



Wednesday, August 6, 2025, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building 200
East Washington Street, Indianapolis, Indiana

Commission

Present: Anson Keller (AK), William Browne (WB), David Baker (DB), Krystin Wiggs (KW), Michael Bivens (MB); Annie Lear (AL), Anjanette Sivilich (AS) and Susan Williams (SW), Disa Watson-Summers (DW) and Krystin Wiggs (KW) KW listed twice

Staff

Present: Meg Busch (MEG), Christopher Steinmetz (CS), Shelbi Long (SL), Morgan Marmolejo (MM), Caroline Emenaker (CE) Grace Goedeker (GG) and Emily Jarzen (EJ)

BUSINESS

I. CALL TO ORDER

5:30

II. APPROVAL OF MINUTES

JULY 2, 2025 IHPC HEARING MINUTES

Motion: AL

2nd: KW

Unanimous Approval

III. OLD BUSINESS – NO PUBLIC HEARING

FLANNER HOUSE HOME NEIGHBORHOOD - neighborhood is seeking designation as a conservation district.

GG: Outlines when the designation effort begun for the neighborhood, the significance of the neighborhood and the proposed definition of demolition for the plan as it currently stands.

WB: We look forward to hearing the results of the neighborhood meeting.

SW: I had a question about the proposed definition of demolition. Is that the city's definition? **GG:** We have talked a lot about the definition of demolition as the city does not have a standard definition for it. This definition would be specific to the Flanner House Neighborhood while the Meridian Kessler Plan's definition may look different.

SW: That's what I was thinking about. Someone told me that unless all four walls come down it's not a demolition.

GG: DBNS has a guideline based on roof and foundation, stud.

SW: It says proposed, how does that work?

GG: It works like any other plan. It would be in the plan for IHPC approval then go to the MDC for approval.

AK: Was it considered to include Crispus Attucks (high school)?

GG: There were some conversations before I started. Meg, do you have more insight?

Meg: I do not, but I can say this plan follows the National Register historic district boundaries.

AK: My concern is that it is not protected.

GG: I think that building is rated as outstanding. While it is significant, the significance of it differs from the neighborhood definition, so if it was to be designated, doing an individual site designation would be better.

WB: We could reach out to IPS and see if they would be willing to support that.

Meg: Yeah, staff would be happy to do that. I can also speak to the definition of demolition. We realized there was not a definition when talking with Meridian Kessler and we are looking into that and getting the wording just right.

AL: Just adding to Anson's comment, I think designating that would be great as it is a great site.

IV. NEW BUSINESS – NO PUBLIC HEARING

CIRCLE TOWER, 55 MONUMENT CIRCLE - interior designation.

GG: Explains history of the building and Art Deco style seen on the inside and outside of the building. Explains the character defining features on the interior intended to be protected by the plan. Explains the exterior is already designated in the Monument Circle Historic Area Plan.

AK: Just because I worked in this building for seven years, I wanted to know about the corridors and stairwells that have original materials that should be protected as well, is there an opportunity to expand the designation to those? We would be remiss to not protect those

MEG: DMD has already entered into a MOA for these two spaces. We felt confident that the SHPO review process, those spaces would be protected.

AK: I agree that NPS will protect their spaces as long as they are involved. I believe we should maintain responsibility for those spaces in the case they are no longer involved.

WB: So what would be the process for that?

MEG: I will have to talk with the director and see if there is a willingness to do that

AK: I would encourage this group to walk through the spaces so they can experience them. The terrazzo that still exist is amazing and I think it is something we need to add to this designation.

PUBLIC HEARING

WB: Introduces commission and staff; reads rules of order

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

5:46

2025-COA-149 (HMP) **2064 NORTH ALABAMA STREET AKA 251 & 253 EAST 21ST STREET**
& 2025-VHP-004 **JEFFREY COWSERT**

Withdrawn

Construct two family house and for a VOS for construction in the clear sight triangle.

WB: Acknowledges the withdraw of the case

VI. EXPEDITED CASES

2025-COA-222 (IRV) **5814 BEECHWOOD AVENUE DARRYL GUNYON**

Demolish garage and construct new garage.

2025-COA-248B (SJ) **958 NORTH PENNSYLVANIA STREET MELANIE STARNER!**

Replace vinyl windows with vinyl windows.

Motion: MB

2nd: DB

Unanimous Approval

VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

2025-COA-241 (HMP) **1808 NORTH NEW JERSEY STREET**
MELISSA IANNUCCI (MI)

Construct addition, detached garage, rear patio and deck.

MI: When I was first brought into this project, I immediately reached out to Emily. Originally this house was two separate houses on 20-

foot lots. They have been combined now to a 40-foot lot. Staff mentioned they wanted to see something that mimicked what was previously there. The differentiation comes in the details. The two facades are in line with each other, and I can answer any questions. **EJ:** Staff is in support of the application. We thought it was different enough that it warranted a conversation, which is why it is not on the expedited list. The approach we recommended was to build an addition that looked like a separate house to be in context with the neighborhood.

DB: This is amazingly creative. I suspect when it is all done, this will be on a tour of one of the interesting things that was done in our district.

AK: I agree with David. I was hoping someone would buy two cottages and do something like this. The only comment I have is the floor to ceiling windows struck me as out of place.

MI: I am super excited about this project. Before I answer that, I would like to throw my own question out. I last minute added corner boards and I do not know if it makes it look cohesive or odd. I played with the windows a lot and this is the solution I landed on but I am open to feedback.

DB: For what it is worth, as I looked at the design I struggled with the same thing. The more I looked at it, the more I liked the windows as they are.

MB: I thought the windows looked unusual as well. You could but something under them or took the grid off, but I think it is more of a personal taste thing. I had a question about the colors, specifically on the piece that is set back.

MI: I was thinking the new house would be more neutral, where the historic house would have a more traditional palette.

MB: The palette that is eventually used I would like the set back piece to be the darker color of it.

MI: What do you think of the idea of the houses having two separate palettes

MB: I agree.

AK: I do want to push back on the window issue. They look like doors, and they need to look like windows.

WB: I think one alternative to make the door look more like a door. That could have more of a relationship to the door on the existing property. I think having the piece the recedes having a darker color or tone is good. I think the two palettes for the two houses is appropriate. I think it is a handsome solution. I think it will work quite well.

MI: And the corner boards?

WB: I am fine without them.

MEG: Staff recommends approval of Certificate of Appropriateness.

Motion: SW

2nd: AL

Unanimous Approval

**2017-COA-049
AMENDMENT-8 (CAMA)**

**901 CARROLLTON AVENUE
RYAN STAUDE (RS)**

Amend previously approved plans for Building 2.

JC: I will be presenting phase 3 of the Bottle works, we call it building 2. We have the civil site plan. We have the opportunity to activate the northside with a pocket park. Then we have the right in, right only circulation for the parking. We have generous landscaping and trees. The ground floor plan has a public parking and office component. We

also included a typical parking and office level. We also will have a terrace facing downtown. Here you can see the comparison to the previous approval and how we are scaling the building down. We have the material details we previously had, and the current. We are opening up the garage to have natural ventilation, so we have a screen there. We also included an aerial rendering comparison of the previous and current version.

LJ: I am the owner of the property with Leviathan Bakery. I think the one way in and one way out should be a non-starter. The intersection there has a lot of people walking, biking and tourists. We constantly see the traffic that comes down Mass Avenue with people going to fast until they hit tenth and then they are trying to figure out where they are going. I supported the project originally. I think there should be a residential element, but I understand that could be difficult. I would also like to talk about the lot on the north side of tenth. I think it was discussed that there was a parking plan for it, but nothing has happened with it and Carrolton is a mess. I am the one providing free parking for bottle works employees because the lot is a swamp. My request to make the parking lot being finished a part of the commitment in the approval. Frankly, I provided five years of free maintenance, and it needs to be fixed and finished.

EJ: The information from Larry was in the day of packets. There is a COA that the lot needs to be paved by the end of 2026. Staff felt there was going to be enough discussion that it will need a continuance. Staff brought up the concern about the one way in and one way out on tenth. DPW also has some concerns with this. They feel it will be a problem and if they want to move forward, they need to do a traffic study.

SW: It is good to see you here. I have several things I wanted to mention and want to hear what other have to say. The first thing is the treatment of the parking garage. If you could do a more detailed section or point us to an existing building that has that treat. I have a hard time with it. In addition, I share the concern about the traffic and parking garage. I would like to talk about the glass overall. I like that it is not multi-colored. If there is a way to get some blooming things in the landscaping that would be good. The streetscape on Carrolton, I am not sure you have given enough of a nod to the deco architecture on the historic structures. The streetscape was helpful to have. I saw the curtain wall windows, dark bronze, I am not sure that is what we want to see there.

AS: The one thing I noticed was the height of the parking section keeps getting taller. The coke bottling building seems almost dwarfed now. I know the other end of the development has parking underneath.

JC: We did look at it but there were some issues with it. This version is ten feet taller.

AS: The overall visual scale seems off, especially with it being so prominent. I also have a concern with the parking in and out off of tenth street. It seems like an accident waiting to happen.

AL: It is good to see you back. If it is possible to have parking underneath.

AH: In terms of parking count, it is a public garage with a 300-space count. The intent is that this will help further growth in future phases. With the underground there were concerns with the water table.

AL: Will you let us know if it is completely off the table? I have strong feelings, as I live nearby. We have a lot of issue with construction

traffic and people not wanting to pay for parking at bottle works, so I have concerns with the parking. I think the other parking could be much better looking and should be addressed.

DB: Two things. One I would like to have a better feel about what it would be like to be in the space between this building and the historic building. Secondly, the exit being changed to tenth street was a concern about headlights, is there other reasons?

AH: There were several factors, one was the consideration of headlights. When you look at Bellefontaine the stacking distance is about four or five cars. This could block southbound traffic, which is one factor. There is more stacking distance on tenth street. Another factor is that we looked at traffic patterns from this site. The mapping showed the quickest way to go north would be to go east to the highway before going north. We are not sold on the fact that there will be a lot of U-Turns but we hear what you are saying. There was a traffic study done at the beginning of the project in 2017 but we can revisit that.

DB: Thank you, that helps me understand it.

AH: We did reach out to DPW so we are hoping to connect with them. **AK:** How does the overall square footage relate to the original proposal.

JC: It is less square footage overall.

AK: The materiality is that core ten steel or a replication.

JC: It is a replication and will be a curtain wall system.

AK: I saw a door that looked like it would lead to an outdoor patio, but I did not see railings or anything.

JC: The original intention was to have an outdoor patio, but Ice Miller did not want one there for now, but we want the doors in case a future tenant would like it.

AK: I assume this is a long-term lease. I have some concern about the longevity for things where you say there are differences.

JC: Yes, the door did give us access for maintenance and window cleaning.

AK: If you get the railings approved now you would not have to come back and get them approved.

JC: Planning for railings now may make sense.

DB: I request that when you come back, I have a better sense of what the wire mesh will look like and if there is anywhere that it is currently being used so we can see it. In the rendering, it does not do it justice. **JC:** Yes, it is hard to represent that with software.

AK: What is the code required structure to have the cars not go through the walls.

JC: In our case we are having a solid barrier that we do not have the exact detailing of yet. We are talking about a louvre system right now, but we do need to consider ventilation.

AK: I think with the transparency of mesh it would be good for us to review that.

SW: We insisted the balconies remain to give the same feel to the buildings. Here is another example of losing residential. The balconies have a nice effect on the overall building. So hopefully we can add some of those back whether Ice Miller wants to use them or not.

WB: As you talked about the water table, do we know what that is? If not, when you are working in the Urban environment there is about 12 feet of not good fill. Are you having any sort of basement?

JC: There is no plan for any basement level right now.

WB: I would encourage you to take a look at that. Relative to the

discussion of the parking garage, did you ever investigate flipping the garage?

JC: Previously the parking garage was planned in that orientation, but we felt tenth street would be a better spot as it is more visible to the public. We understand your concern.

WB: I suspect DPW will have a lot to say about tenth street. One of my concerns is the proportion between the garage base and tower being equal. If you are able to drop a level it would solve that. Are you glazing the mesh into the curtain wall?

JC: Yes.

WB: The system being in front of the bumper wall may alleviate some of the concerns Anson had. They are currently showing it as a concrete bumper wall. About the balconies, is there an opportunity to have some balconies to get back some of the texture.

JC: We did show the terrace which serves the outdoor feature.

MA: This has gone through many iterations. We understand the constraints and the arrangement of the needs of the tenant I do not know they will want to bring the balconies back. I do hear the comments about the scale and have been noted. There are a lot of constraints for this project. The basement concern is not only the water table, we are trying to minimize underground work. We are also considering pedestrian access and alleviate parking constraints on the streets. We have planned for stacking times to be short or non-existent.

WB: I would offer if DPW says you are not going to have an entrance on tenth street you will need to adjust. The comments are offered in trying to help you get through the process.

AL: If there could be some nod to the Bottleworks part that would be great. I think there should be more of a nod to the historic building.

WB: I will take a motion to continue.

Motion: SW

2nd: AS

Unanimous Approval

IX. PRELIMINARY REVIEW

2025-COA-256 (FS)

1015 VIRGINIA AVENUE **NO ACTION**

SCOTT PERKINS

Demolish existing gas station building, construct hotel and for Variances of Use and Development Standards.

SP: We have designed a boutique hotel that was most formally a market in the former gas station building. Part of this site is in the building and part is outside. The zoning does not currently allow for a hotel but we will pursue a variance or zoning change. We have met with several neighborhood groups already.

LV: We wanted to start with the diagram showing we are committed to the fountain square neighborhood. The pink area is the site we are talking about today. The main purpose of the diagram is to highlight the building in the boundary and the portion that is outside the boundary. We are proposing a twenty-six room boutique hotel. We included images of our surrounding context and we wanted to pay attention to that. We have paid attention to the detailing in neighborhood with the focus on arches and brick. We have looked at included the blue from the gas station in the interior to call back to that building. We are looking to introduce a warm metal panel to help denote private versus public space. We did focus on appropriately

addressing the cultural trail with our plaza and potential retail space. Another focus was balancing public access and guest privacy. We have situated the building closer to the property line on Virginia but have some cut outs to alleviate the heaviness. There are thirteen rooms on the first floor, the lobby and back of house space. There are thirteen rooms on the second floor with a mezzanine. This would provide a unique experience for the neighborhood. We included some exterior views where you can see the arches we previously mentioned. You can see the lobby and potential retail space. We wanted to maintain a more traditional pattern in our openings. I have included several views to give you an idea of the building on all sides. The parking lot facade is not in the IHPC district, but we did want it to look consistent with the building. With the thresholds we wanted to close off the private spaces without it being closed off completely from the cultural trail. The courtyard is architecturally different from the street facing side to help differentiate where travel is. The second-floor terrace connects with the mezzanine, and we think this would be a good place to be at night. We have also included exterior elevations to show the material changes and give you an idea of what the building would look like.

KW: I think the project is very interesting. I can see people walking by that area and enjoy spending time there. I like that it is inviting to the cultural trail while also feeling secluded.

AS: I do like the design, and it meshes well with the area. One thing I did notice was that there was no south elevation so I would like to see that next time.

MB: I think there is a case to be made for the demolition of the gas station. I would like to see more masonry in the materiality. The guest rooms facing the street on the ground level, have these been vetted by the hotel operator?

SP: Yes, the owner is aware of the area and is okay with the rooms. The neighborhood also had concerns so we will continue to look at it. **SW:** Yes, this commission packet made me so happy. This is creative and will fit well. My feedback is that there are a few spaces asking for public art and that would add a nice feature.

AL: The only thing I will say is I am in agreement with Susan about the art. I really like the clever way you use arches. I like the design. **DB:** I also very much like the project. It is an odd lot and location. I am glad Mike mentioned the gas station as we do not want to forget it completely. I did know it was going to go one of these days and the plan notes it as non-contributing. I like the white brick on the project, but if you could make me a little more comfortable with that and how it will look when you come back. A perspective that shows the buildings around it that would be good.

SP: I do want to address we tried to look at options where we could keep the gas station, but we could not get one that made sense due to its location.

AK: I appreciate that the developer chose a local firm and the design presented is great. I went back and looked at the plan and something that stuck out to me that it was only thirty years old when the plan was written. I think we dismiss too quickly the era that the gas station belongs to. The thing people do not realize is that these were designed by a local designer, and we are about to lose that in Indiana and across the nation. I just think we are a little too quick to dismiss the mid-century design. I think this moment in time needs to be recognized. This was before the interstates cut through downtown. I

think we need to take more time and protect this building. I know that offers a challenge for you, but it would ensure that this building is not erased.

WB: I too am pleased with the design. I would suggest with the longevity of the building looking as something different than the fiber cement panel. One thing to think about is the signage for the building. Is reception part of the retail space? How are you checking in?

SP: At this point it is an online check in process. We have asked the owner to come up with an operational plan that addresses the process.

WB: The technology doesn't always work, so being mindful of that. One thing that may also help is a streetscape. It is a wonderful project. To Anson's point, if there is an opportunity to document the building or document the building with some photography placed on site. We are trying to update the plans as some of them are quite old. Those are our comments when do you plan on coming back?

SP: We will have to evaluate with the owner and will get back to staff when we are prepared to come back.

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2024-COA-188B (WP)

958 WOODRUFF PLACE MIDDLE DRIVE

ALI KHAN (ALI)

Work completed without approval on the north, south and west sides of the main house and on new construction garage including altering openings and siding and replacing doors.

ALI: Today I am asking the commission to consider relieving me of certain conditions in the staff report. I am requesting the waiver of recommendations based on the limited visibility from the street. In addition, the recommended implementation will not significantly change the look, but the cost burden would be high. Finally, the house has been significantly improved from when we first started. We have completed the front of the house, and a nuisance building has become a contributing feature of the neighborhood. One area, the half cove siding on the side of the building. I would like to request to retain this siding. The material used is authentic and bought from a lumber company. The shape and size of the existing cove is the same as the original cove. We pulled out some shingles and they were all different, so we averaged it and made our shingles according to that number. I provided photos of the materials in the neighborhood and on our building. There is no single definite profile that defines district character on this. Several nearby properties retained shingles. I understand concerns from the staff. The difference in the shingles is a replica the only difference is ours is a straight board instead of individual shingles. The shake shingle siding, in the triangle top there, the exposure is slightly larger than before, but it has limited visibility. This is still an improvement to prior condition as it was previously straight. The third thing is downsizing the door opening, south side facing east. Before changing the door, we had all the door and window sizes approved by staff. Only after the door was installed, we realized this was a previously altered opening. You cannot see this door and the door at the front at the same time. Also, none of the doors are the same size. The fourth area, the door on the north side facing east, the visibility is obstructed by the staircase. This door was installed on the southside, so we moved it to the northside to make it less visible. The final thing is it be exempt from coming every month as I have proven I am dedicated to doing this project. We are aiming for transparency

and good faith. What I am suggesting is accept all the other staff recommendation except for these five. This would be a balanced approach and not impact the character of the building.

SL: Staff is recommending approval for a certificate of authorization for all except the following. The north facing door, the half cove siding, the gable shingles and the southside door. Per the plan, opening is supposed to match and not altered in size. In regard to the siding, it is inappropriate to alternate the size and material which makes these elements not eligible for a certificate of authorization. Historic details such as reveals have an impact on the historic integrity of the structure. We recommend the work be completed by January 7th with the monthly check-ins continuing.

DB: I find myself going around in circles. The north side, east facing door. Shelbi did I understand this was made smaller.

SL: Technically both doors were shortened.

DB: This is one element I can compromise on. The photo shows a cream color but as of today it is a similar color to the other doors. As a dark door, it is obscure because of the staircase. It is also not on the main body of the house. The style of the door is not what I would pick. It was on the house before in a different location. I think if I were going to say he needed to do this right it would be to add a transom, but I do not think it adds much in this location. The south elevation door is highly visible, even though it is on the side. I am looking at what it used to look like and it seems there was a transom above it.

SL: It is unknown if there were transoms, or they were taller doors. The front door had the same issue.

DB: I would think he could accomplish this with a frame and a transom which would put the element into the proper proportion. The half cove shingle boards. The front are all individual shingles, because they look fine. The photo he offered of making the alteration to what he could do, did you do a test match?

ALI: Yes, we did it in an obscure place.

SL: We did look at it. The issue is that the profile issue is not fixed with this.

DB: The profile is pretty close or am I missing something.

SL: It is very uneven as some sections have more boards than others. **DB:** In my mind's eye, creating the cuts would help make it look close, but I have not walked it with you. At the very least those cuts need to be made. We have three gables with shingling. The one on the back is hard to tell what the deal is. The before picture, the vent is not centered. The exact shingling may or may not be original. It is very visible and the proportion difference is stark. This is the same comment I have for the south elevation gable. It is a good example of how small proportion differences can matter. The material is fine, but it is not the right thing and they need to be changed. The one on the north elevation is difficult to see but you do see it. If you look at the before and after more than just the siding has been changed. When you see those with the shingles on the front that has the appropriate proportions, the difference is stark. That shingling needs to be done properly.

WB: I would like to get to an approval process this evening and I do not think we need to have him come back. I think we follow what David is suggesting, and I will ask the applicant if he has any final comments, but I do not think we will be making any changes from what is proposed.

ALI: I am confident I can work with staff to bring this to a close. The

shingle issue, each shingle matches the original. The layering pattern may be a little uneven but it is an old building.

MEG: David, can you summarize the changes for me again?

DB: The northside, east facing door be approved as is. That the south elevation, east facing door have a faux transom with details to be worked on with the staff. That the rear west gable elevation needs to be re-shingled with the same proportions as the front of the house and the south elevation gable needs to be re-shingled with historic proportions and the north elevation dormer need to be re-shingled with the proportions of the front of the house. Lastly the cove shingle boards, work with staff to make the adjustments to them and work on problem spots to make it acceptable and if it cannot be done acceptably bring that back to us.

MEG: Reads staff recommendation as altered by David's recommendations.

Motion: MB

2nd: AL

Unanimous Approval

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE