

**2024-COA-187 (IRV)**  
**5435 E. WASHINGTON**  
**ST.**



**SCHMIDT**  
ASSOCIATES

July 22<sup>nd</sup>, 2024

Shelbi Long  
Senior Architectural Reviewer  
Indianapolis Historic Preservation Commission  
Department of Metropolitan Development  
200 E. Washington Street, Suite 1842  
Indianapolis, IN 46204

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**BETTER FORESIGHT.  
BETTER INSIGHT.  
BETTER ON-SITE.**

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Dear Shelbi:

Thank you for the opportunity to respond to the requests made at the July 3<sup>rd</sup> hearing regarding the proposed demolition of the Hilton U. Brown Library and redevelopment of the northwest lot at George Julian School 57 located at 5435 E. Washington St. Below, we have outlined our solutions to the proposed questions at the previous hearing. We appreciate the opportunity to provide additional information and clarify our plans.

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**LOCATIONS**

415 MASSACHUSETTS AVENUE  
INDIANAPOLIS, IN 46204  
317.263.6226

731 BRENT STREET, SUITE 203  
LOUISVILLE, KY 40204  
502.581.0042

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**Commitment to No Further Demolition**

As requested, we have secured a letter from Indianapolis Public Schools (IPS), with a commitment that IPS does not plan to acquire adjacent properties, spaces, or historic homes for demolition or other purposes, nor does IPS anticipate any future need to expand the footprint of George Julian 57.

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**PRINCIPALS**

SARAH HEMPSTEAD, AIA, LEED AP  
KEVIN SHELLEY, AIA, LEED AP  
BRETT QUANDT, CDA  
LISA GOMPERTS, FAIA, LEED AP  
ANNA MARIE BURRELL, AIA, RID  
KYLE MILLER, PE, LEED AP  
STEVE SCHAECHER, AIA, LEED AP  
BEN BAIN, CPSM  
ERIC BROEMEL, PE, CEM  
JOHN ROBERTSON, AIA, ACHE

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**Feasibility of Expanding the East Lot**

We have carefully considered the possibility of expanding the east lot as an alternative to demolishing the Brown Library and redeveloping the northwest lot. After thorough analysis, we have determined that this is not a viable option.

Expansion of the east lot is problematic and would not result in eliminating the need to expand the northwest lot. The contemplated expansion would require significant encroachment on the school's historic lawn and would disrupt the sidewalk, which dates back more than 70 years. Moving the northernmost driveway closer to Washington Street would make the available space more usable, however this is not possible as current code requires a minimum of 150 feet between an intersection and any curb cuts. The current drive has been grandfathered in at only 95 feet from the intersection. Furthermore, expansion of the east lot into the lawn cannot provide enough space for dedicated, nose-in parking spaces for each bus and enough car parking spaces to eliminate the need to expand the northwest parking lot.

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Nose-to-tail parking was explored, but this does not provide young students a consistent and routine spot to safely board and exit their buses each day.

### **Expanded Fencing Plan**

We have identified funding to expand the proposed fencing to encompass the entire north side of the property. The fencing will extend from the entrance of the northwest lot along Washington Street and down the east lot along Ritter Avenue, creating a secure perimeter around the front lawn. The fence follows the Irvington area historic plan and will consist of 2ft. square, brick piers with black ornamental picket fence spanning between. Please see proposed renderings showing placement of the fence.

### **Dumpster Enclosure Location**

We have carefully evaluated alternative locations and determined that the proposed northwest location remains the most practical and efficient option for waste removal. This location is in close proximity to the kitchen and cafeteria, the primary area for waste generation, and is the only point on the property accessible to waste removal trucks.

Relocating the dumpster to the east side of the building would necessitate transporting waste through the school and up two elevators, creating significant operational challenges. To mitigate visual impact, the dumpster enclosure will be constructed of brick to match the school's facade and will be surrounded by native landscaping, demonstrated in the attached renderings.

Overall, we believe that the proposed solutions address the commission's concerns while maintaining the project's overall goals of improving student safety and site utilization. Thank you for your thoughtful feedback and continued consideration of this important project. We look forward to discussing these matters further at the August 7th hearing.

SCHMIDT ASSOCIATES, INC.  
*Architecture • Engineering • Interior Design • Landscape Architecture*

A handwritten signature in black ink, appearing to read "J. Carroll".

Jennifer L. Carroll, AIA  
Project Manager/Associate  
jcarroll@schmidt-arch.com



Indianapolis Public Schools  
120 E. Walnut Street  
Indianapolis, IN 46204

To Whom It May Concern,

The George Julian School 57 campus has long been a cornerstone of the Irvington Neighborhood and Southeast Indianapolis community. Indianapolis Public Schools is excited to extend the historic investment, approved by the citizens of Marion County, to improve the Julian campus and make for a safe, warm, and welcoming school environment fully supportive of an outstanding educational experience.

Part of the capital investment in the physical plant of George Julian 57 entails the demolition of the former Brown Library. In addition, IPS wishes to enhance safety. This necessitates the conversion of the current main parking lot to allow safe entry and egress for our busses. It further includes the expansion of the existing parking lot adjacent to the library.

We wish to assure interested parties of Indianapolis Public Schools' commitment to doing our level best to address student needs in a way that honors history and architectural beauty. IPS does not plan to acquire adjacent properties, spaces, or historic homes for demolition or other purposes. Further, Indianapolis Public Schools does not anticipate any future need to expand the footprint of George Julian 57, including the addition of more parking or acquisition of historic homes or properties. IPS does not own any additional facilities or spaces on this property and therefore does not plan to demolish any additional facilities.

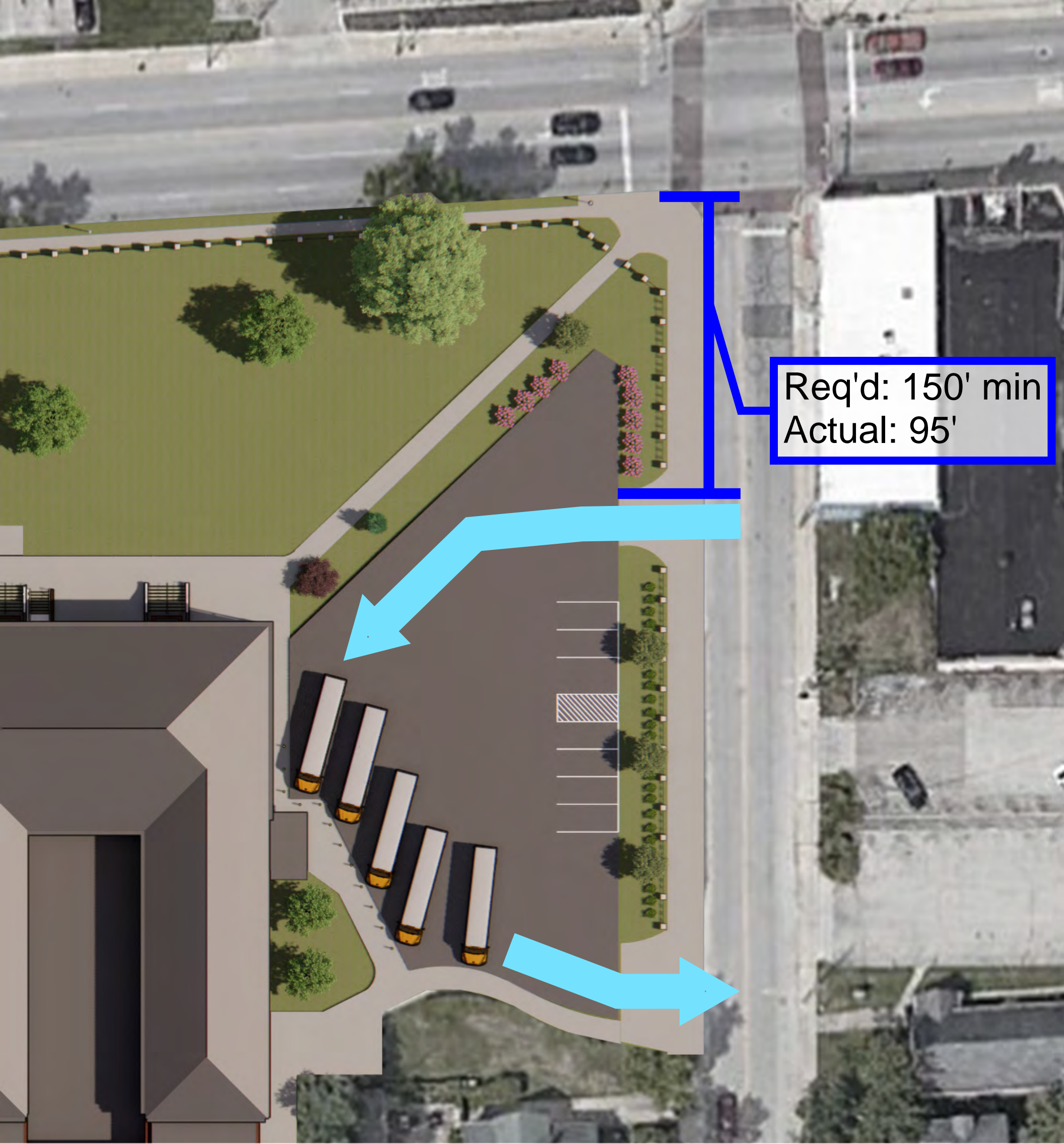
Indianapolis Public Schools remains committed to the Irvington community and to maintaining, enhancing and supporting George Julian School 57.

Thank you for your consideration and partnership.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aleesia Johnson", is enclosed in a thin black rectangular border.

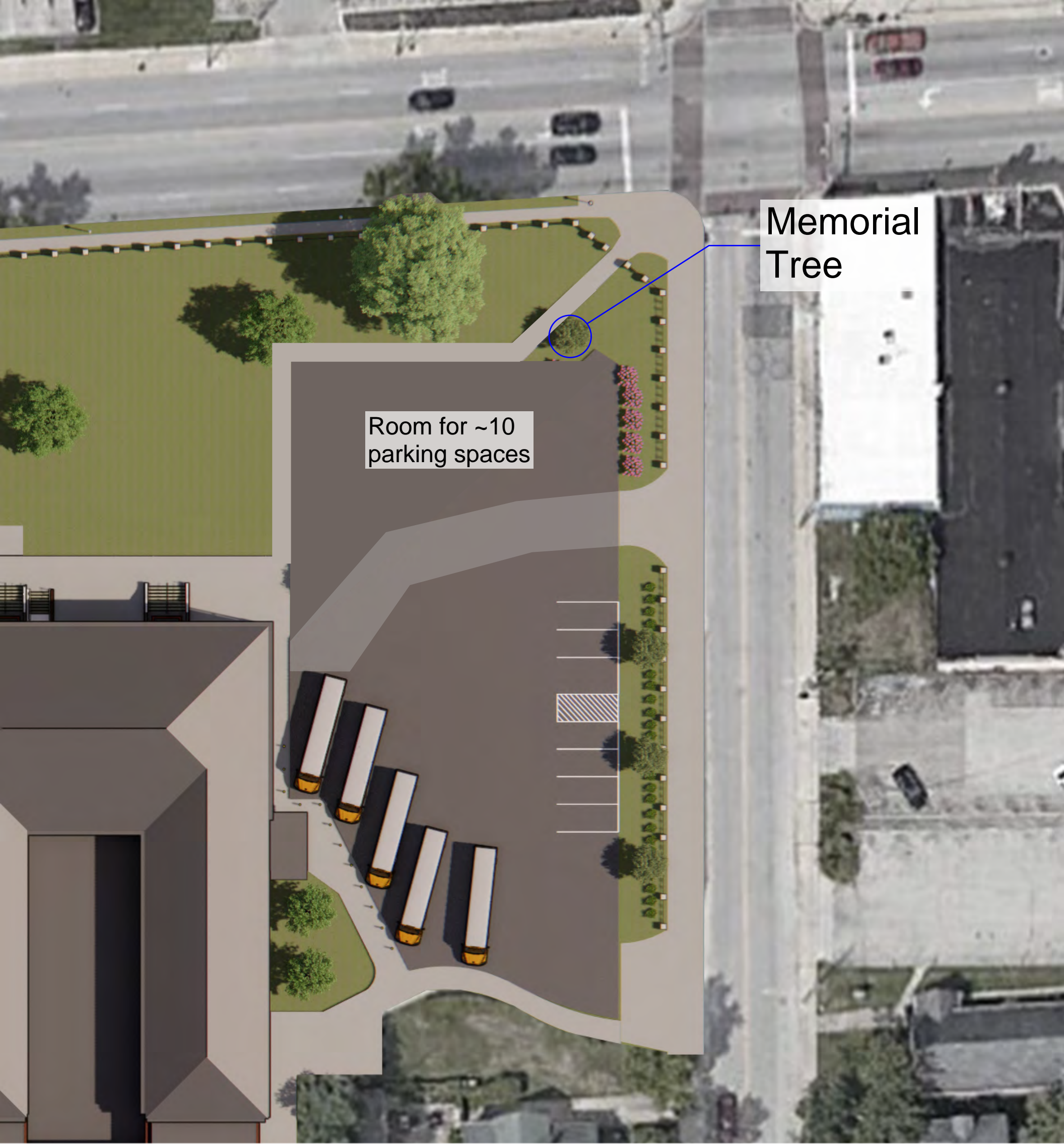
Dr. Aleesia Johnson  
Superintendent, Indianapolis Public Schools



Req'd: 150' min  
Actual: 95'

# Student Drop Off - Bus Riders

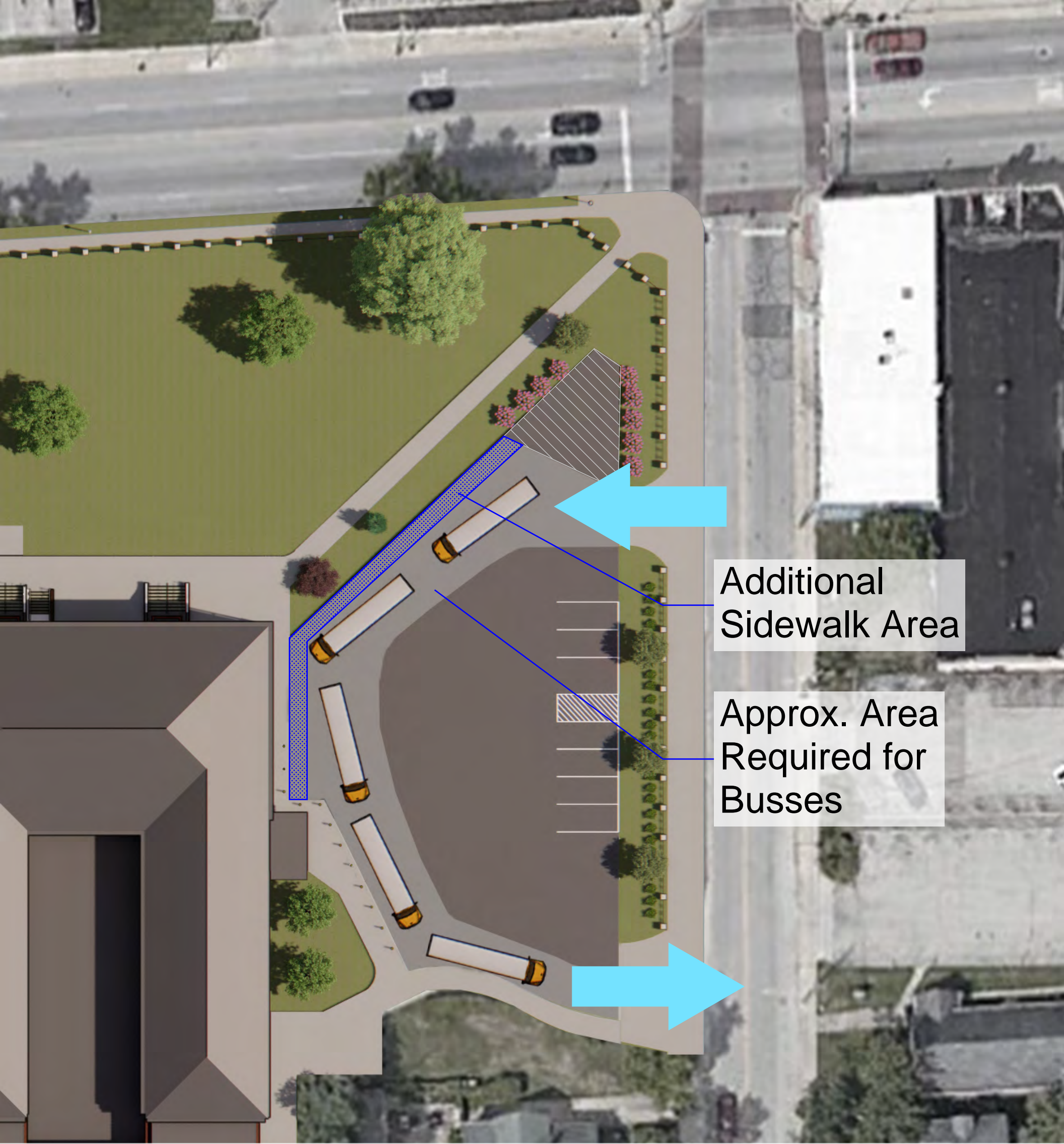




Memorial Tree

Room for ~10 parking spaces





Additional Sidewalk Area

Approx. Area Required for Busses

# Nose-to-Tail Bus Parking





SAI PROJECT INFO  
2023-10-16-21

Indianapolis Public Schools

# GEORGE JULIAN ELEM. RENOVATIONS

190  
Brown Library Removal /22/24



04







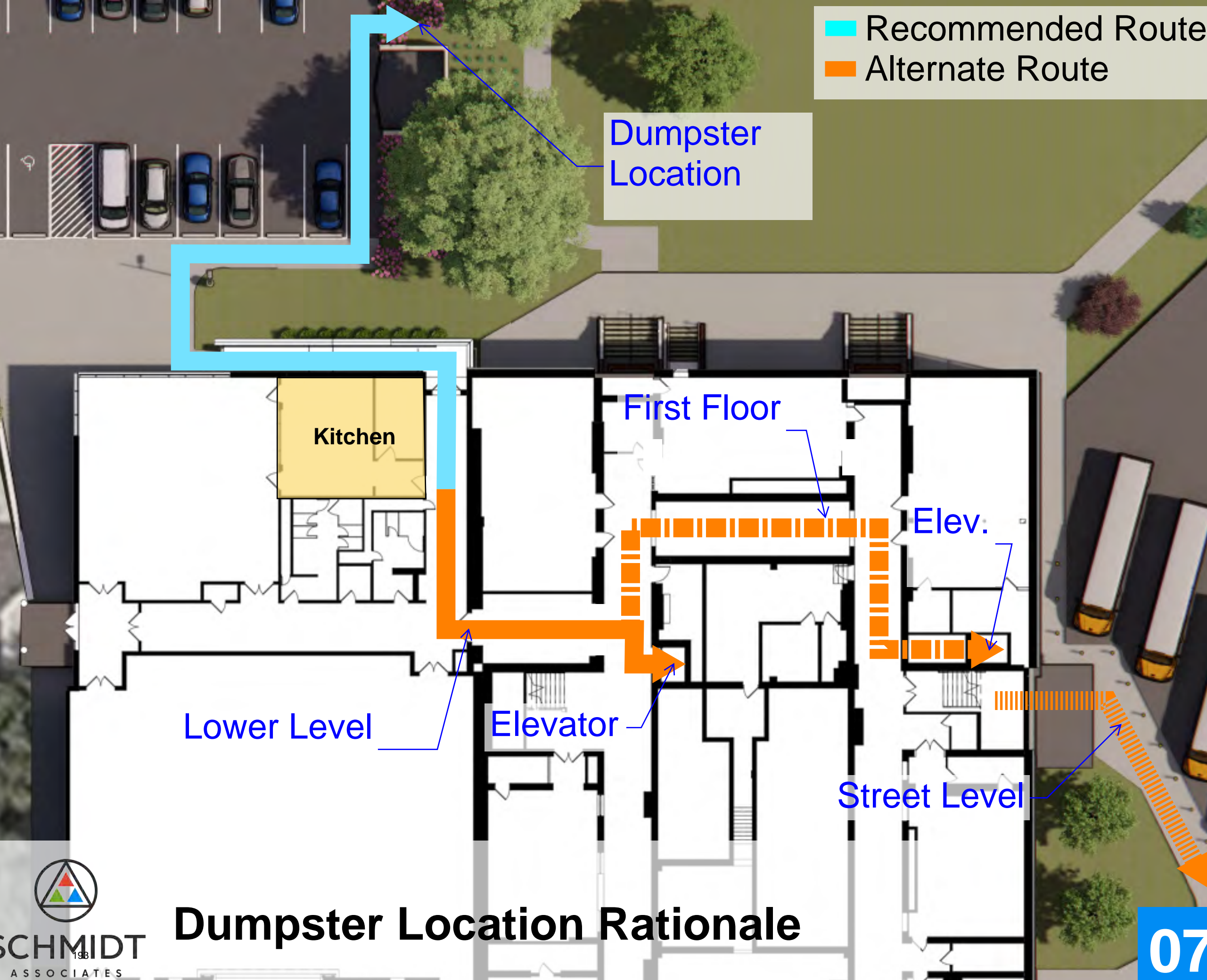


# Student Drop Off - Car Riders



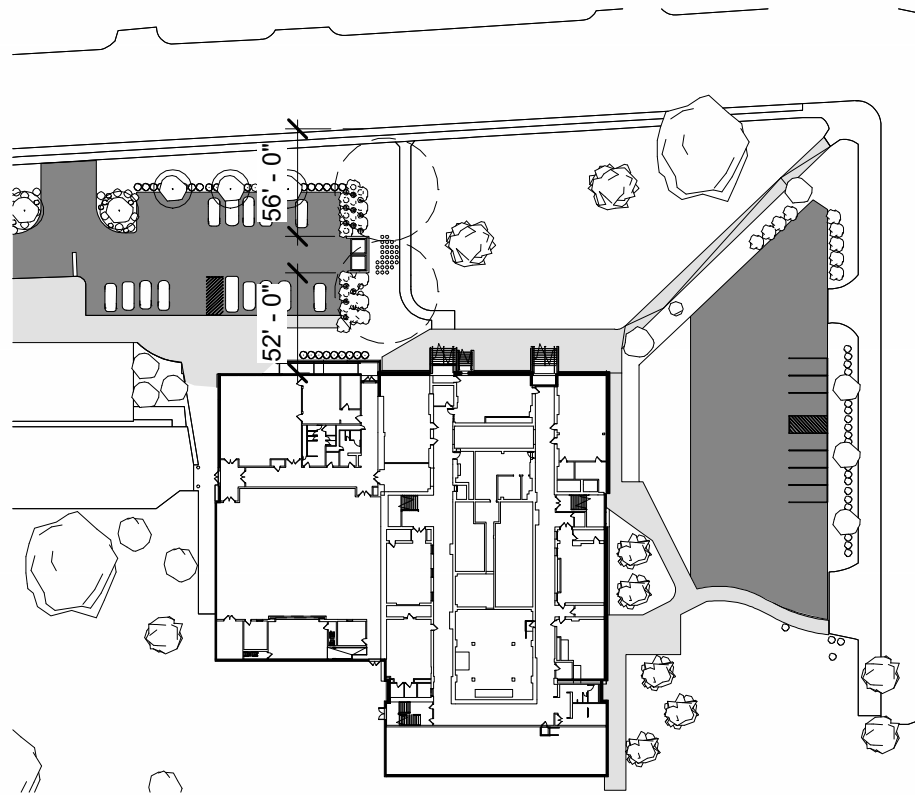
- Recommended Route
- Alternate Route

Dumpster Location



# Dumpster Location Rationale

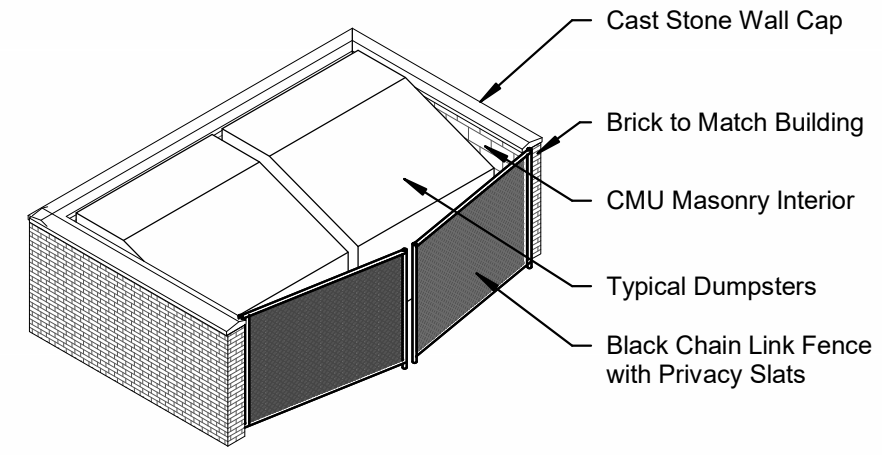




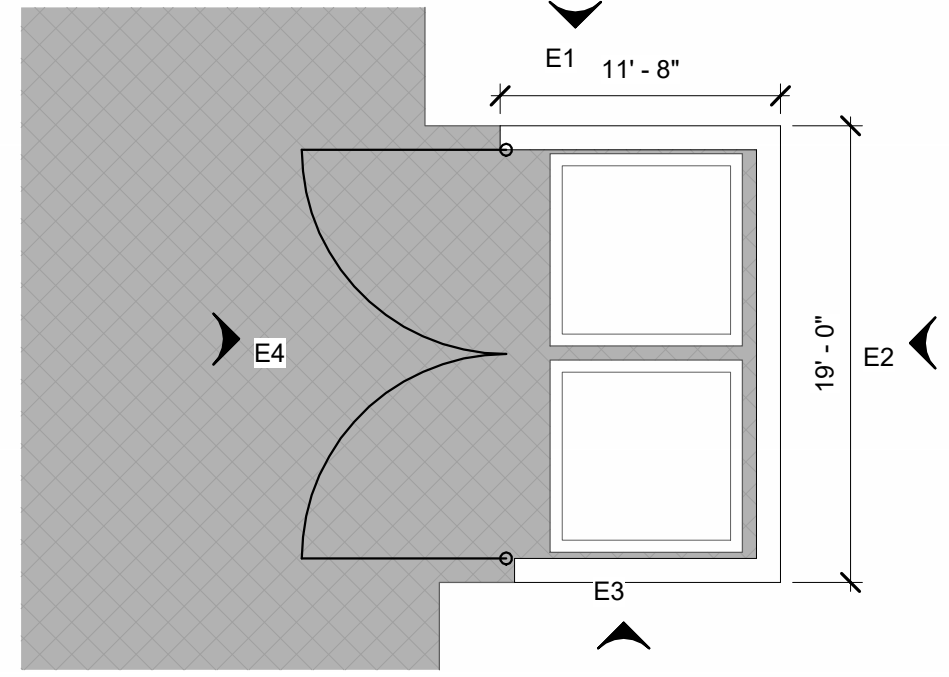
**P1** Site Plan - Dumpster Location  
1" = 100'-0"



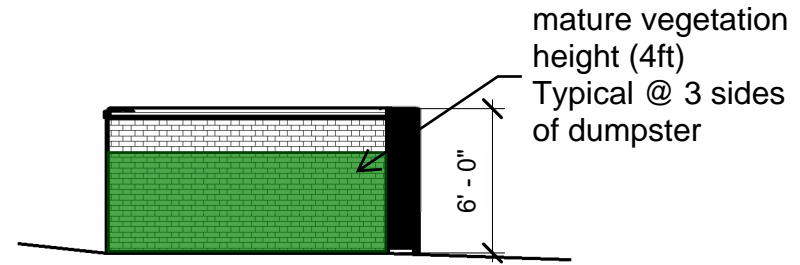
**2** Pedestrian View from Street



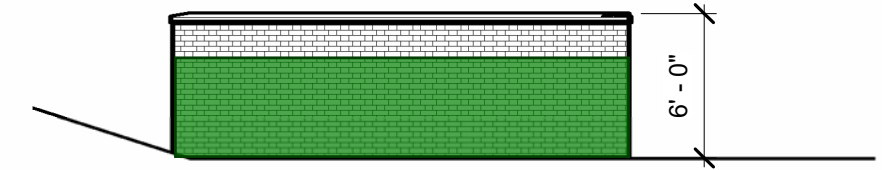
**1** Dumpster Enclosure Isometric



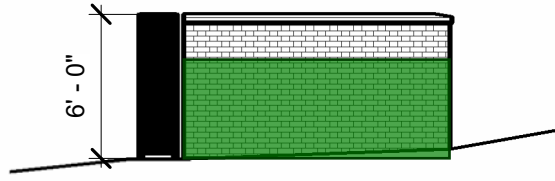
**P2** Enlarged Plan - Dumpster Enclosure  
1/8" = 1'-0"



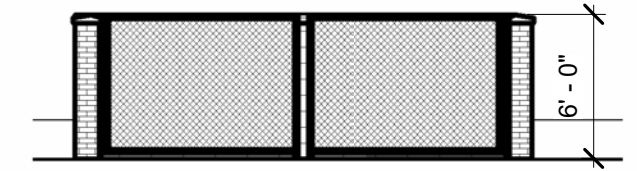
**E1** North Elevation  
1/8" = 1'-0"



**E2** East Elevation  
1/8" = 1'-0"



**E3** South Elevation  
1/8" = 1'-0"



**E4** West Elevation  
1/8" = 1'-0"

**2024-COA-226 (WD)**  
**230 S. PENNSYLVANIA**





INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

# **CSX PRELIMINARY DESIGN REVIEW**

AUGUST, 2024

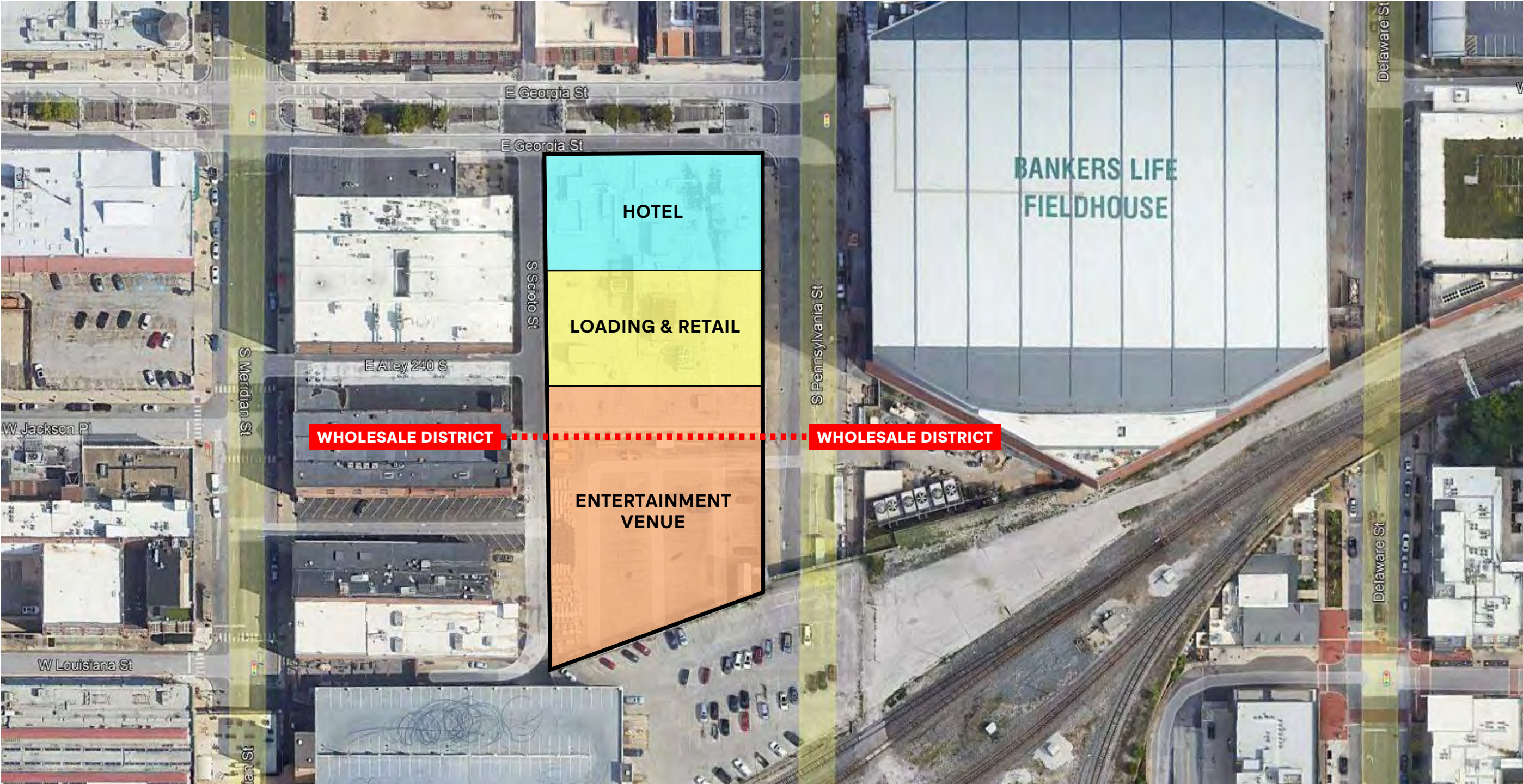


CSX PRELIMINARY DESIGN REVIEW SITE CONTEXT





CSX PRELIMINARY DESIGN REVIEW PROGRAM DIAGRAM





**CSX PRELIMINARY DESIGN REVIEW EXTERIOR RENDERING**



















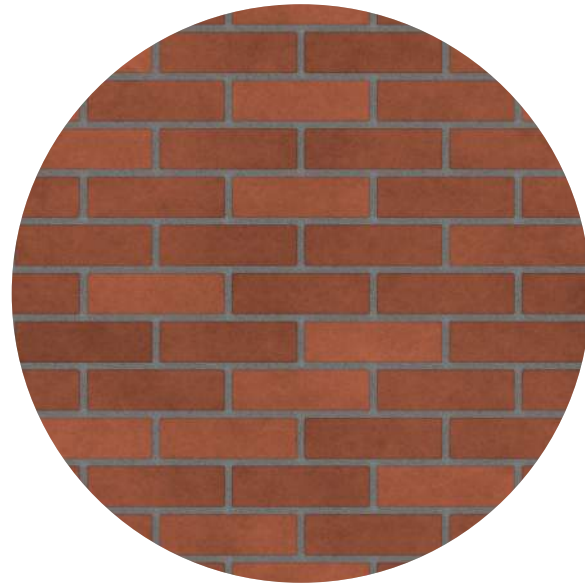








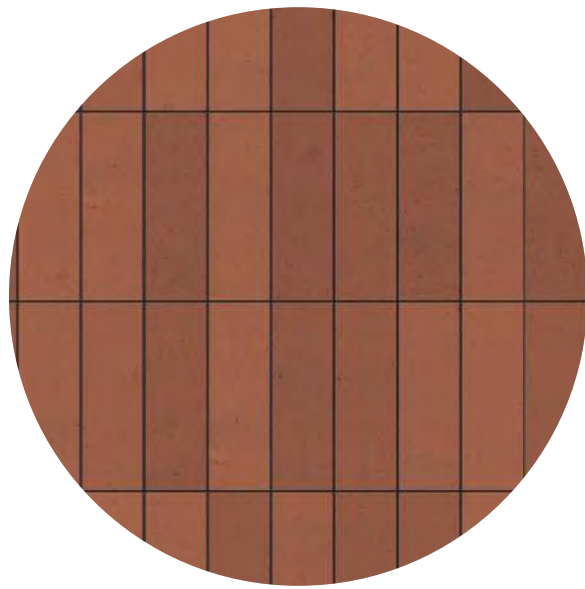




BRICK



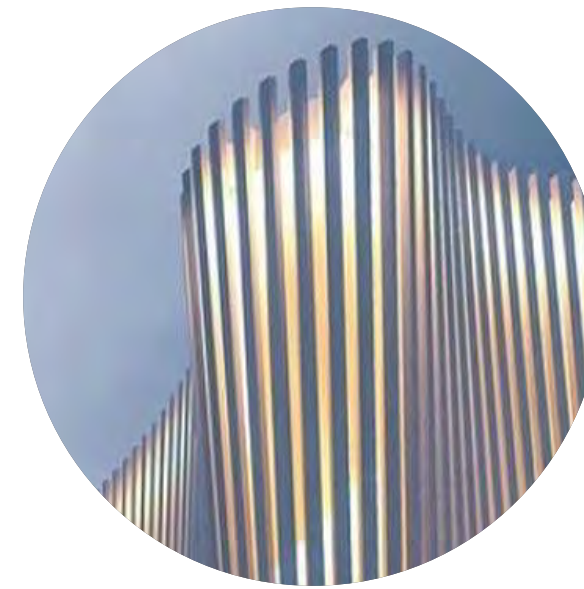
METAL PANEL



TERRACOTTA



GRANITE



METAL CROWN



# CSX PRELIMINARY DESIGN REVIEW PENNSYLVANIA AVENUE STREETScape



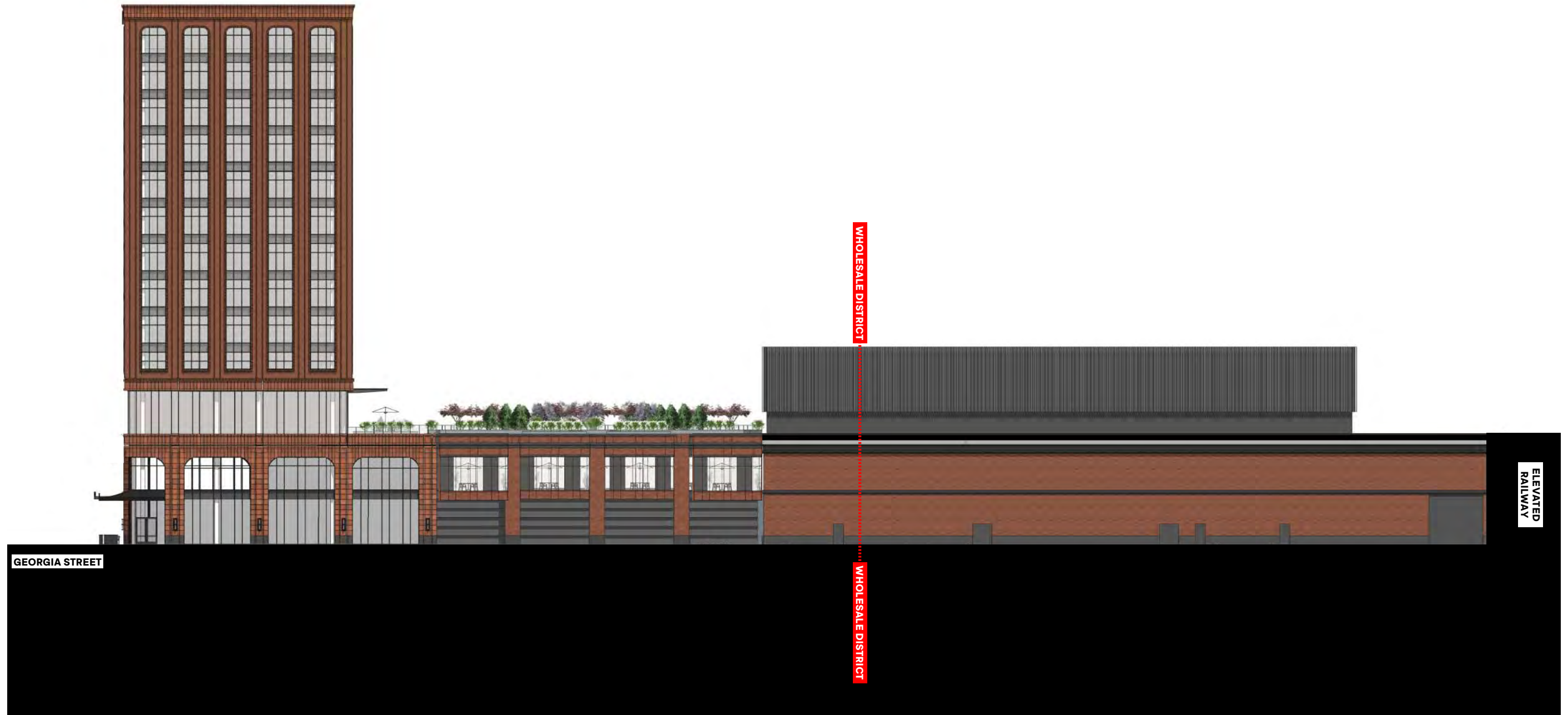


# CSX PRELIMINARY DESIGN REVIEW GEORGIA STREET STREETSCAPE



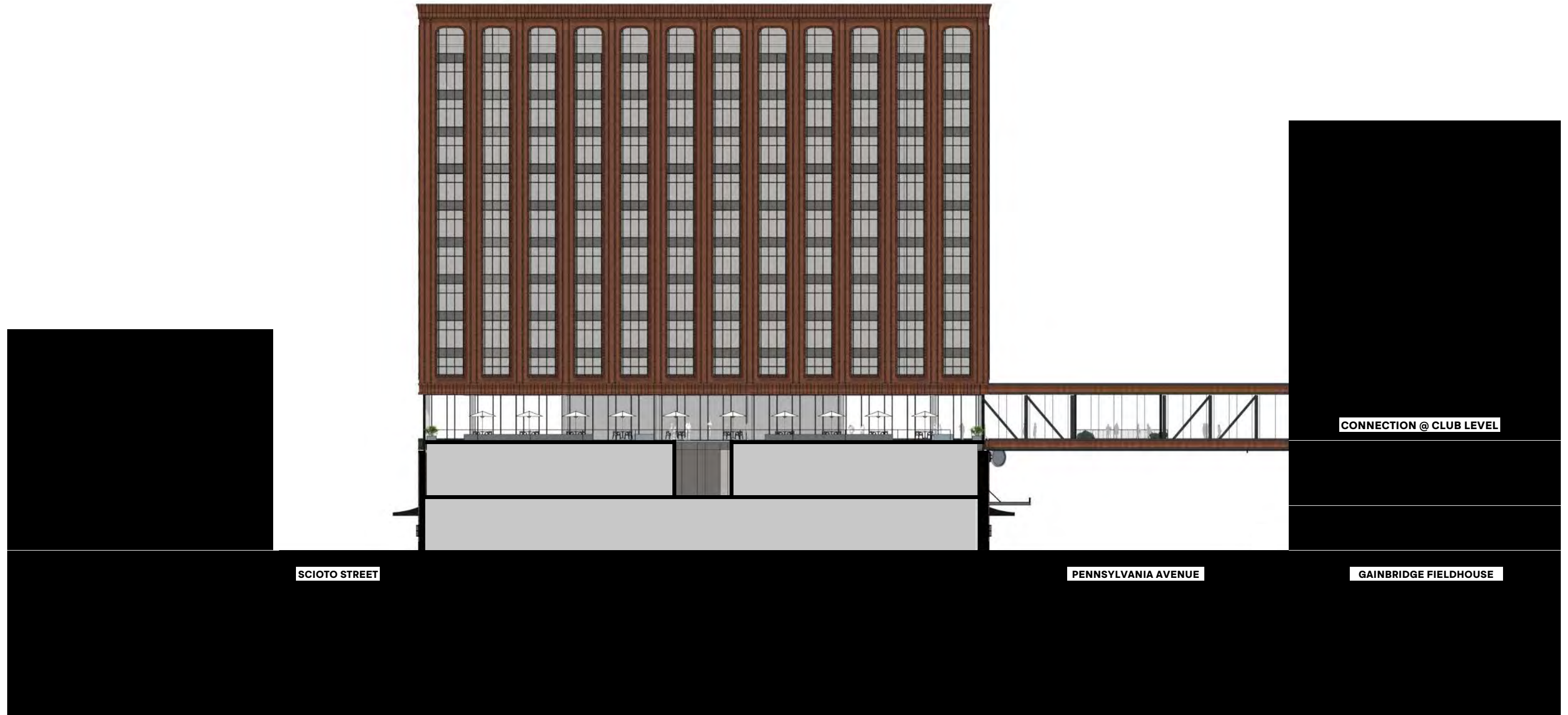


# CSX PRELIMINARY DESIGN REVIEW SCIOTO STREET STREETScape



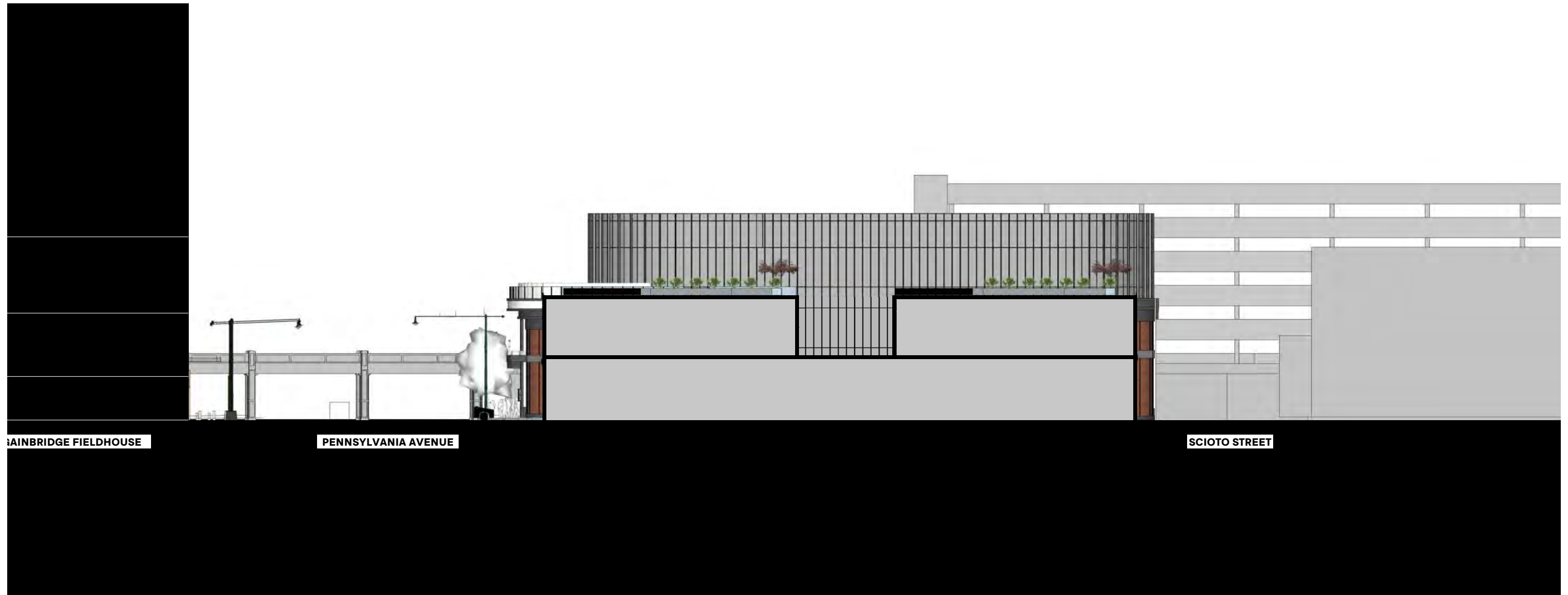


# CSX PRELIMINARY DESIGN REVIEW HOTEL SOUTH ELEVATION





# CSX PRELIMINARY DESIGN REVIEW ENTERTAINMENT VENUE NORTH ELEVATION



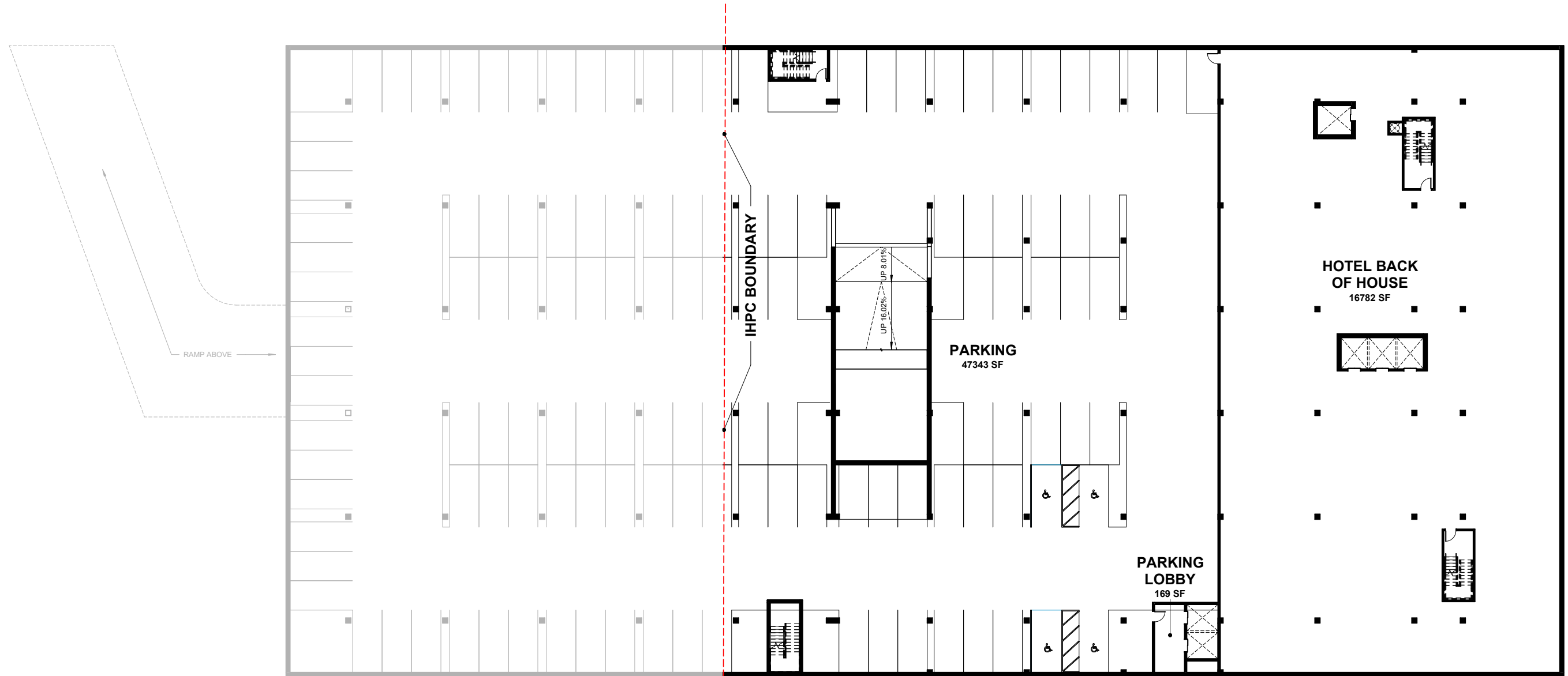
RAINBRIDGE FIELDHOUSE

PENNSYLVANIA AVENUE

SCIOTO STREET

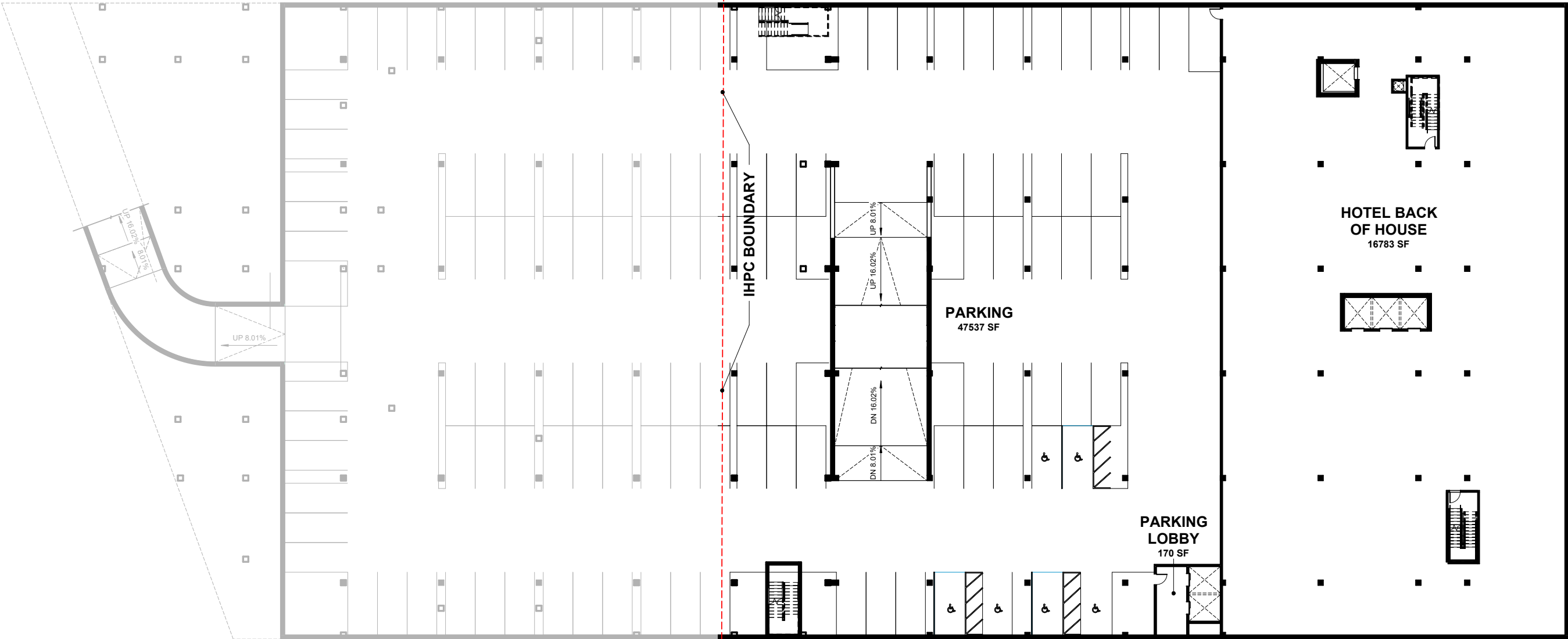


# CSX PRELIMINARY DESIGN REVIEW LOWER LEVEL 2



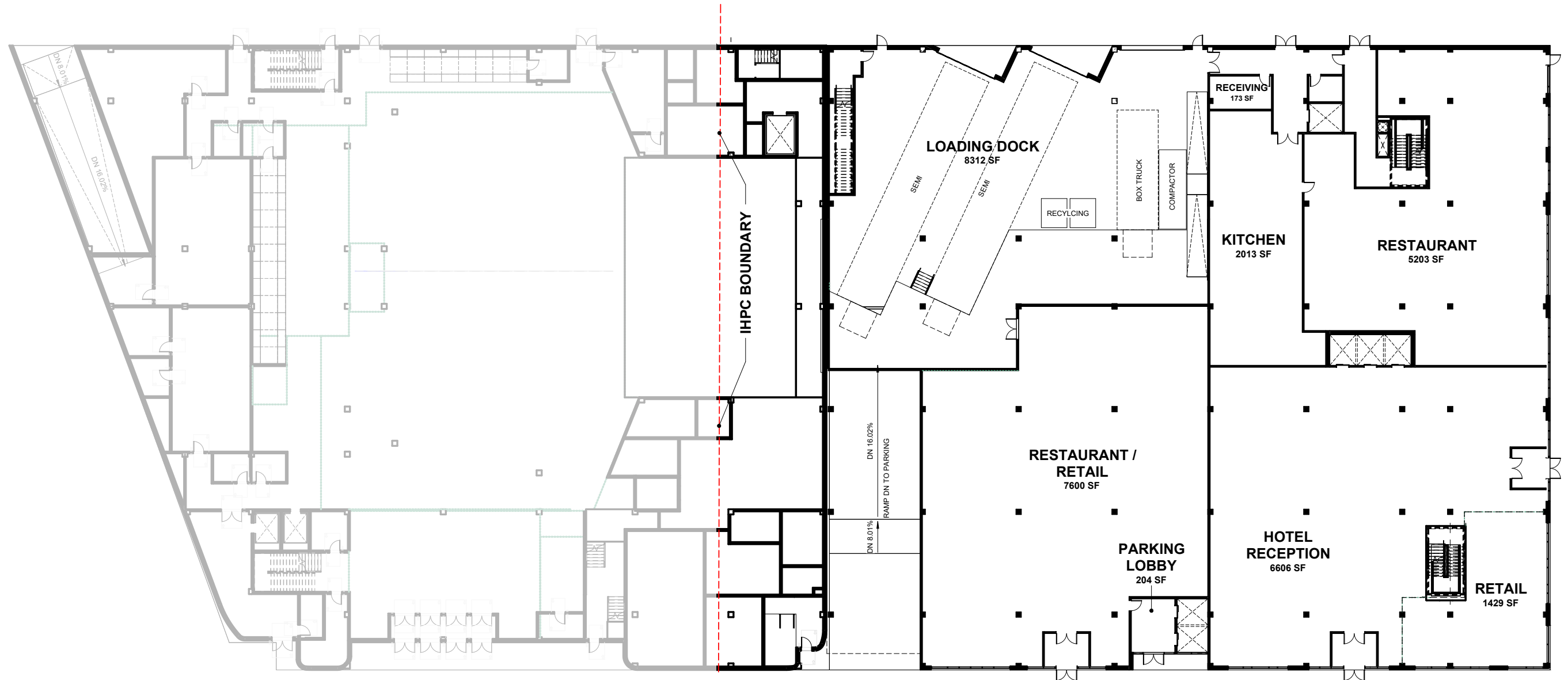


CSX PRELIMINARY DESIGN REVIEW LOWER LEVEL 1

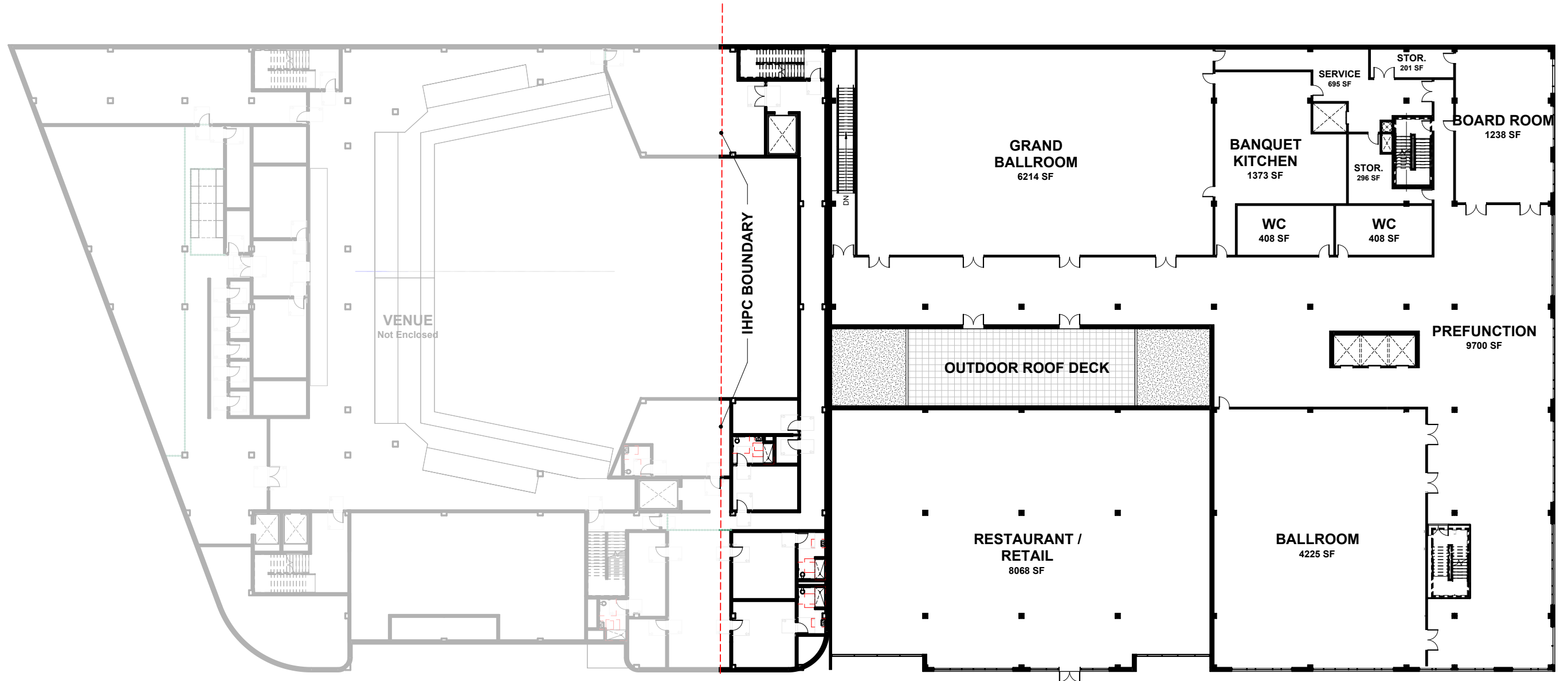




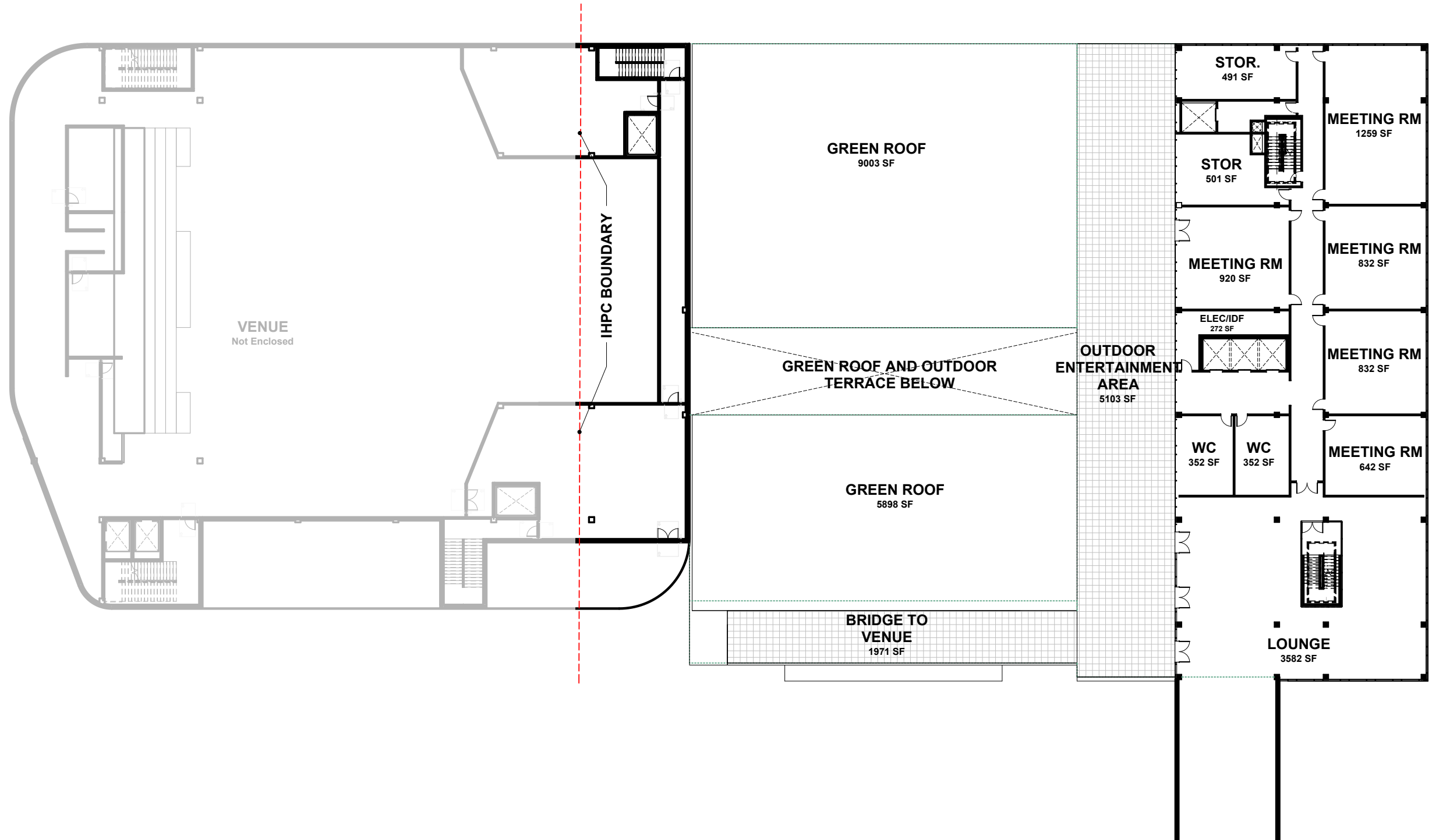
# CSX PRELIMINARY DESIGN REVIEW LEVEL 1

















# CSX PRELIMINARY DESIGN REVIEW PROGRAM

FLOOR	LEVEL	HEIGHT	Parking Spaces	Parking Garage	Performing Arts Center	Loading Dock & Shared BOH	Retail / Restaurant	Green Roof & Outdoor	Pedestrian Walkway	Hotel	TOTAL	Hotel Rooms	Suites/Larger	Regular
2nd Lower Level	-2	-11	130	49,094						18,219	67,313			
Lower Level	-1	-13	123	50,746						18,219	68,965			
1st Level	1	18		5,084	35,000	10,102	8,172			17,295	75,653			
2nd Level	2	18			24,778		8,068	11,045		27,438	71,329			
3rd Level	3	18			17,497			16,051	3,150	13,189	49,887			
4th Level	4	12			6,000					13,189	19,189	17	4	13
5th Level	5	12								13,189	13,189	17	4	13
6th Level	6	12								13,189	13,189	17	4	13
7th Level	7	12								13,189	13,189	17	4	13
8th Level	8	12								13,189	13,189	18	4	14
9th Level	9	12								13,189	13,189	18	4	14
10th Level	10	12								13,189	13,189	18	4	14
11th Level	11	12								13,189	13,189	18	4	14
12th Level	12	12								13,189	13,189	18	4	14
13th Level	13	15								13,189	13,189	12	6	6
<b>Total</b>		<b>177</b>	<b>253</b>	<b>104,924</b>	<b>83,275</b>	<b>10,102</b>	<b>16,240</b>	<b>27,096</b>	<b>3,150</b>	<b>226,250</b>	<b>471,037</b>	<b>170</b>	<b>42</b>	<b>128</b>

**Parking Requirement**

Venue	30
Hotel	100
	<hr/> <hr/>
	130



**2024-COA-188 (WP)**  
**985 WOODRUFF PL.**  
**MIDDLE DR.**



## Long, Shelbi

---

**From:** ALI A KHAN  
**Sent:** Sunday, July 21, 2024 3:50 PM  
**To:** Long, Shelbi  
**Subject:** Feedback Recap and Proposed Changes from July 3rd Commission Hearing  
**Attachments:** Spindles.pdf; Front door.jpg; Sample raining across street.jpg

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Ms. Long,

I hope this message finds you well. Following the feedback received during the July 3rd Commission Hearing, I have summarized the key points discussed for your reference:

1. The Commission emphasized the importance of focusing the discussion on the front face of the building, indicating no necessary changes to the north, south, and west elevations.
2. The half-cove shingles on the 2nd-floor east elevation were deemed acceptable as they appear satisfactory from the road, with some minor caulking/nailing adjustments potentially required.
3. Existing 2nd-floor straight-shake shingles on the east elevation remain undisturbed by the current owner and can be maintained in their current state.
4. The two windows on the 2nd-floor east elevation can remain unchanged, as the original window size was altered by a previous owner.
5. The Commission expressed no requirement for restoration to the 70s view but raised queries regarding specific decorative elements under the 2nd-floor east elevation window, decorative features on the north side of the 2nd-floor balcony, and a round window observed in 70s photographs on the 2nd-floor south gable of the east elevation.

In light of the hearing discussions, I recommend the implementation of the following alterations:

1. Replace the existing 80" front entry door with a taller (88") door to match the adjacent window height. (Refer to attached photo for review)
2. Revise the second-floor balcony railing by substituting the current metal spindles with a wooden railing painted in existing building colors (Cream, Blue, and Rose), resembling the railing at 956 Woodruff Pl Middle Dr. (Attached photo provided for reference)
3. Recreate and install decorative trim beneath the 2nd-floor window.
4. Paint the top triangular gable on the east elevation with the rose color present on the window trim, opting against circular modification due to historical authenticity considerations and neighborhood design observations.

I believe these proposed changes represent significant improvements and kindly seek the Commission's approval for their implementation.

Thank you for your attention and consideration.

Warm regards,  
Ali Khan, Ph.D.  
120 W 38th St.  
Indianapolis, IN 46208





Handwritten note on a green sticky note.

Sold

Handwritten note on a white piece of paper.



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