, since it will need to be sizeable to support that.
- I mention it because it could affect the design.
- Other than that I think it is a great improvement.

DB:

This summer my family went to a performance there. We parked in the garage and found our way through that street. I

lived the problems you described and I see the benefits in overcoming them.

Obviously, there are a lot of problems there to overcome.

The rooftop addition is exciting.

I used to joke if someone wanted to put something like that

sign on a historic building today we would say no, but this

history is unique and I feel like it has always been missing

something there. The addition speaks to the frame like sign.

I need to be there and see it. I would suggest, when the plans

are more detailed to have a tour with the architects so they

could show us.

SW:

I am excited about the possibility of Scioto Street.

I love what you are doing with the inside and the rooftop idea.

The design, I do not know how that develops. I am interested

to see what the pedestrian view is.

I think it is important that you maintain the historic fabric of

the interior of the building.

AS:

I am excited to see how this moves forward. I like the idea of

more public spaces and more usable spaces that can

function individually.

KW:

It's a jewel box of a theater and I know you are bursting at the seams. It is tight and disjointed.

I loved hearing you talk about ADA because it is so difficult.

MB:

A question I had, is the potential for reversibility of the roof addition. Is that something that would be a problem?

Sarah:

It would be doable, but we are envisioning as a four seasons space.

WB:

I think the technical issues of the street is going to be complicated. You will need to have everything there addressed.

I do not think it will be helpful to come back without having all of that figured out.

I support the things you are doing on the interior.

The roof scape is a great idea. The design needs to be

looked at a bit more. It feels a bit too forward. It feels a little bit just dropped on top right now.

Make sure you depict it exactly how it is going to be, with coloring.

I think we look forward to having you back

Sarah:

If we could get back to staff with a date that would be ideal. There is still a lot of fundraising to be done.

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

7:05

**2021-COA-613
AMENDED (SJ)**

**244 EAST 10TH STREET
JOHN EATON**

Legalize setbacks as constructed

JE:

Mike Gibson also with me tonight he is the surveyor

The last time we we're told to meet with the neighbors
We met with the neighbors weeks ago to try to come up with a solution.

We gave them the seven different options different items on their house they can fix. That was not accepted.

What they proposed was having an easement to use the property on the West side of the house leaving a zero lot line.

That was going to cause issues with the loan and also the issues with not having access to the side.

I talked back and forth. We offered him \$10,000 doubling our offer we had originally and still not what he wants so right now we're kind of at a standstill.

EJ:

In your packet there was a letter outlining the discussions

Staff's report is the same.

The commission indicated they did think they would support the change and talk to the neighbor if they could find a mitigation.

SW:

I think Mr. Eaton did what we asked him to do and we do not have authority to have them give up any piece of their property.

DB:

I have the same opinion about it. It looks perfectly sited to me. I think it was supposed to be a couple feet one way or the other but it looks like where you would expect it to be.

Our job is to deal with the spacing of the buildings so this seems acceptable to me.

WB:

Asks for support or remonstrance

Ben Langebartels (240 E 10th):

I am the adjacent home.

The spacing there, the largest house on the block was built next to the smallest.

The sense of space there has been impacted.

I am looking for some kind of solution.

I asked for an easement so I could use that space since it is unusable space for them.

That is all I have got.

They offered me, seven different option that all valued \$5,000 and today it was \$10,000

I just want to be a better steward to that property.

WB:

Any additional questions or comments from the commission

DB:

I still don't see that this encroaches on his property. It might not be what he wants but he has the same amount of property.

The building seems to be sited appropriately on the street.

WB:

I wasn't here so my question, Emily, is how did the house get to wear it is. I know that is generally something we review before.

EJ:

I was not the reviewer on the project when it was staked
There was some discrepancies with the front and it was moved to be in alignment
Essentially, there were two site plans that were submitted and it was a little bit off from both.
We do not have a firm answer.

WB:

To clarify, the building is still on the owners property? It is just the set back that is the issue?

EJ:

Yes, the approved setback was approved minimum 4 ft, as built it is 2 feet 8 inches.
We took into consideration if it would impact the design and it does not.

WB:

Is there any issue from a legal standpoint?

CS:

No, as was stated it is not encroaching on the neighbors property.

AK:

The thing I continue to be concerned about is how it was not built in the right position and how we can prevent that.

WB:

Yeah, we have had these before and maybe Meg could speak to that. We instituted the need to see the staking before construction to avoid it.

Meg:

From an IHPC standpoint, procedure was followed. However, what they submitted to us was different from permitting.
To remedy this in the future, it may be something we ask for in new construction.

We understand that there are things that may change but it is the applicant's responsibility to present those changes to us.

It was exasperated since it was not built to the drainage plan either. The drainage permit I believe has been released.

WB: So do we need a variance for this set back or not?

Meg: No variance is needed because the IHPC can determine the appropriate setbacks without a variance.

WB: We are ready for a staff recommendation then, Meg

Meg: Reads recommendation

WB: Asks for motion for staff recommendation.

Motion to approve staff's recommendation: DB

Second: AS

Unanimously approved

2024-COA-388 (CAMA)

**502 NORTH NEW JERSEY STREET
MARCO LOPEZ FOR LIVE NATION**

Maintain existing west side awnings and east side canopy installed/alterd without approval in a different color and with new signage.

ML:

Shelbi and I have talked extensively

I am the third general manager dealing with this situation

We are prepared to remove the awning on New Jersey Street and reskinning the other awnings

WB:

Just to be clear, you are comfortable removing the canopy on the east side and replacing the ones on the west as directed by staff.

ML:

We also removed the south one.

I would love to remove the New Jersey St one as soon as the weather lets me. Then we can have this thing done and off my desk

WB:

Any additional comments

ML: No, I love that building. It is my mission to keep her beautiful.

WB:

Shelbi if you would give us the staff comment please.

SL:

As the applicant mentioned we are recommending approval for the west side awnings. We are recommending denial for the east side, which is sounds like the applicant is agreeable to. We recommend it be removed by February.

WB: You are agreeable to the February date

ML:

Yes

WB: Any questions? Okay, Meg staff recommendation.

Meg:

Before I read it, I am going to recommend we add a stipulation. Number 4 to remove the east side canopy by February 4th, 2025.

Reads staff recommendation

WB: Asks for motion

Motion to approve staff's recommendation: SW

Second: MB

Unanimously approved

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE

Adjourned: 7:23