

**SEPTEMBER 4, 2024
SUBMITTALS**

2024-COA-226 (WD)

230 SOUTH PENNSYLVANIA STREET



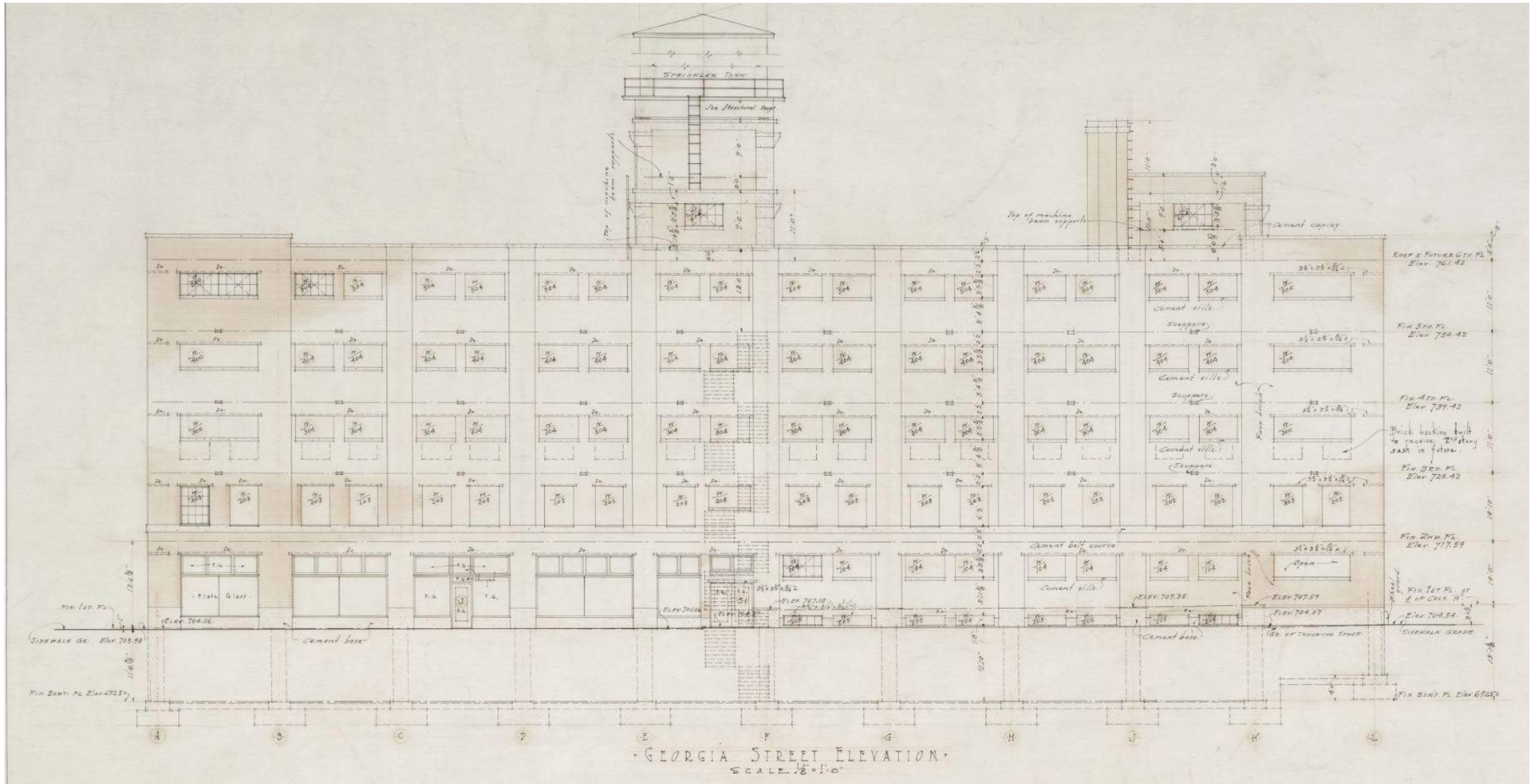
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

CSX DESIGN REVIEW

SEPTEMBER, 2024



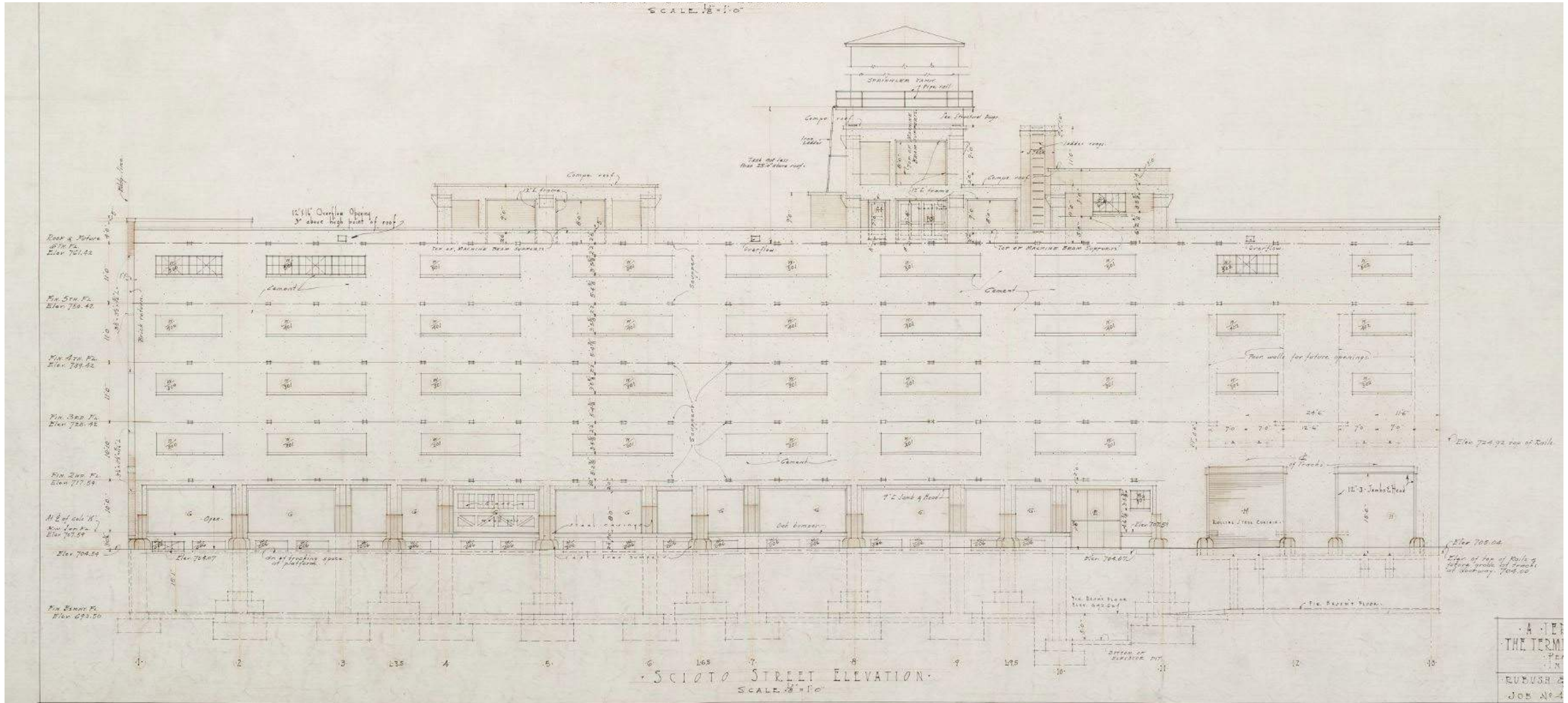
1925 HISTORIC PHOTO LOOKING SOUTHWEST



GEORGIA STREET ELEVATION - 1923

PROPOSAL FOR DEMOLITION & NEW DEVELOPMENT OF THE CSX BUILDING

SCALE 1/8"=1'-0"

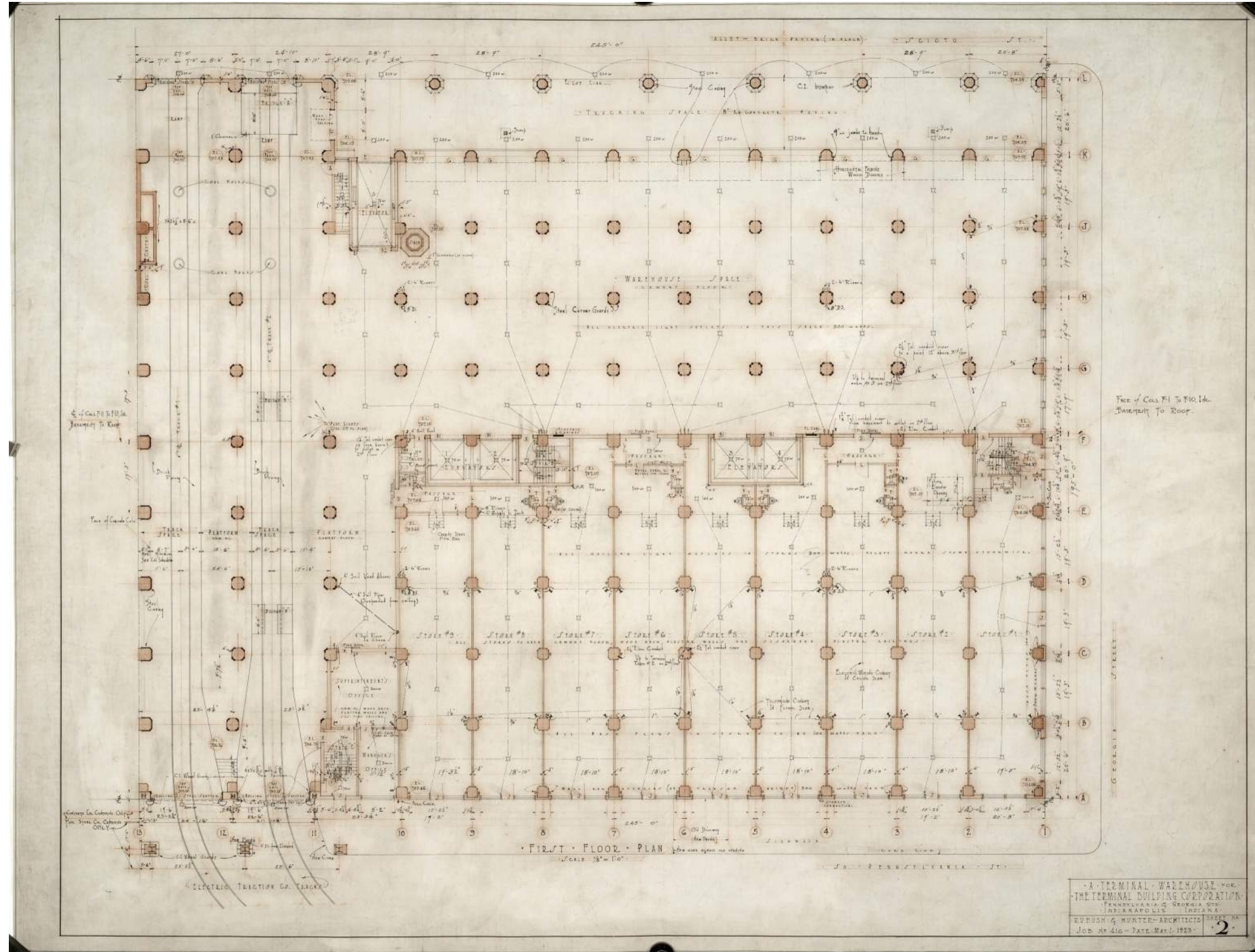


SCIOTO STREET ELEVATION
SCALE 1/8"=1'-0"

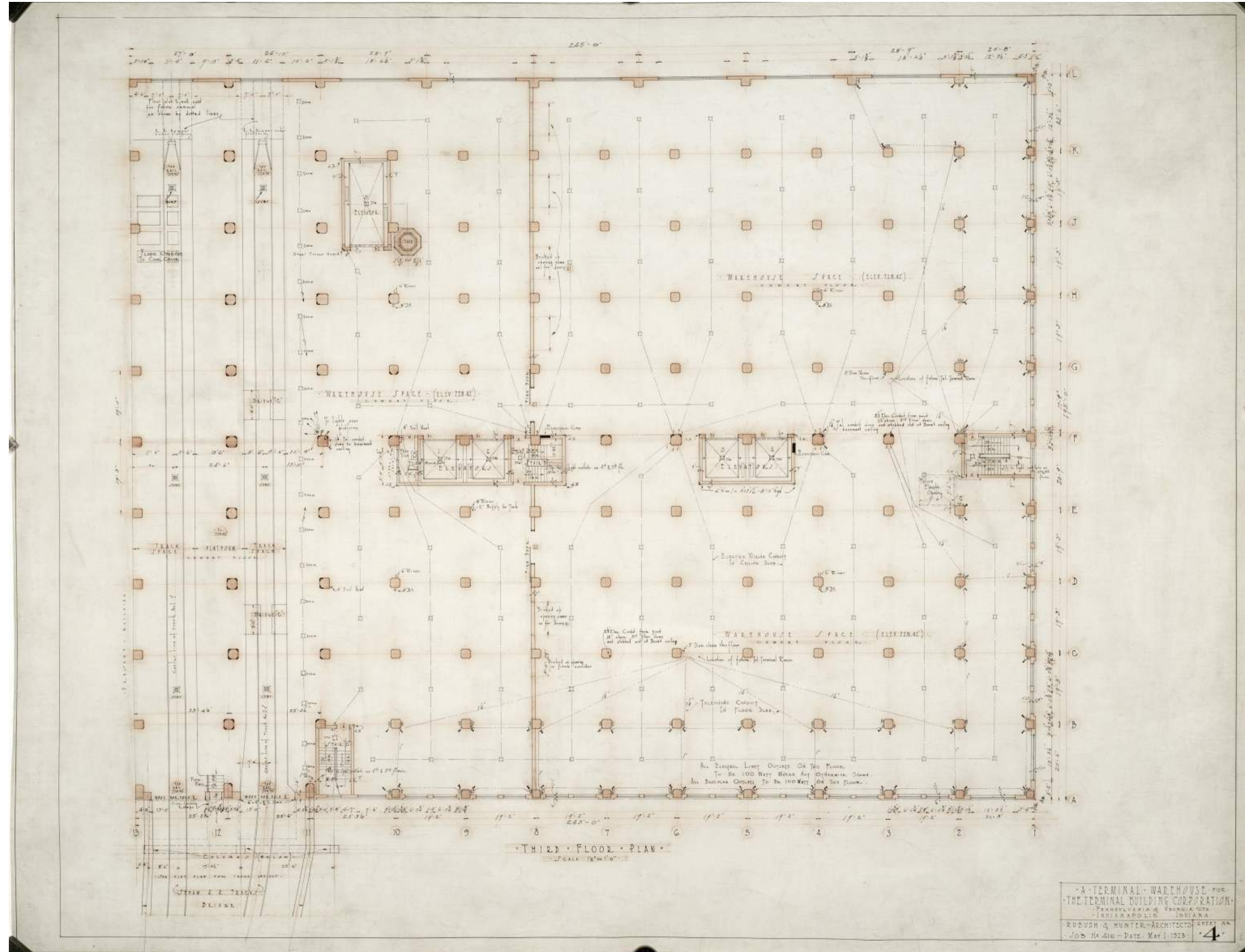
A-10
THE TERM
RUBEN
JOB N-4

SCIOTO STREET ELEVATION - 1923

PROPOSAL FOR DEMOLITION & NEW DEVELOPMENT OF THE CSX BUILDING



GROUND LEVEL FLOOR PLAN - 1923

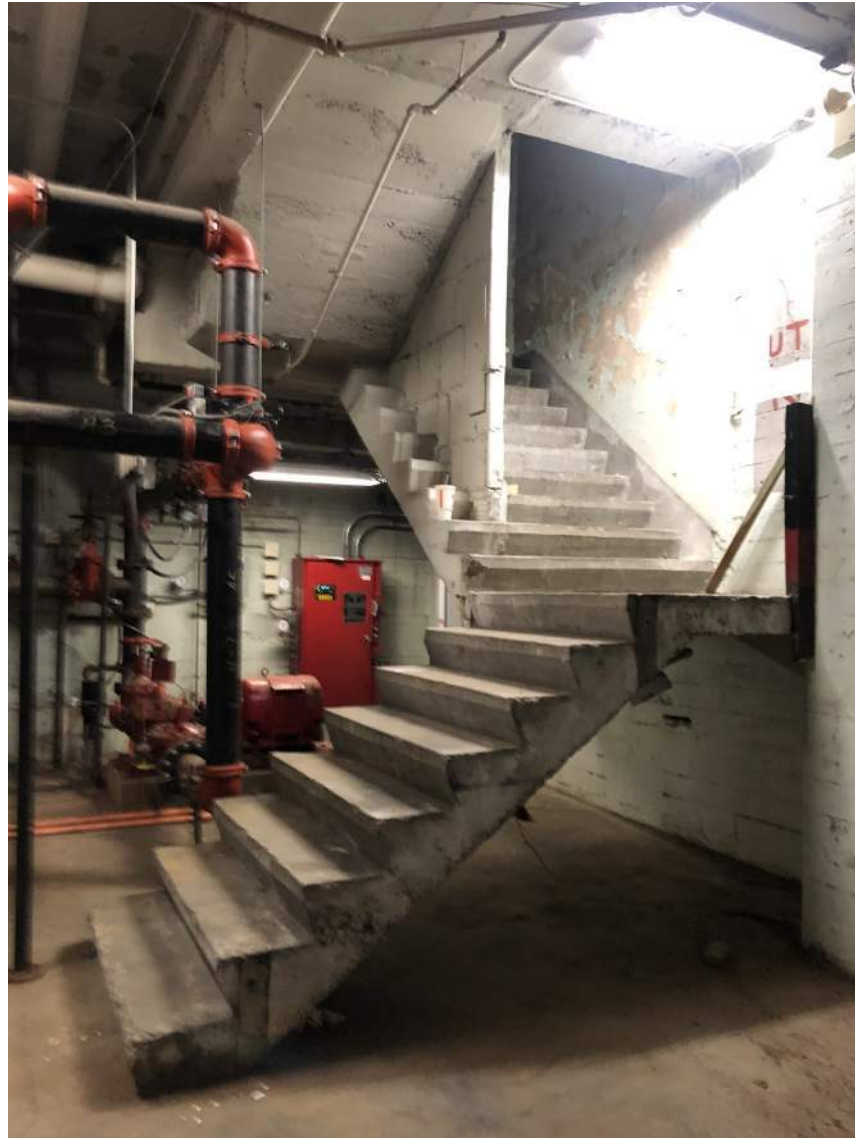


THIRD LEVEL FLOOR PLAN - 1923



EXISTING BUILDING PHOTOS

PROPOSAL FOR DEMOLITION & NEW DEVELOPMENT OF THE CSX BUILDING

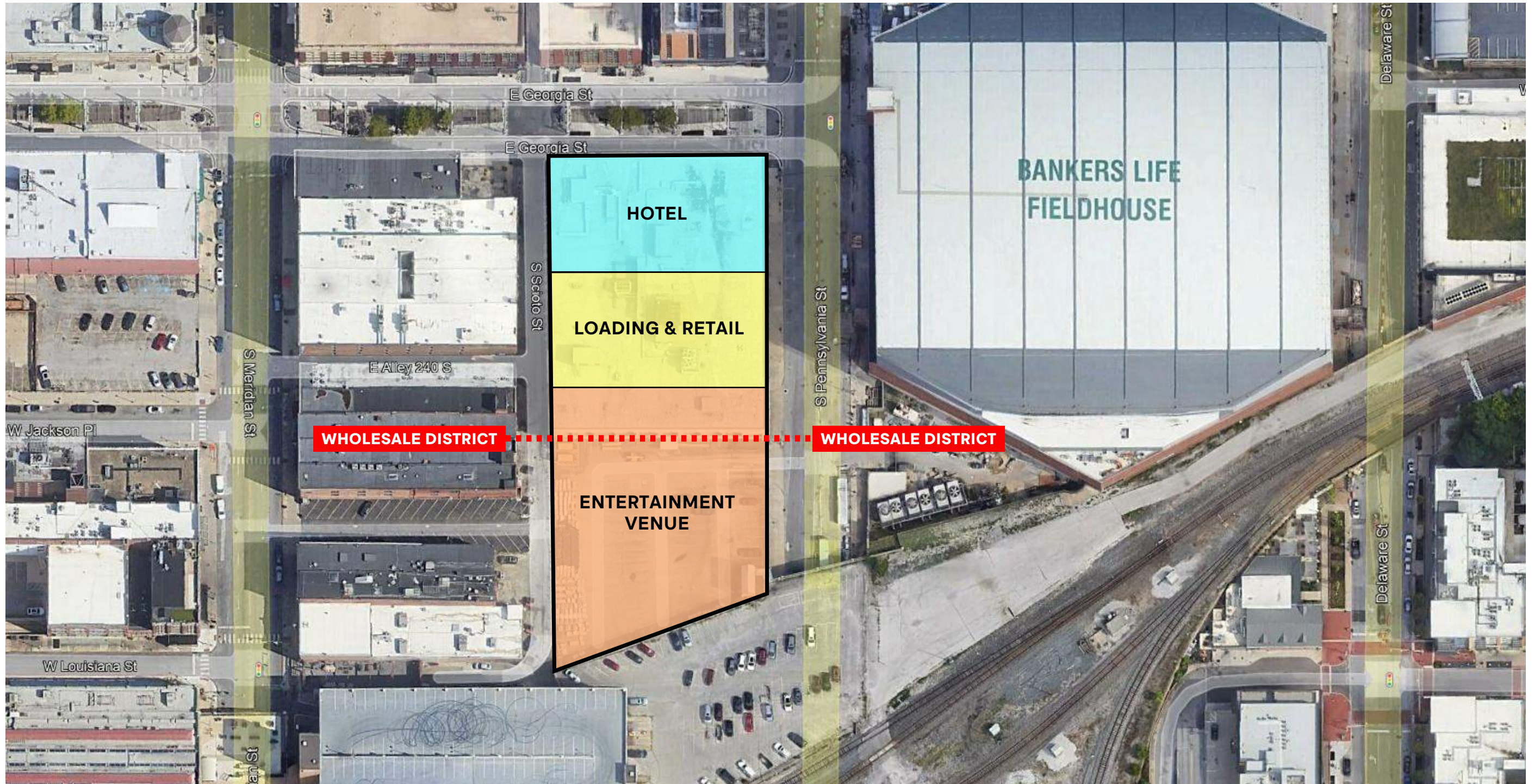


EXISTING BUILDING PHOTOS



EXISTING BUILDING PHOTOS









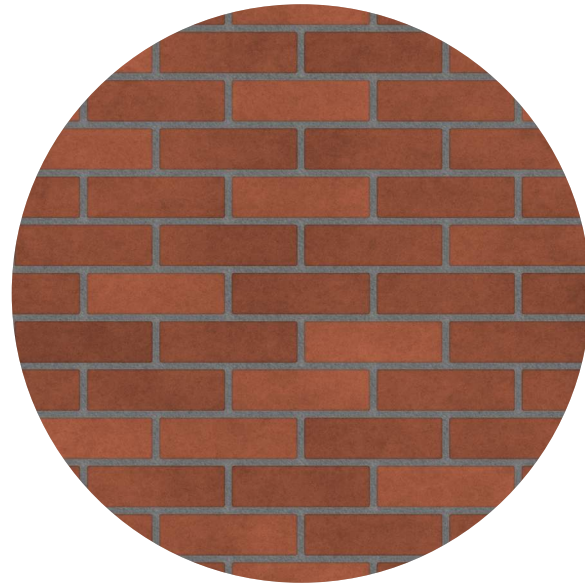








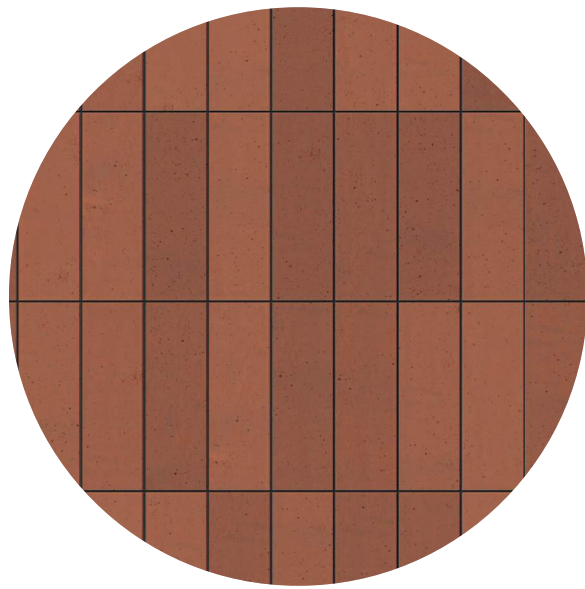




BRICK



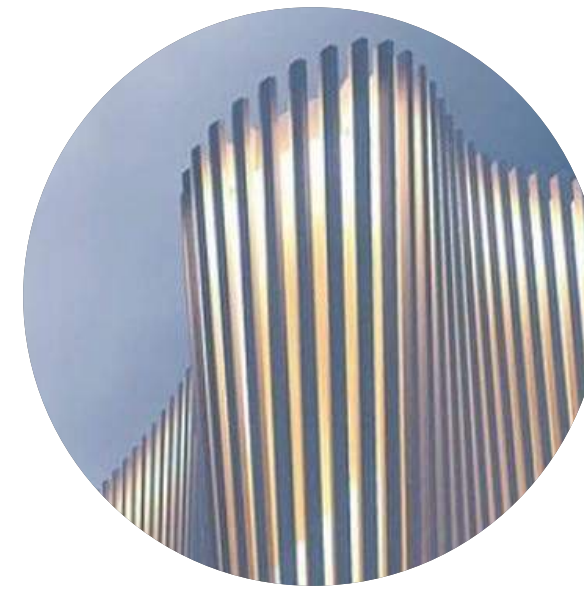
METAL PANEL



TERRACOTTA



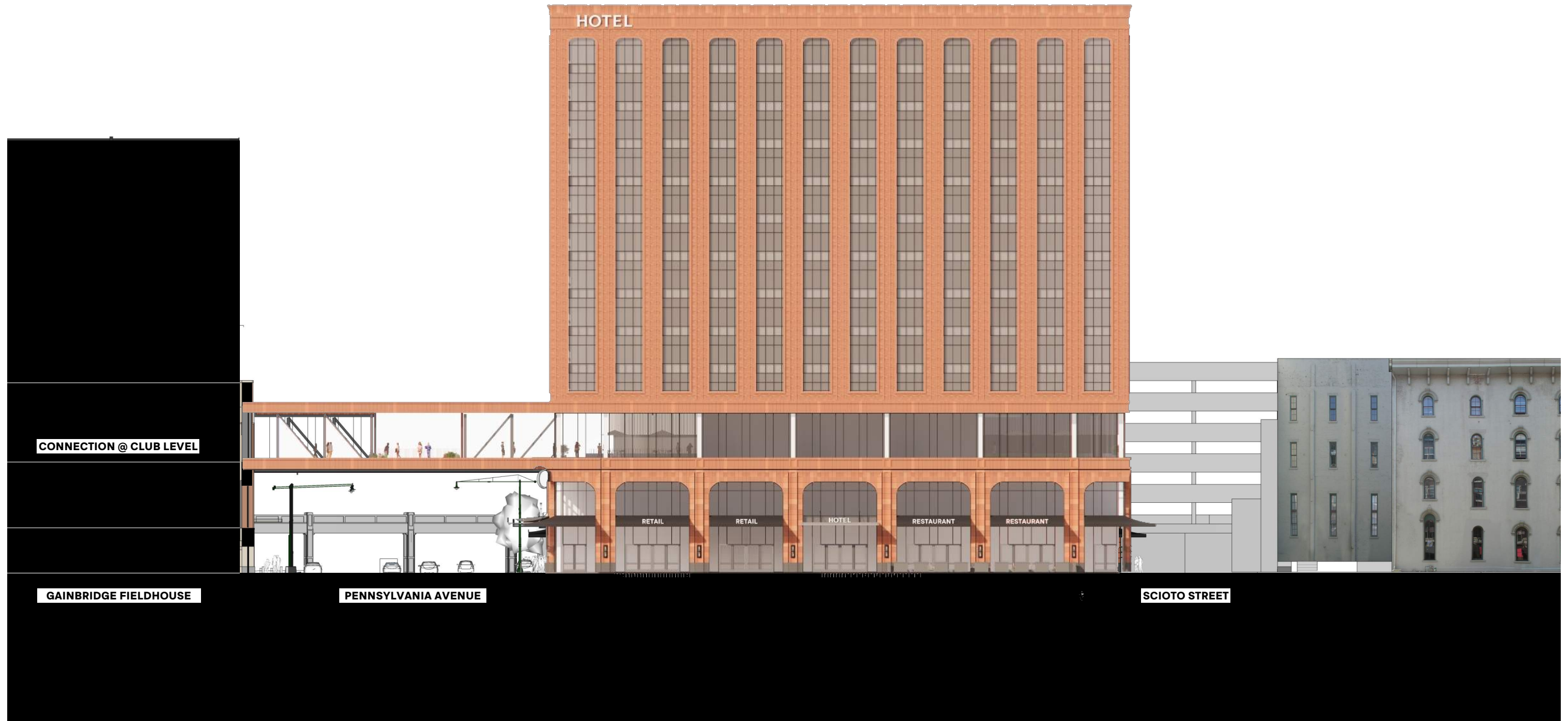
GRANITE

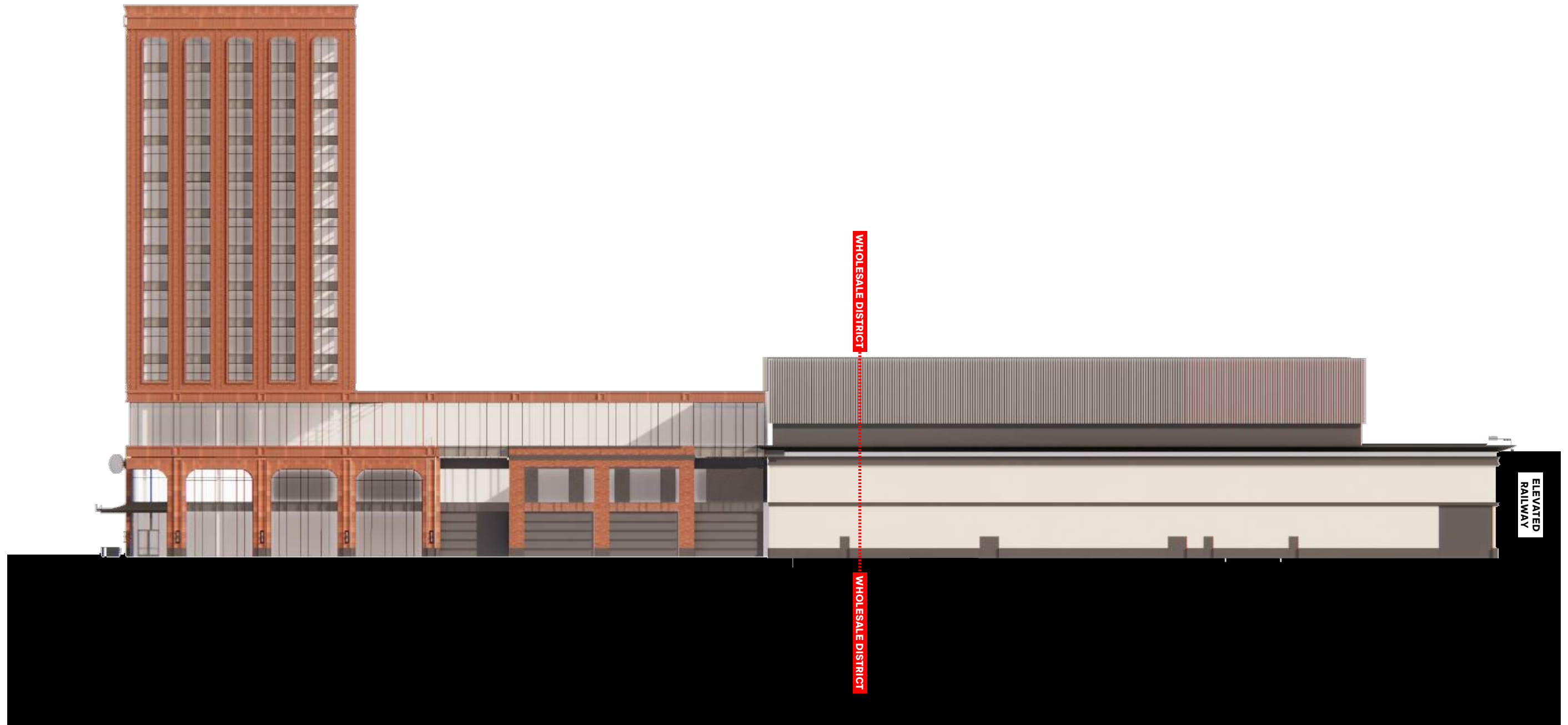


METAL CROWN

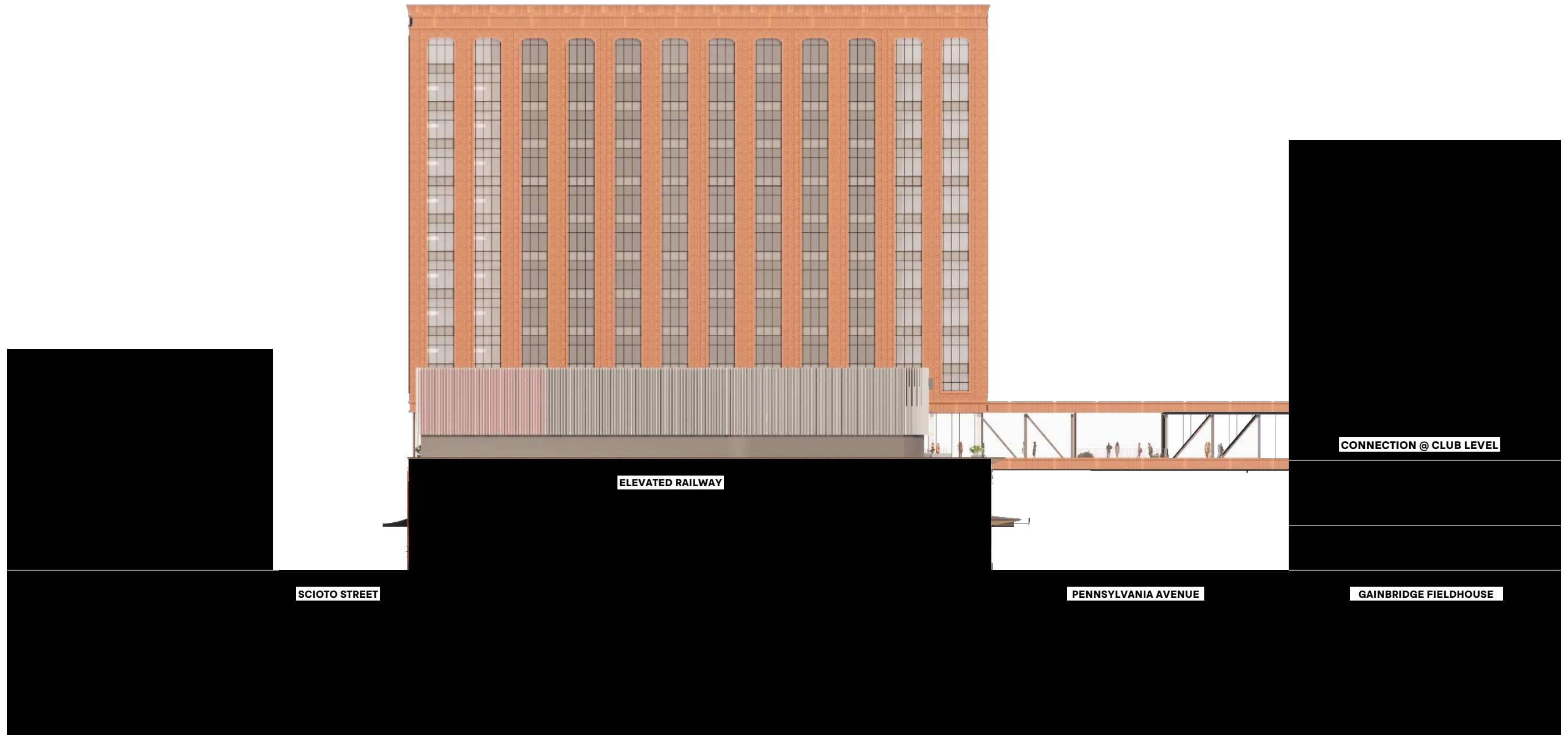
CSX DESIGN REVIEW PENNSYLVANIA AVENUE STREETScape







CSX DESIGN REVIEW HOTEL SOUTH ELEVATION



CSX DESIGN REVIEW SHINOLA BRANDING

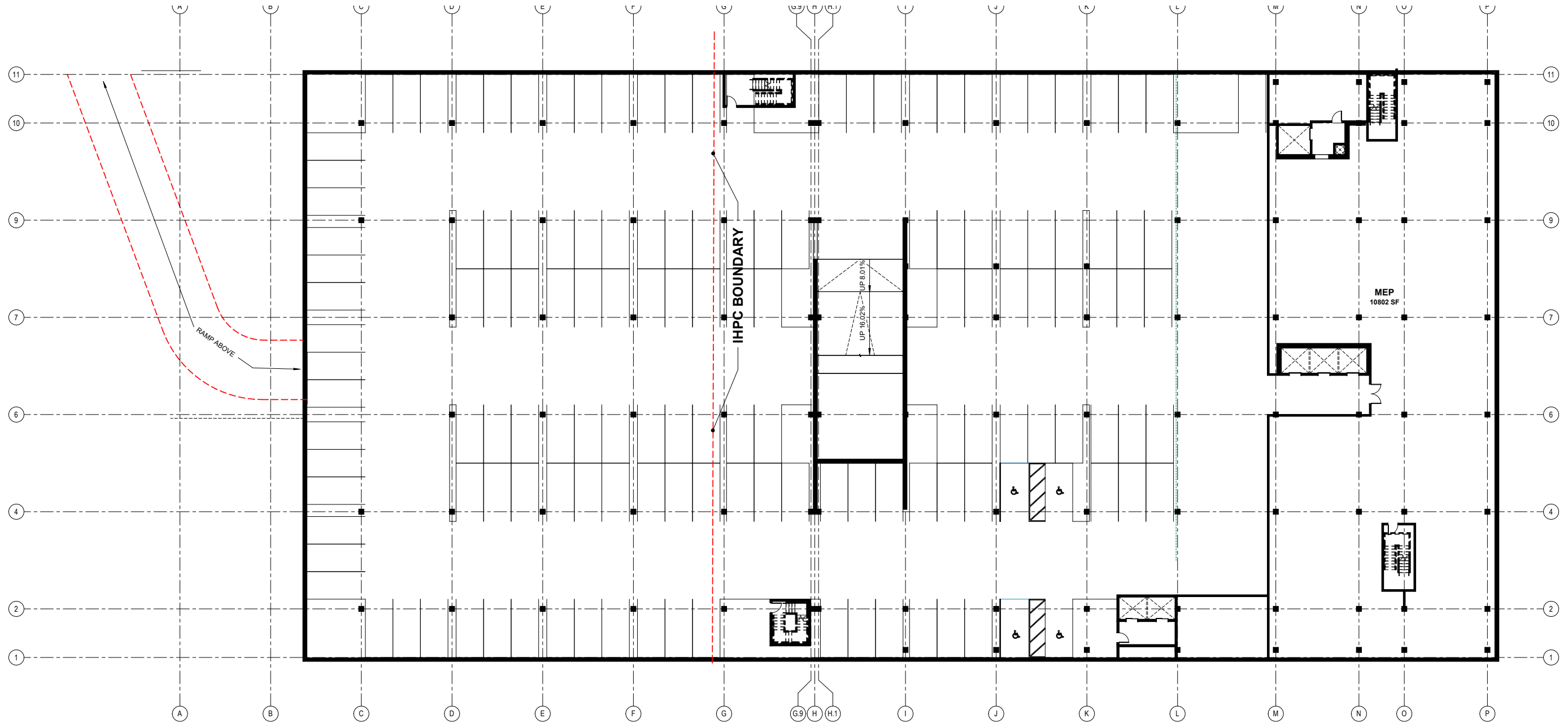
PROPOSED SHINOLA HOTEL - INDIANAPOLIS, INDIANA - FIRST NEW BUILD



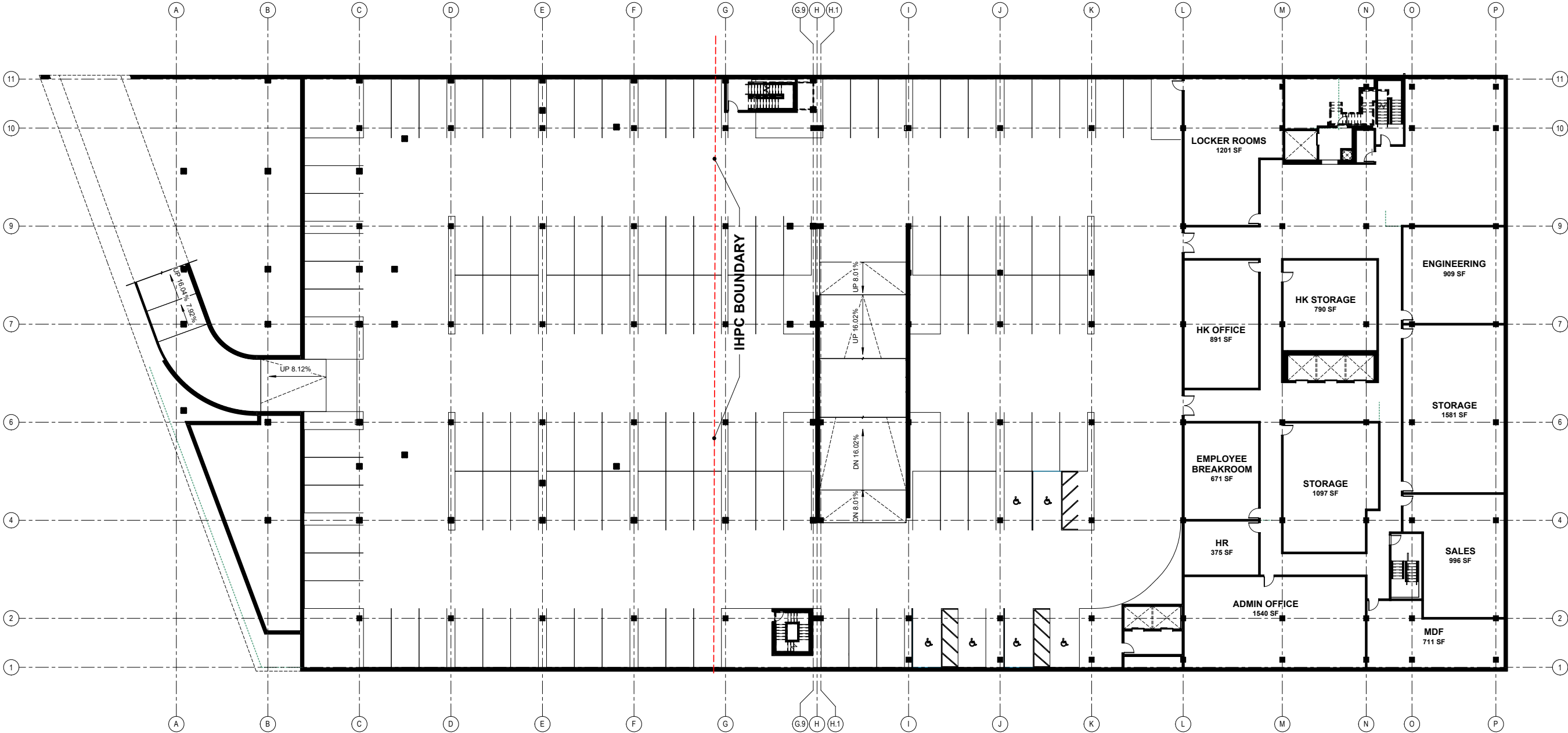
SHINOLA HOTEL - DETROIT MICHIGAN - FLAGSHIP BUILDING



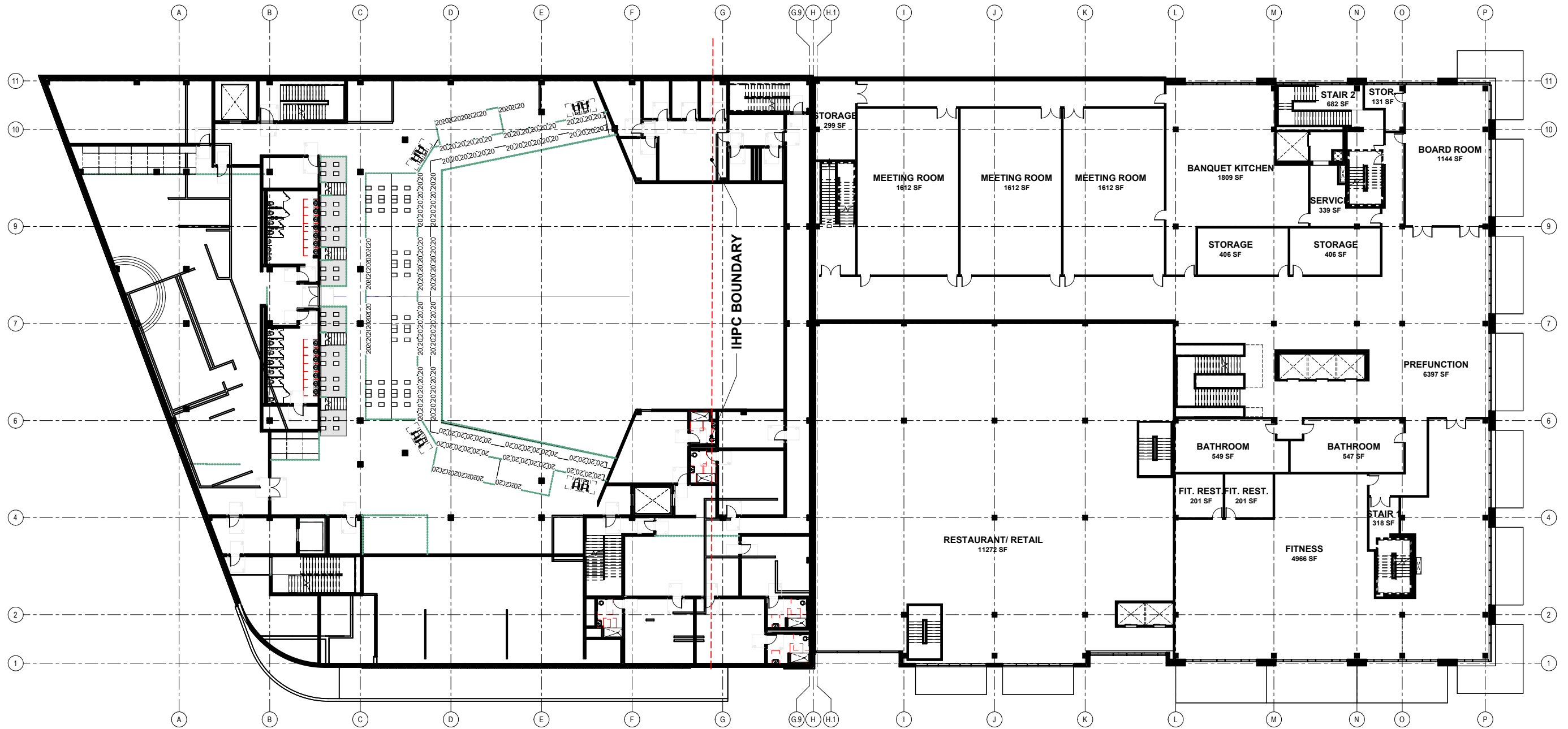
CSX DESIGN REVIEW LOWER LEVEL 2



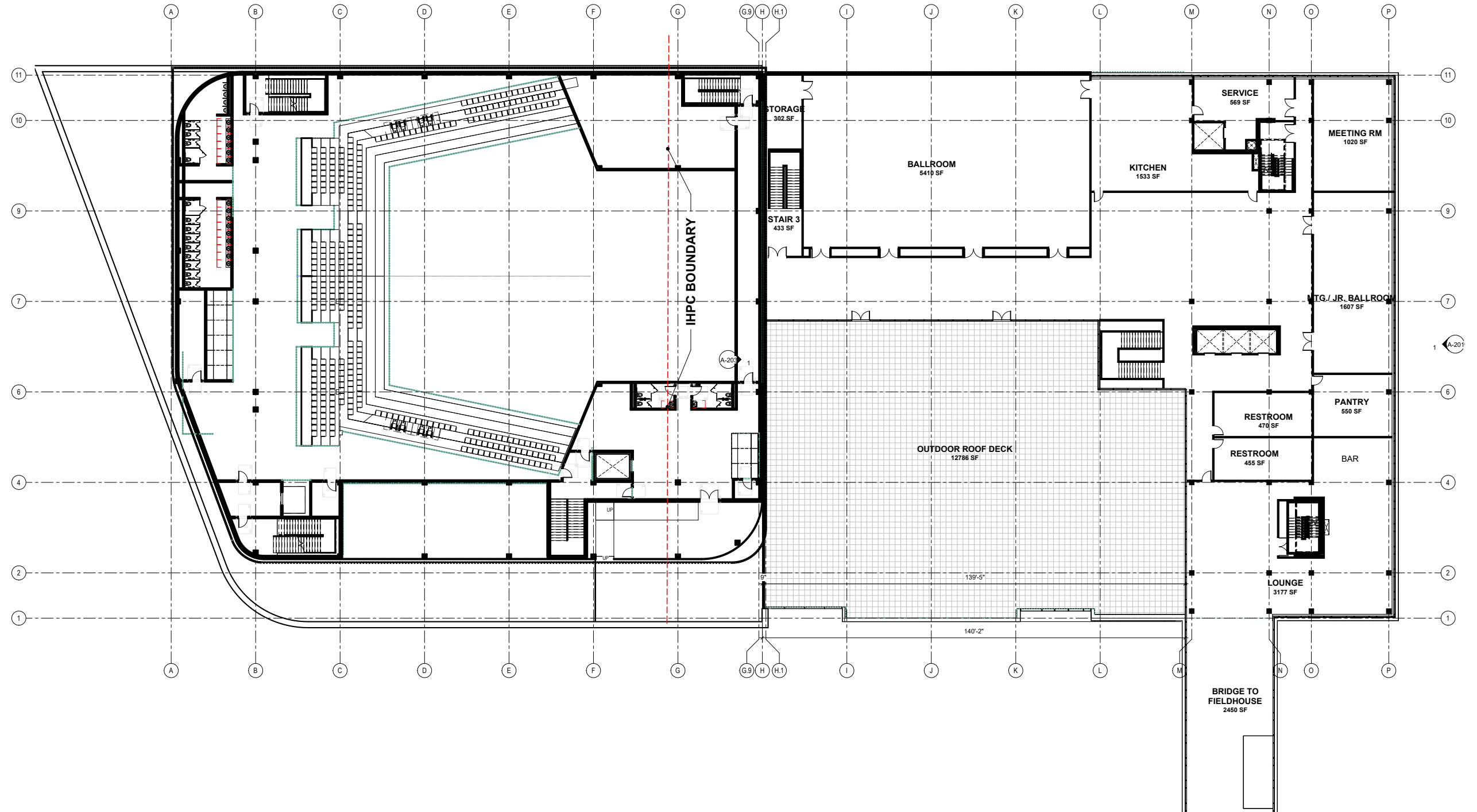
CSX DESIGN REVIEW LOWER LEVEL 1



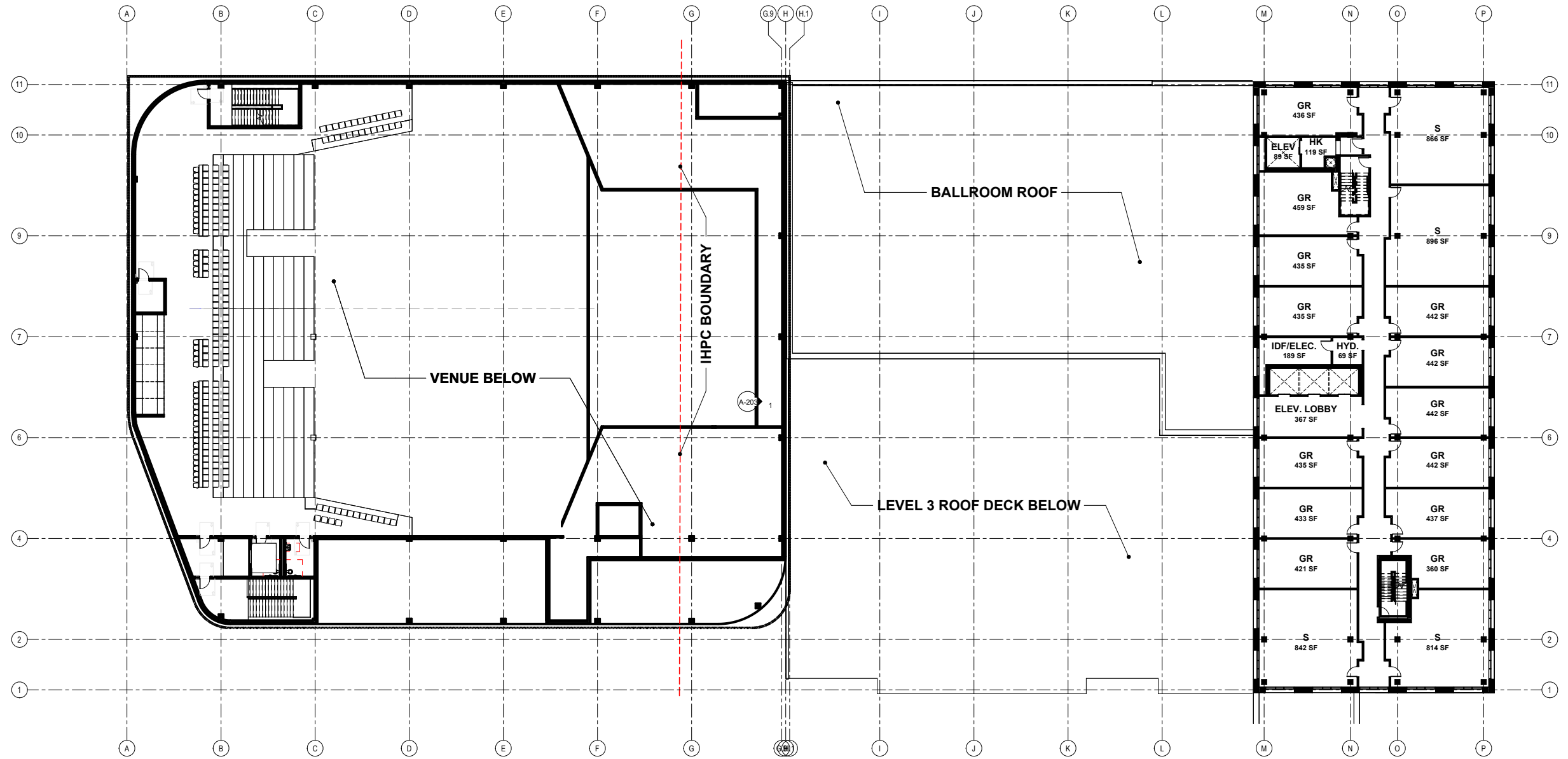
CSX DESIGN REVIEW LEVEL 2



CSX DESIGN REVIEW LEVEL 3



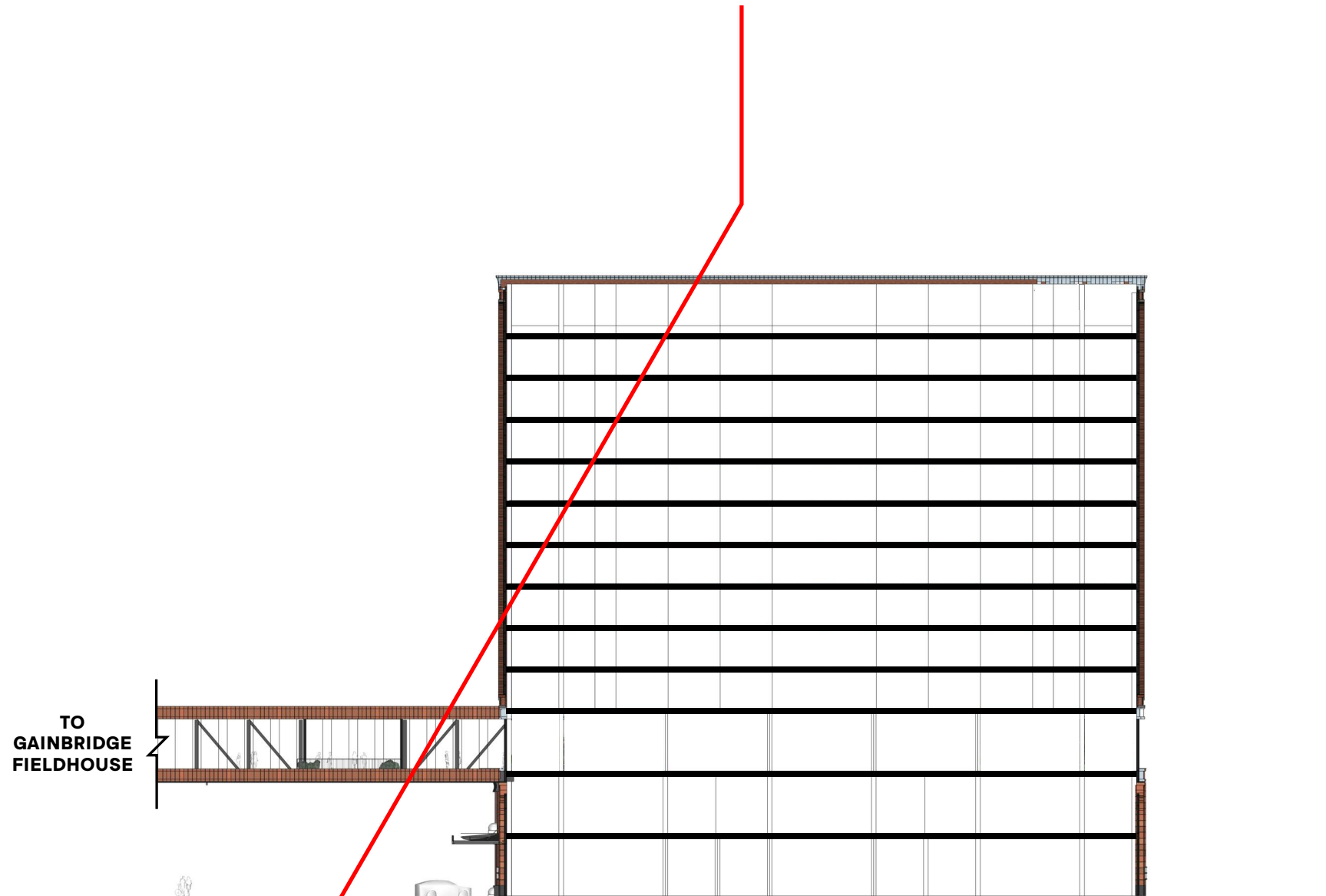
CSX DESIGN REVIEW TYPICAL GUESTROOM



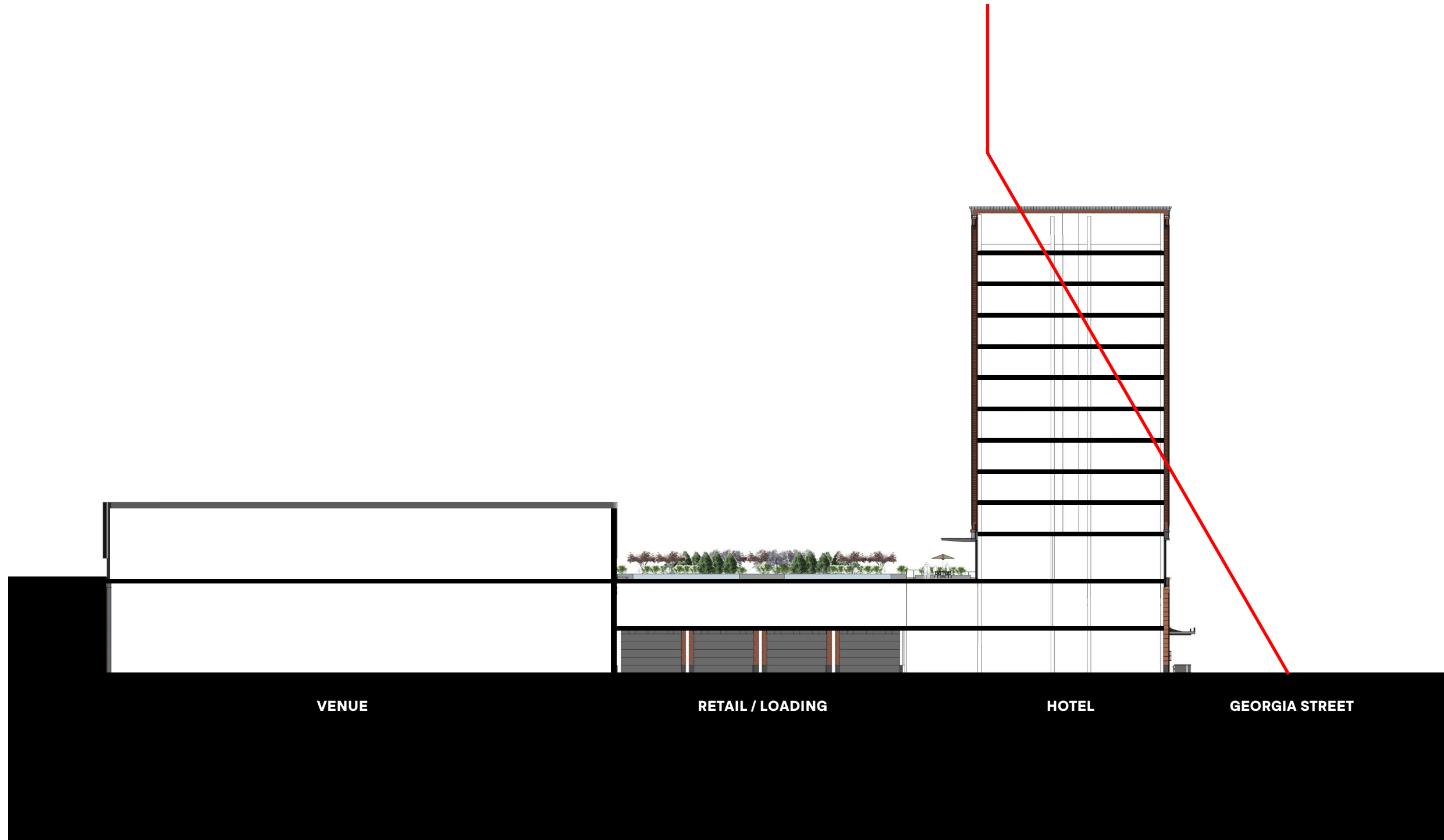
CSX DESIGN REVIEW SKYPLANE EXPOSURE DIAGRAM



CSX DESIGN REVIEW SKYPLANE EXPOSURE - GEORGIA STREET SECTION



CSX DESIGN REVIEW SKYPLANE EXPOSURE - PENNSYLVANIA AVENUE SECTION





2023-COA-401 (OCH) & 2024-VHP-007
202 / 222 NORTH ALABAMA STREET

DATE RECEIVED	CASE INFORMATION
	<p data-bbox="1485 626 2551 721">2023-COA-401 (OCH)</p> <hr/> <p data-bbox="1143 747 1634 808">COA NUMBER:</p> <p data-bbox="1261 838 2778 923">202/222 N. ALABAMA STREET</p> <hr/> <p data-bbox="1143 953 2529 1014">ADDRESS WHERE WORK IS TO BE DONE:</p> <p data-bbox="1557 1044 2473 1128">Chase Smith, TWG</p> <hr/> <p data-bbox="1143 1159 1783 1219">APPLICANT NAME:</p> <p data-bbox="1501 1245 2374 1330">September 4, 2024</p> <hr/> <p data-bbox="1143 1360 1690 1421">HEARING DATE:</p>

222 N Alabama Street

Indianapolis, IN

August 01, 2024

North Alabama Redevelopment



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Illustrative Site Plan- Street Level

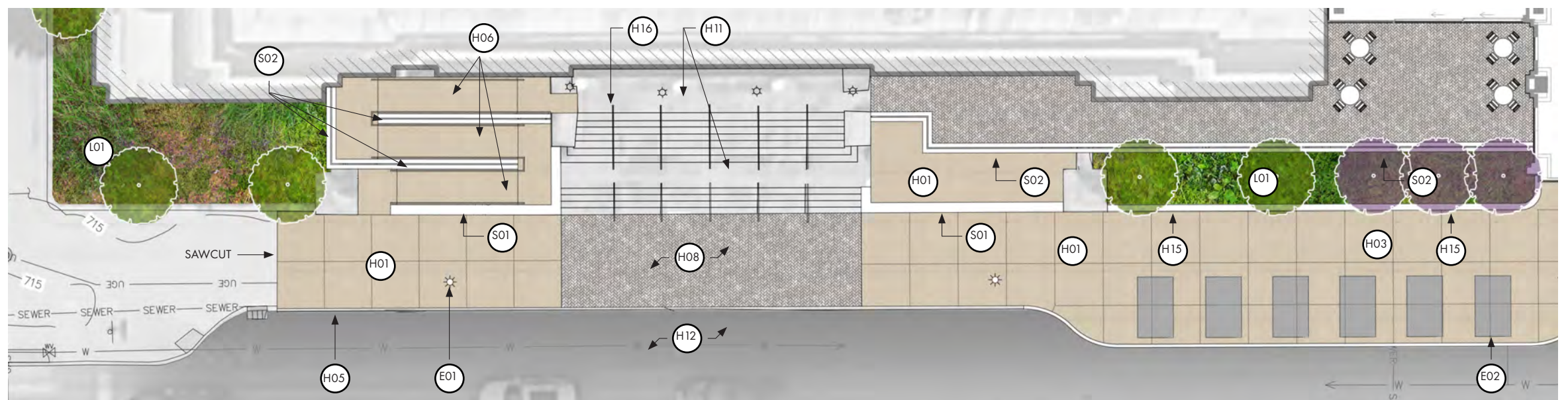


Closeup East Elevation

Old City Hall

Site Plan Layout Keynotes

H01	CONCRETE PAVEMENT, 4"
H02	CONCRETE PAVEMENT, 8"
H03	INTEGRAL CONCRETE CURB & WALK
H04	CONCRETE BARRIER CURB
H05	CONCRETE FLUSH CURB
H06	CONCRETE SWITCHBACK RAMP
H07	CONCRETE CURB RAMP
H08	UNIT PAVERS, TYPE 1
H09	UNIT PAVERS, TYPE 2
H10	UNIT PAVER CURB RAMP
H11	GRANITE STEP RESTORATION
H12	ASPHALT PAVEMENT
H13	STRUCTURAL SOIL EXTENTS
H14	GRANITE STEPS
H15	GRANITE PLANTER CURB
H16	BRONZE HANDRAIL
S01	LIMESTONE VENEER WALL, TYPE 1A
S02	LIMESTONE VENEER WALL, TYPE 1B
L01	LANDSCAPE AREA
F01	TREE GRATE
F02	DECORATIVE RAILING
F03	MOVEABLE TABLES AND CHAIRS
E01	SITE LIGHTING
E02	AES TRANSFORMER VAULT
X01	THERMOPLASTIC PAVEMENT MARKINGS
X02	PARKING METER POSTS

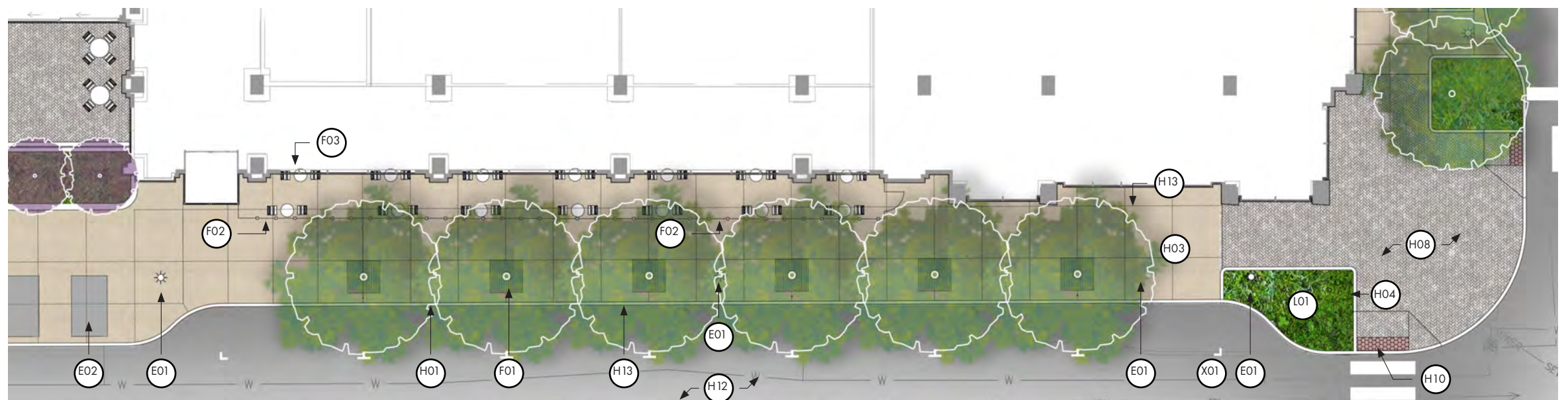


Closeup East Elevation

New Tower

Site Plan Layout Keynotes

H01	CONCRETE PAVEMENT, 4"
H02	CONCRETE PAVEMENT, 8"
HO3	INTEGRAL CONCRETE CURB & WALK
H04	CONCRETE BARRIER CURB
H05	CONCRETE FLUSH CURB
H06	CONCRETE SWITCHBACK RAMP
H07	CONCRETE CURB RAMP
H08	UNIT PAVERS, TYPE 1
H09	UNIT PAVERS, TYPE 2
H10	UNIT PAVER CURB RAMP
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H12	ASPHALT PAVEMENT
H13	STRUCTURAL SOIL EXTENTS
H14	GRANITE STEPS
H15	GRANITE PLANTER CURB
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E01	SITE LIGHTING
E02	AES TRANSFORMER VAULT
X01	THERMOPLASTIC PAVEMENT MARKINGS
X02	PARKING METER POSTS

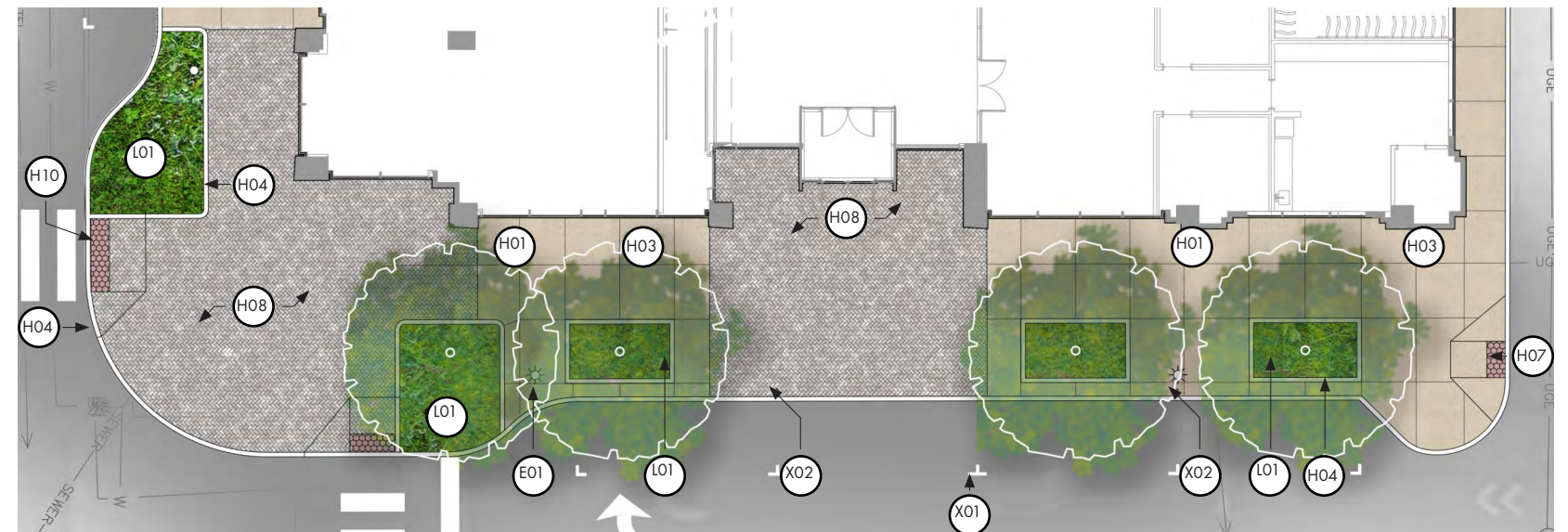


Closeup North Elevation

New York Street

Site Plan Layout Keynotes

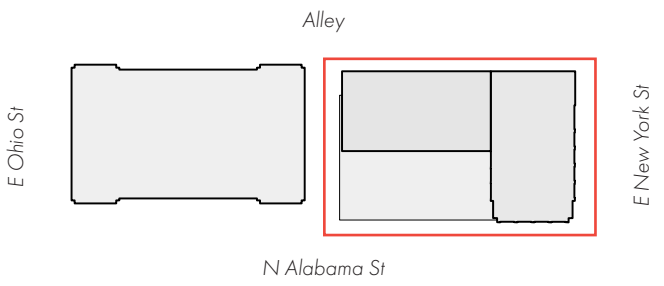
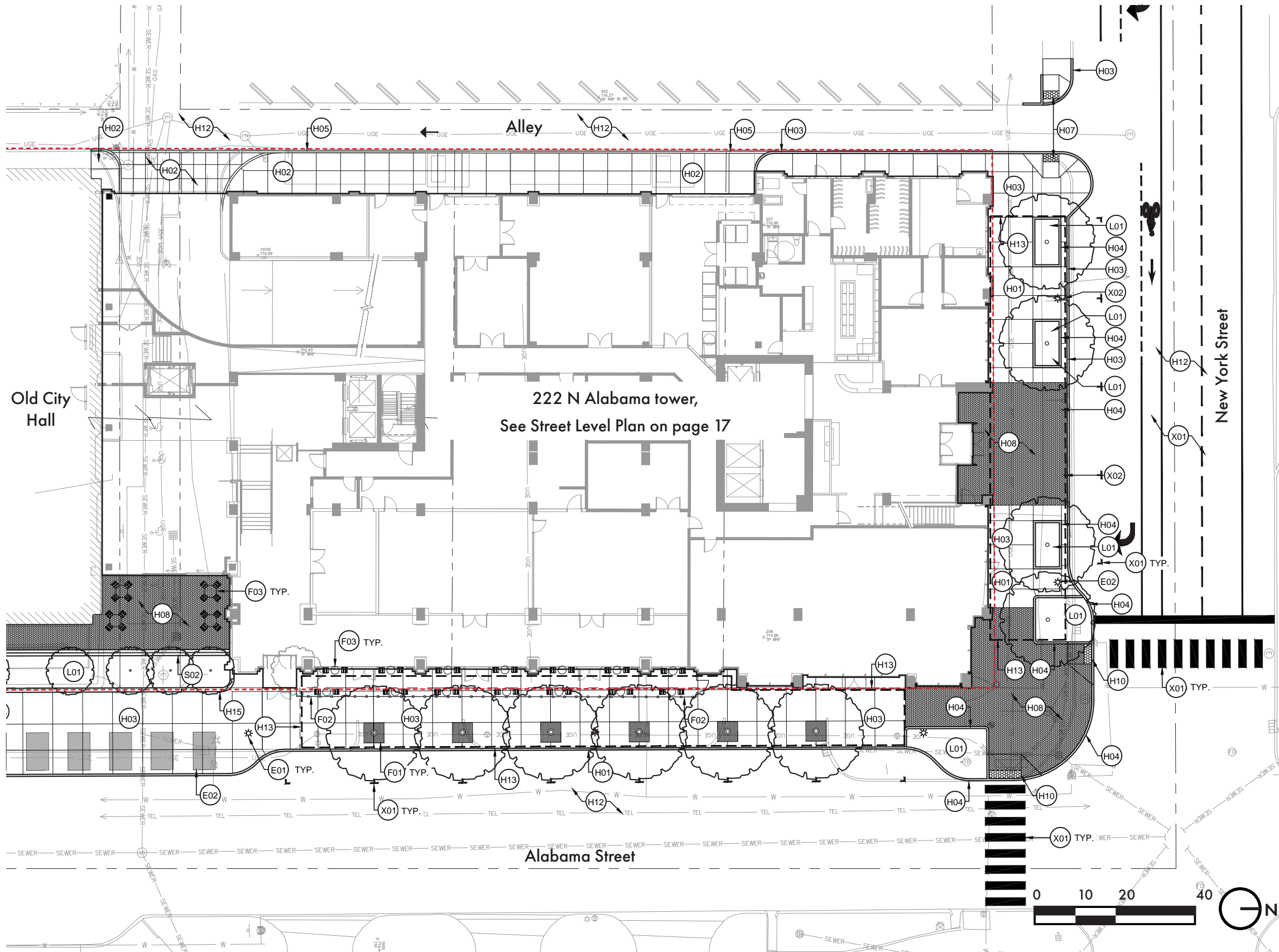
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Site Layout Plan- Street Level

Layout Keynotes

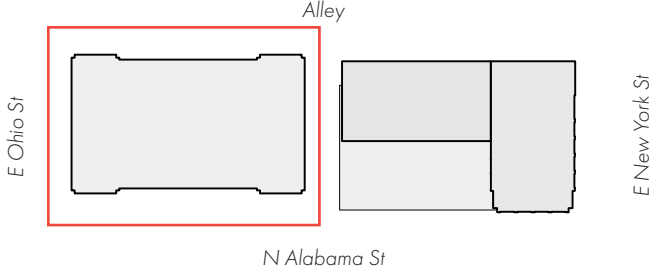
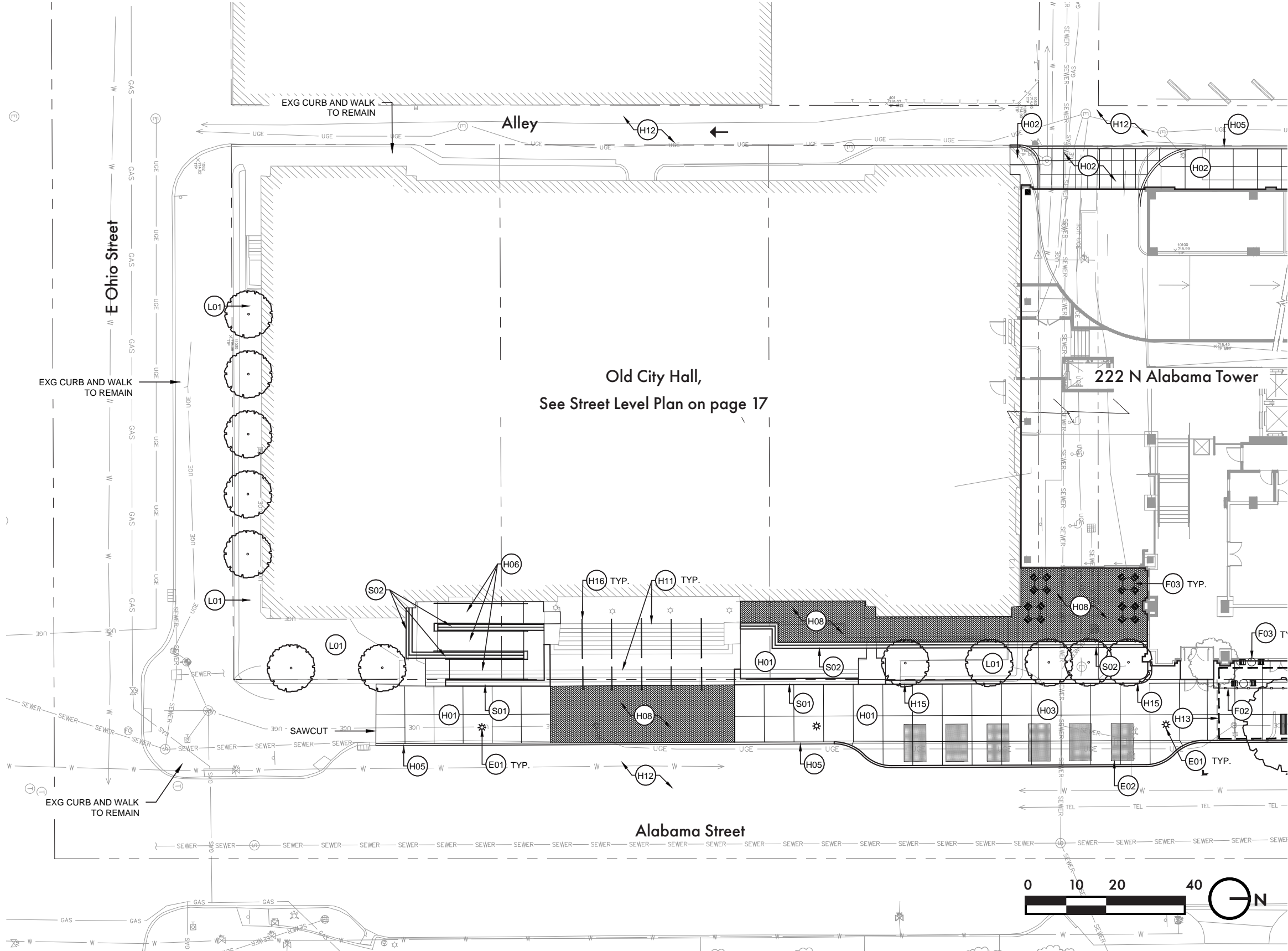
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Birdseye View
Old City Hall View

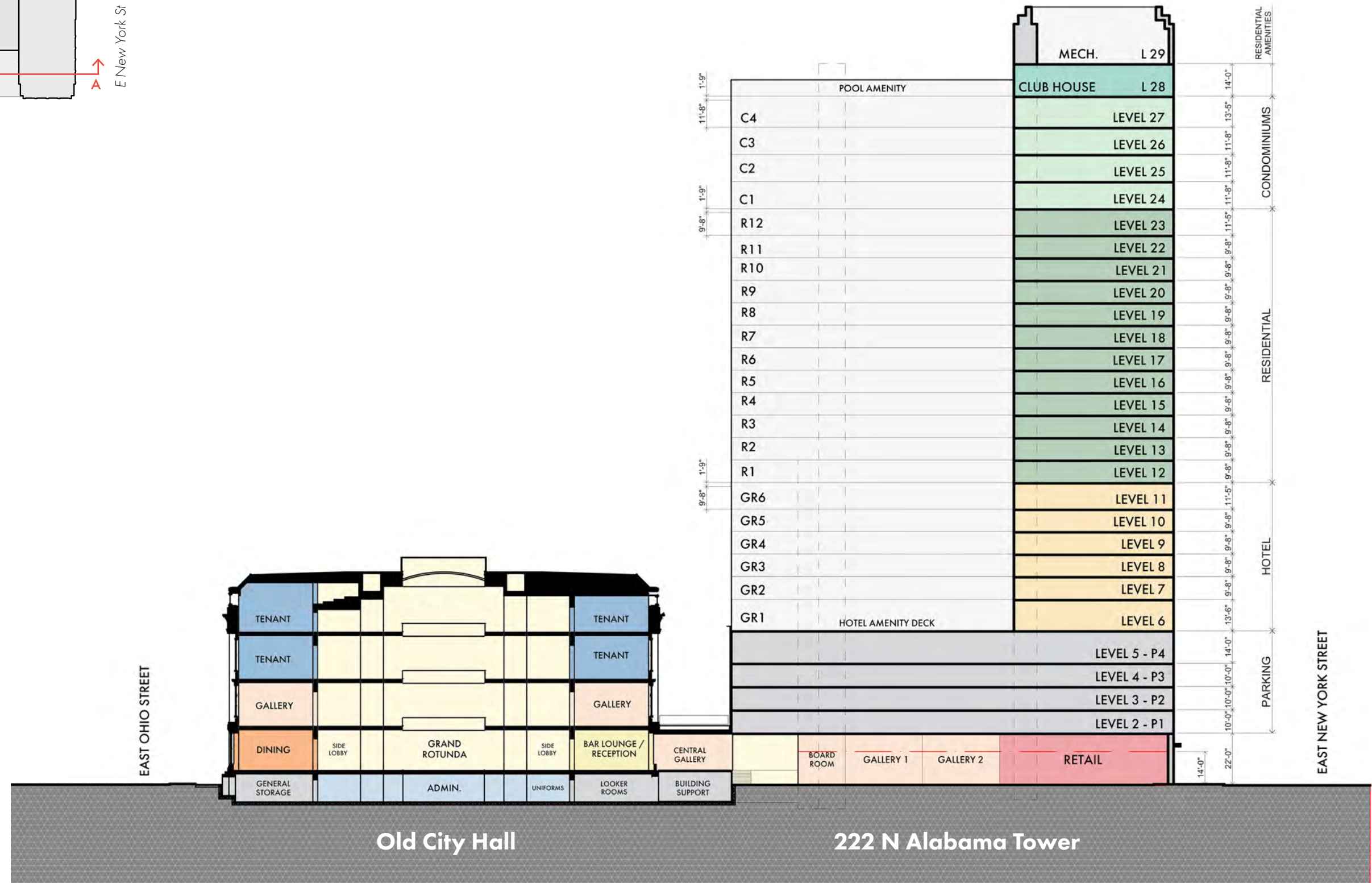
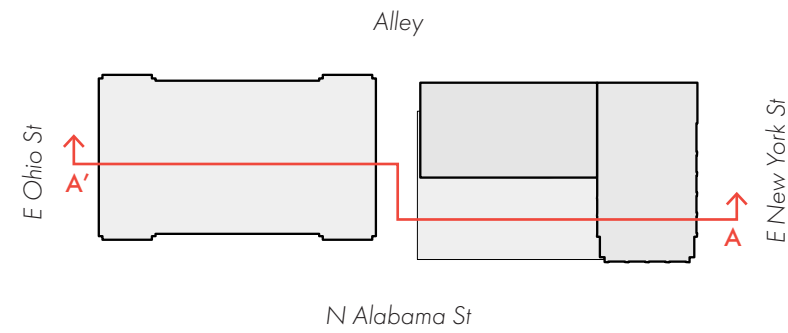


Architectural Floor Plans & Section

Street View
Cultural Trail View looking East

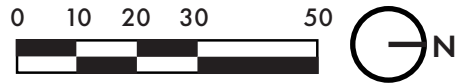
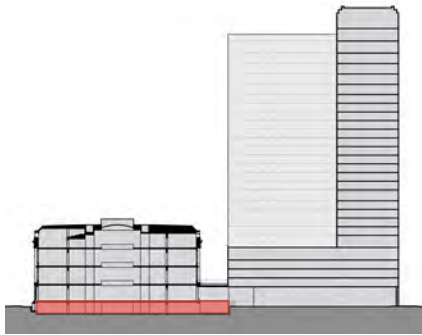


Section A-A'



Basement Level

Level B-1



Street Level Plan Level 1

Street Level Plan Level 1

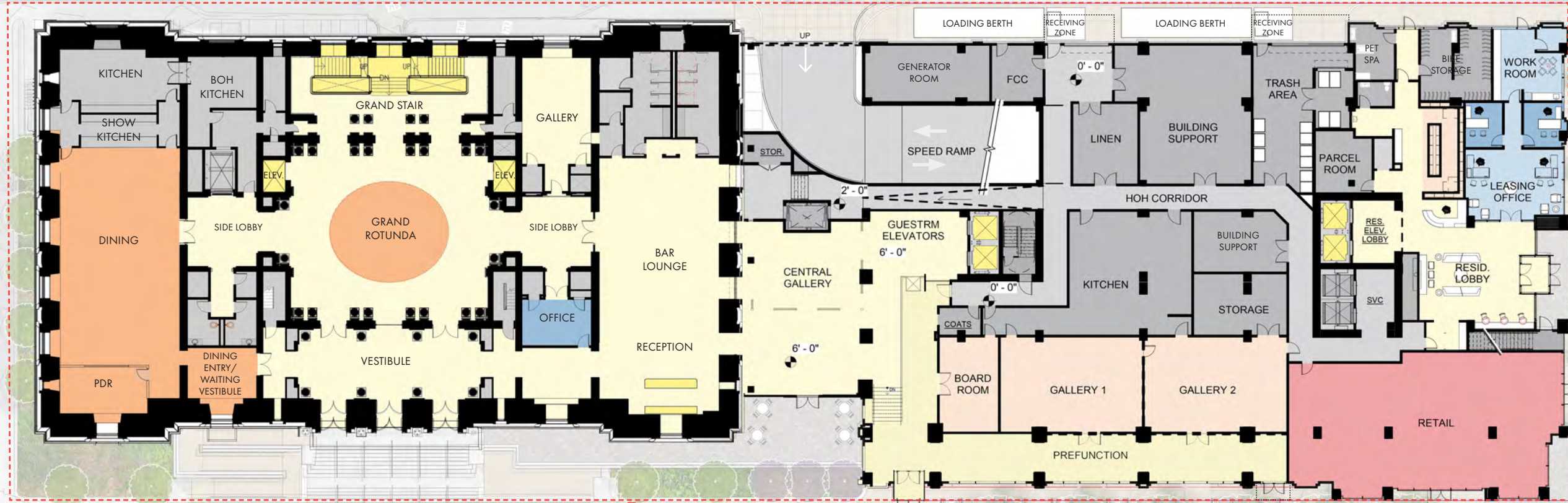
E Ohio Street

New York Street

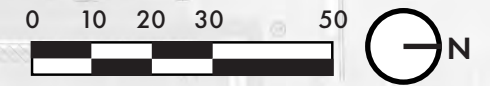
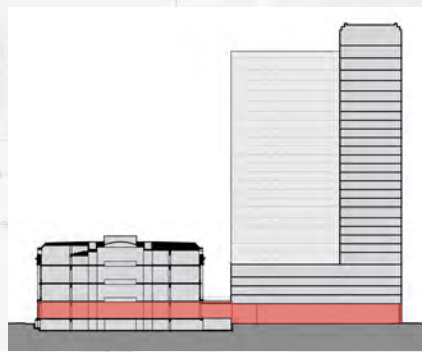
HUDSON STREET

Alley

Alabama Street



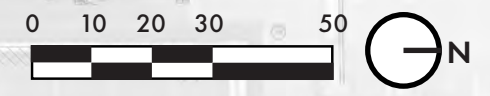
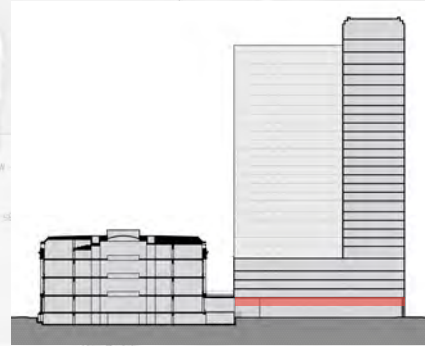
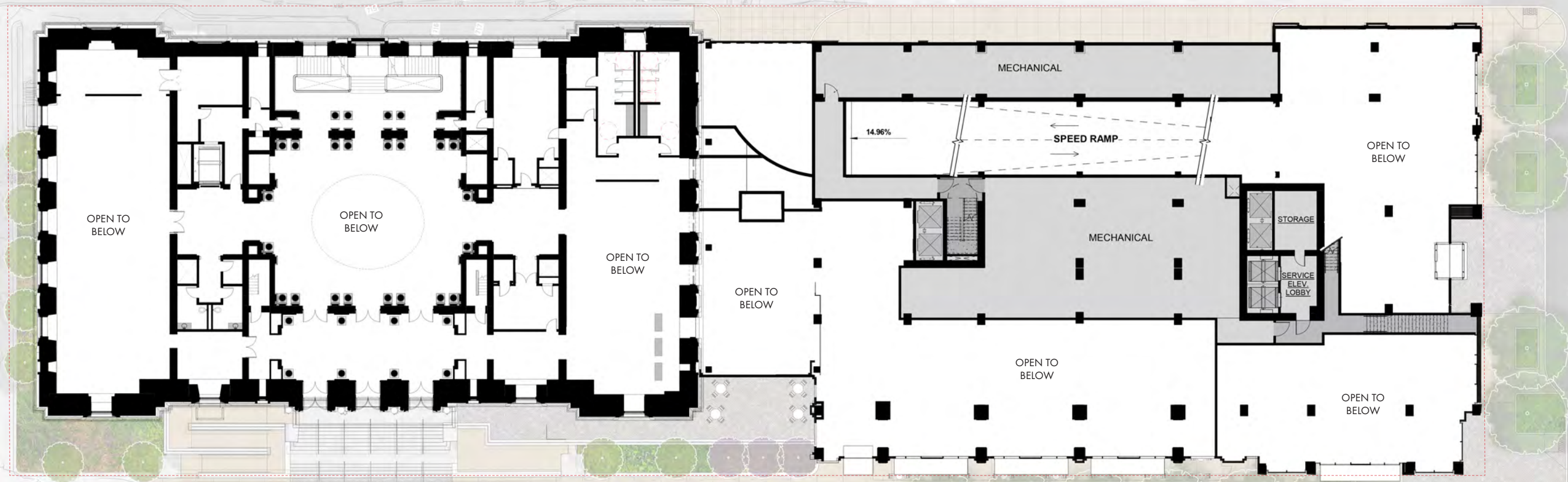
PROPERTY LINE



Mezzanine Plan Level 1

OHIO STREET

HUDSON STREET

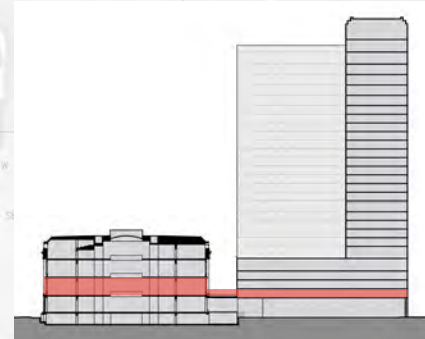
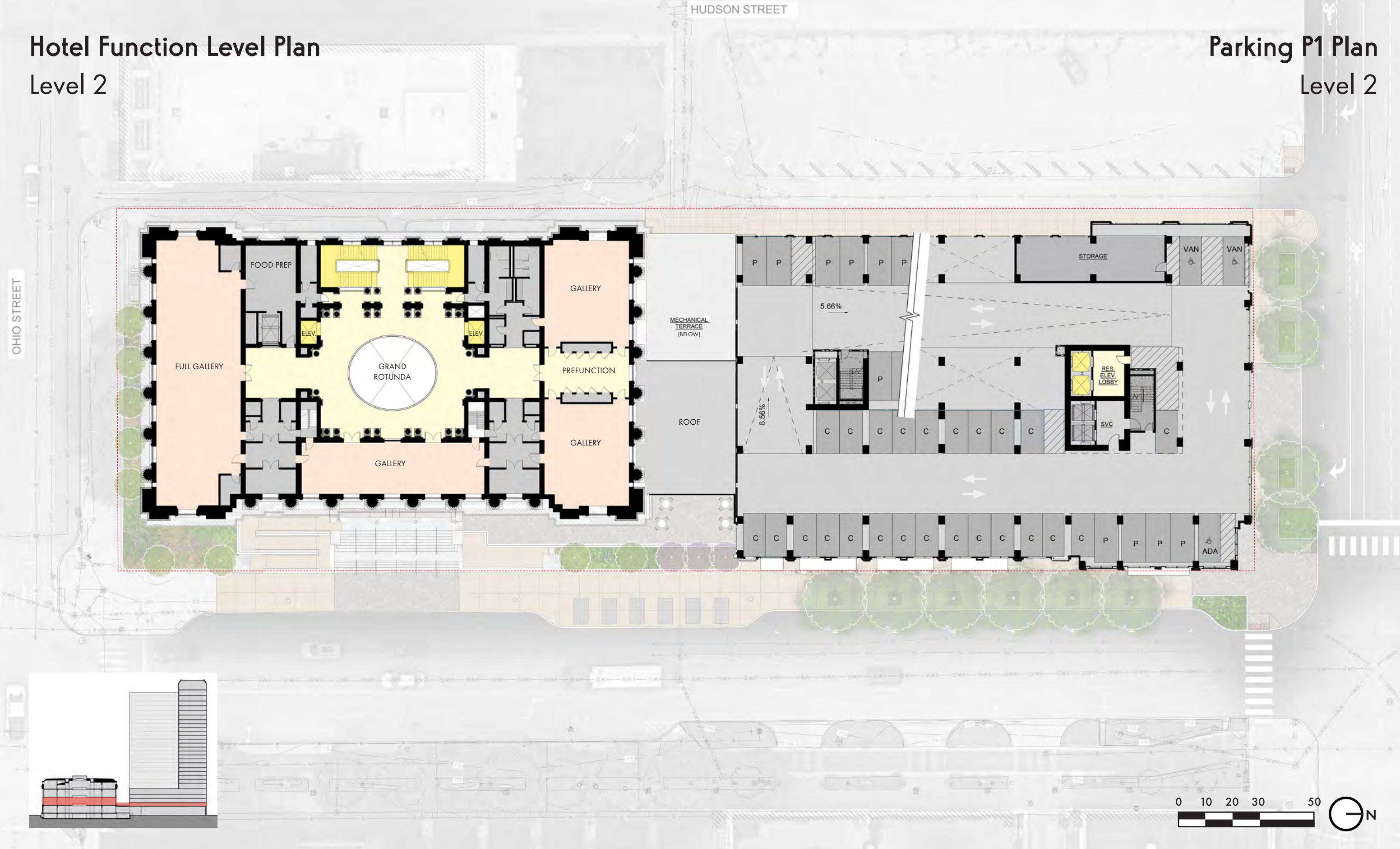


Hotel Function Level Plan

Level 2

Parking P1 Plan

Level 2

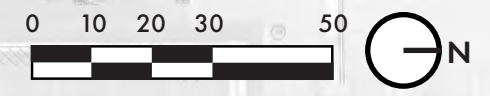
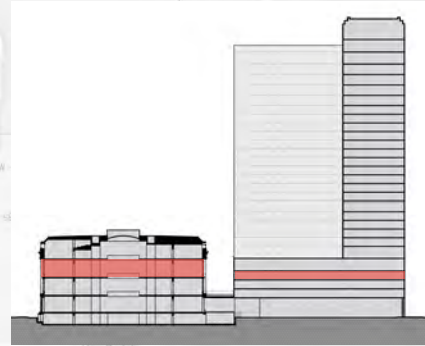


Tenant Floor Plan
Level 3

Typ. Parking P3 & P4 Plan
Level 4 & 5

OHIO STREET

HUDSON STREET

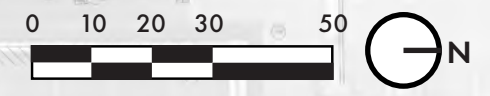
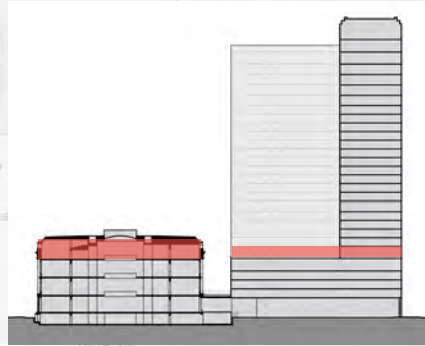


Tenant Floor Plan Level 4

Guestroom Level / Amenity Deck Plan Level 6

OHIO STREET

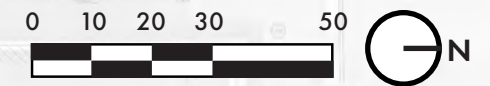
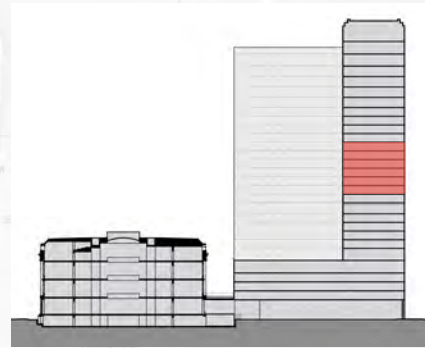
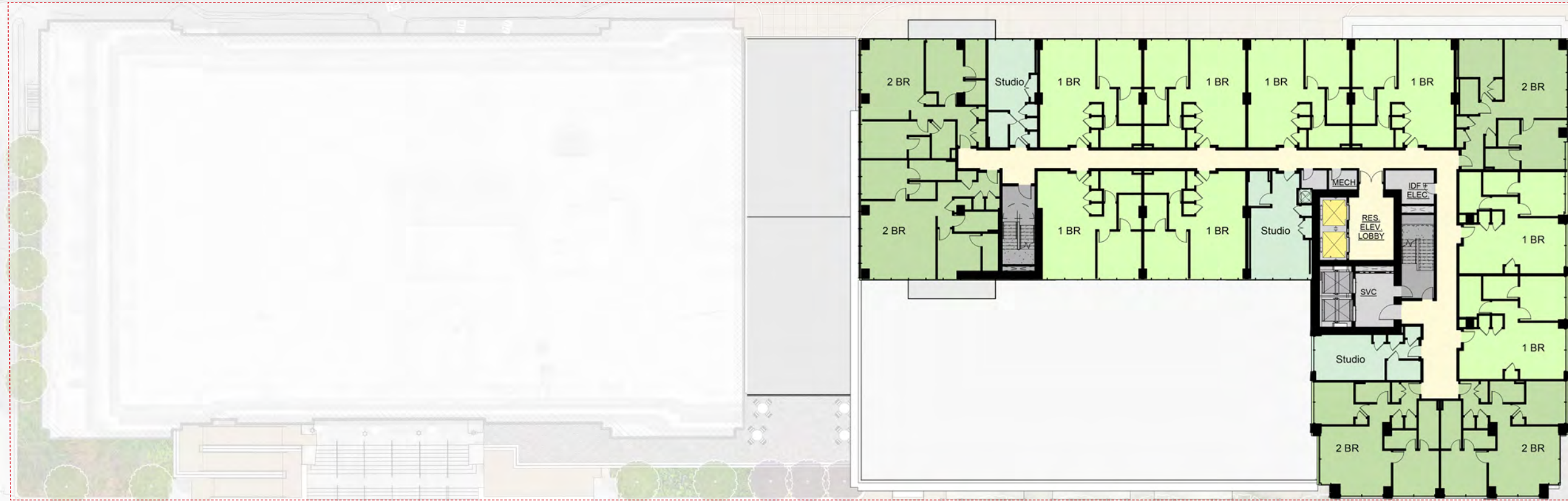
HUDSON STREET



HUDSON STREET

Residential Levels Plan Level 12-18

OHIO STREET

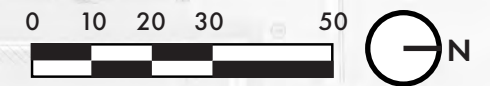
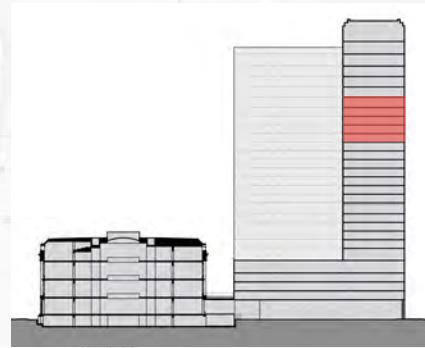


HUDSON STREET

Residential Levels Plan

Level 19-23

OHIO STREET

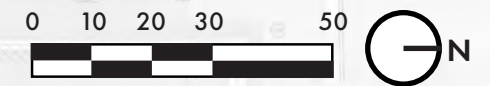
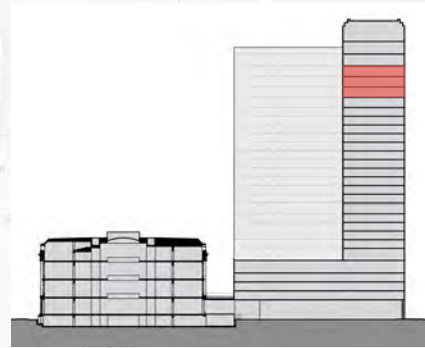
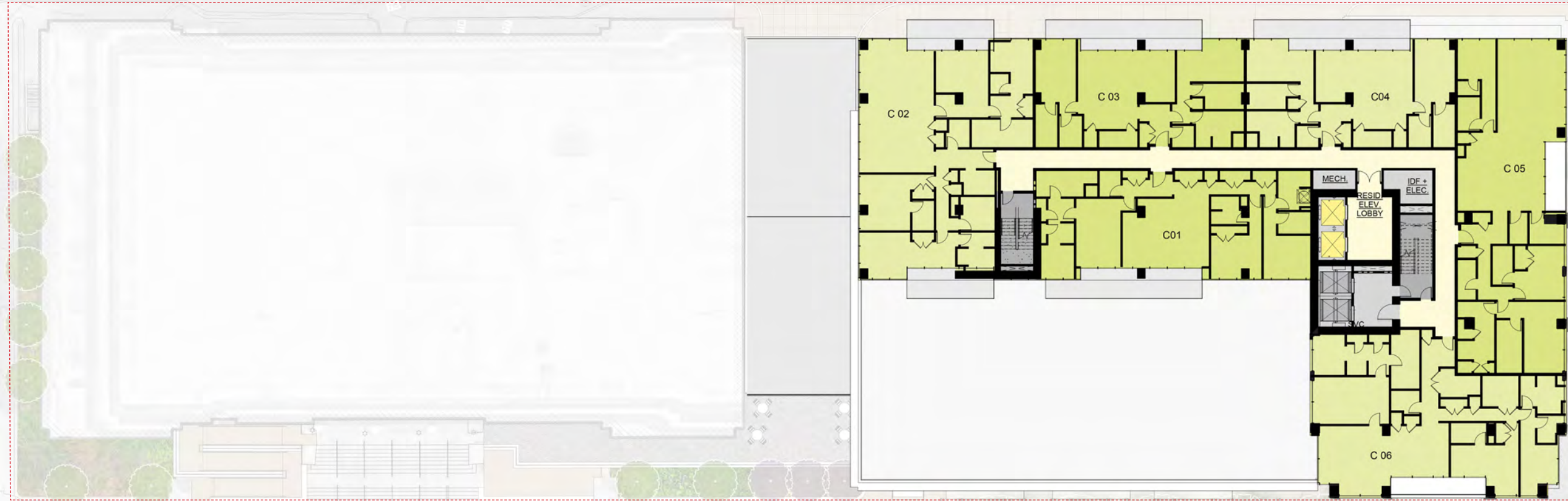


HUDSON STREET

Condominiums Levels Plan

Level 24-27

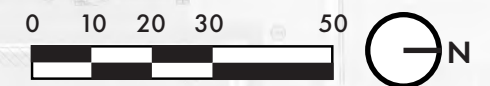
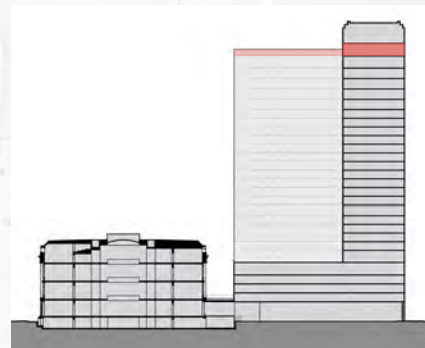
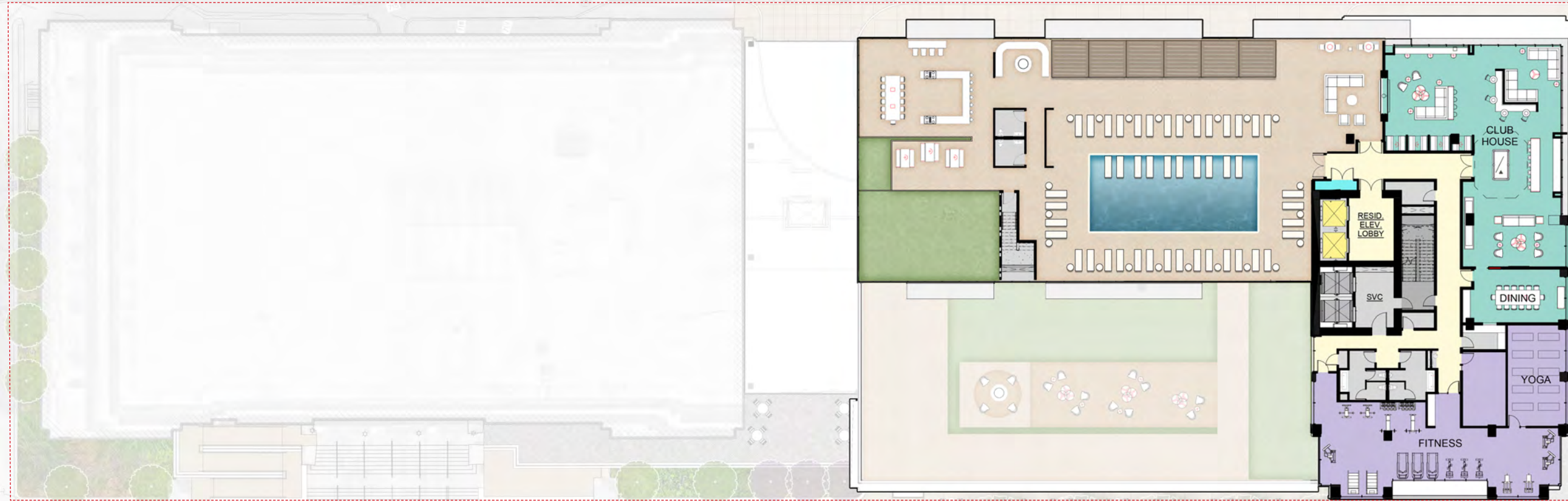
OHIO STREET



HUDSON STREET

Residential Amenity Deck Plan Level 28

OHIO STREET



Architectural Building Elevations & Imagery

Birdseye View

NE View looking Southwest



Street View
NE View looking Southwest

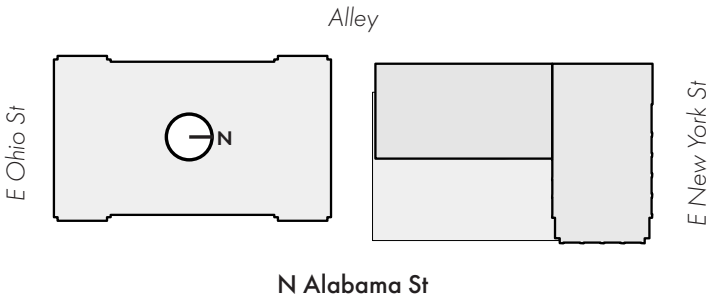


East Elevation

Old City Hall & New Tower

Building Facade Materials

A	ARCH'L PRECAST CONCRETE
B	PARKING DECK SCREEN
B1	"FLEXFACADES" STRUCTURFLEX
B2	PERFORATED METAL
B3	METAL MESH
C	CURTAIN WALL
D	WINDOW WALL
E	INSULATED GLASS UNITS
E1	VISION 1 "Vertical Mass" Guardian SNR 50
E2	VISION 2 "Horizontal Mass" Guardian SNR 35
E3	VISION 3 "Darker" Guardian SNX 62/27, tinted
E4	SPANDREL Guardian SNR 50 with ceramic frit (#4)
E5	CLEAR Guardian SNX 70
F	COLUMN COVER / TALL SLAB EDGE COVER
F1	ACM
F2	FRP
F3	ARCH'L PRECAST CONCRETE
G	CIP CONCRETE PAINTED

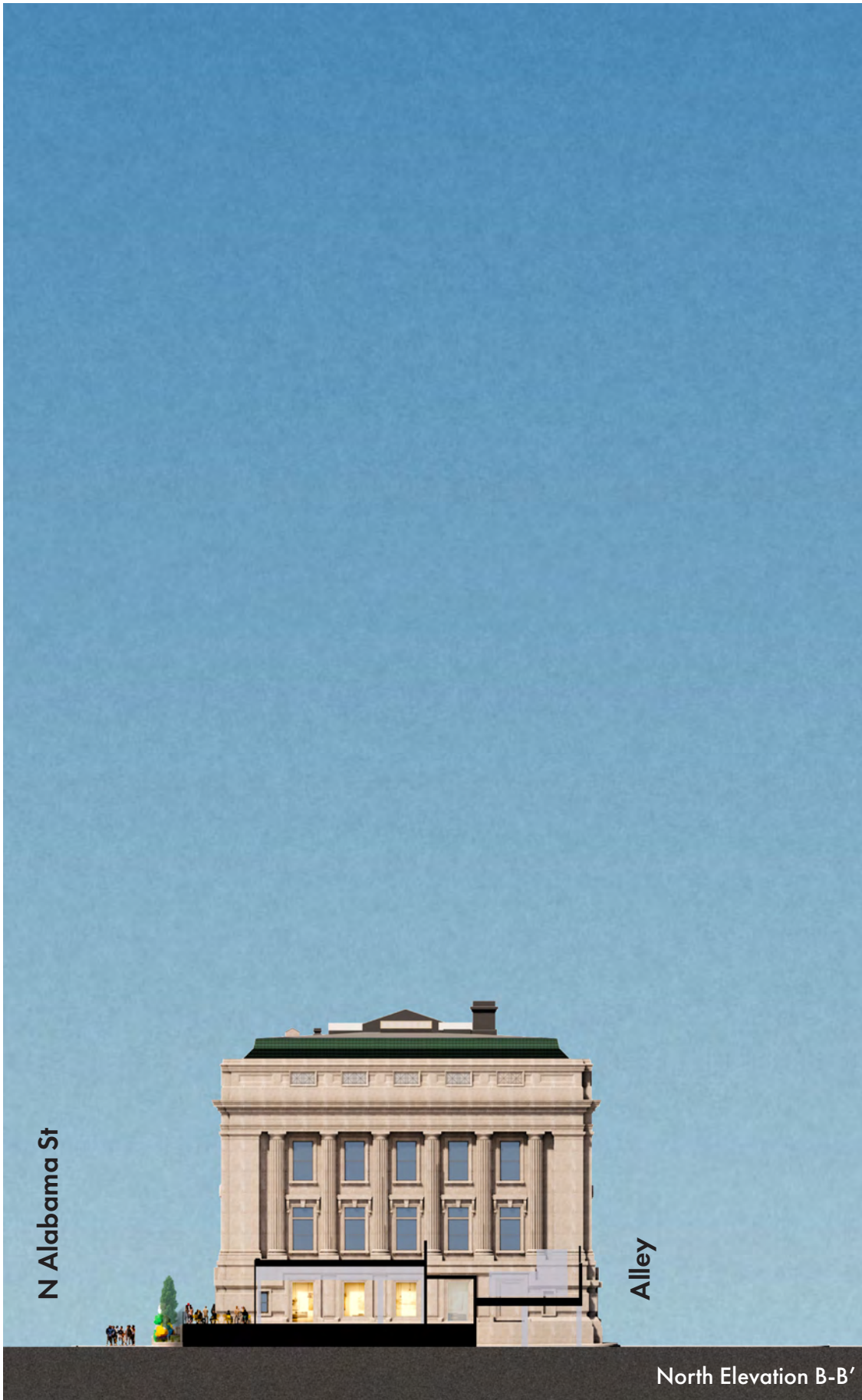


North Elevation

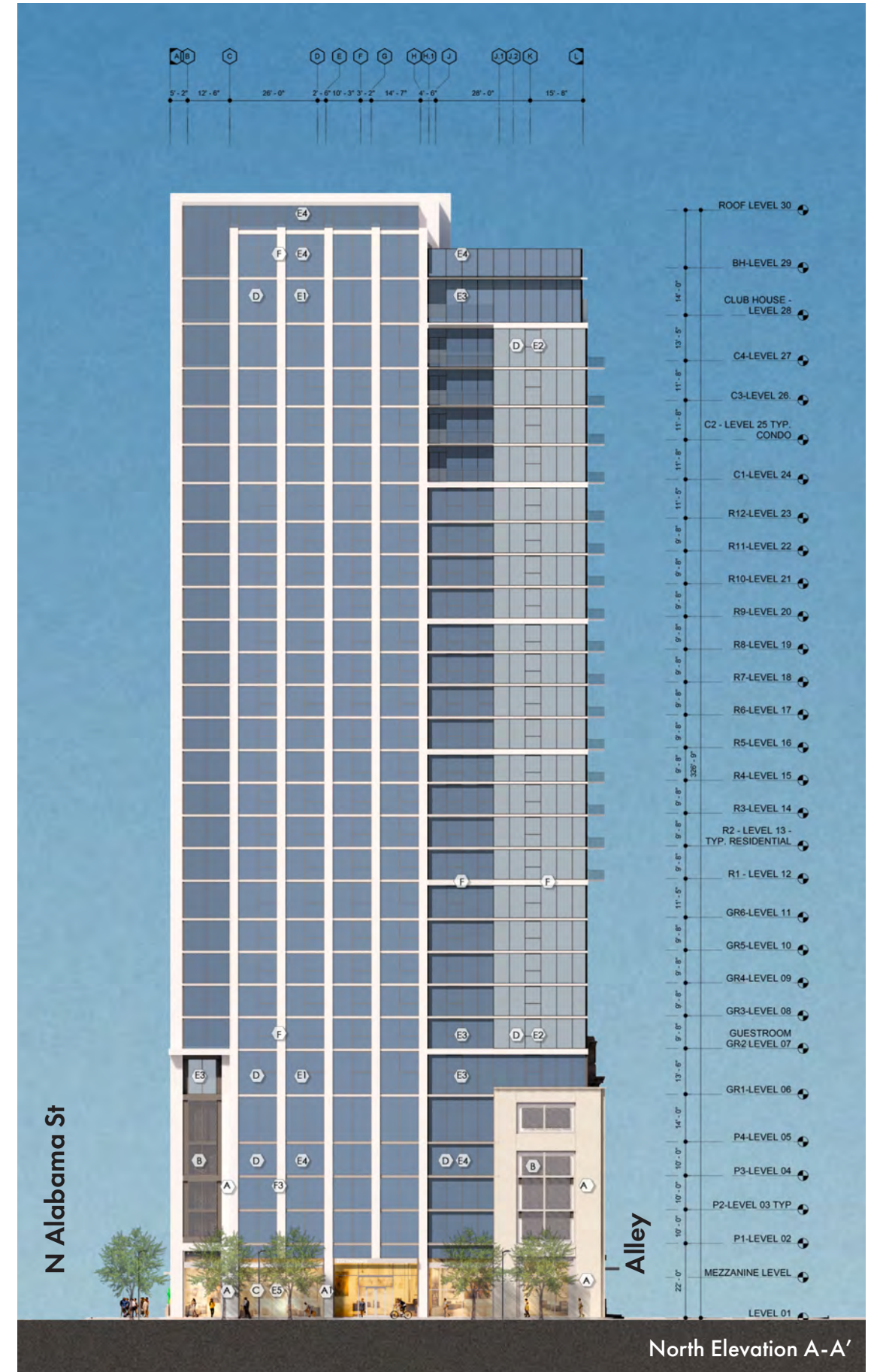
Old City Hall & New Tower

Building Facade Materials

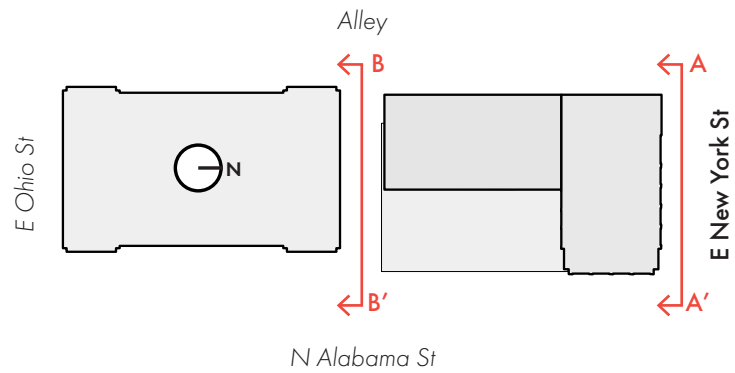
A	ARCH'L PRECAST CONCRETE
B	PARKING DECK SCREEN
C	CURTAIN WALL
D	WINDOW WALL
E	INSULATED GLASS UNITS
E1	VISION 1 "Vertical Mass" Guardian SNR 50
E2	VISION 2 "Horizontal Mass" Guardian SNR 35
E3	VISION 3 "Darker" Guardian SNX 62/27, tinted
E4	SPANDREL Guardian SNR 50 with ceramic frit (#4)
E5	CLEAR Guardian SNX 70
F	COLUMN COVER / TALL SLAB EDGE COVER
F1	ACM
F2	FRP
F3	ARCH'L PRECAST CONCRETE
G	CIP CONCRETE PAINTED



North Elevation B-B'



North Elevation A-A'

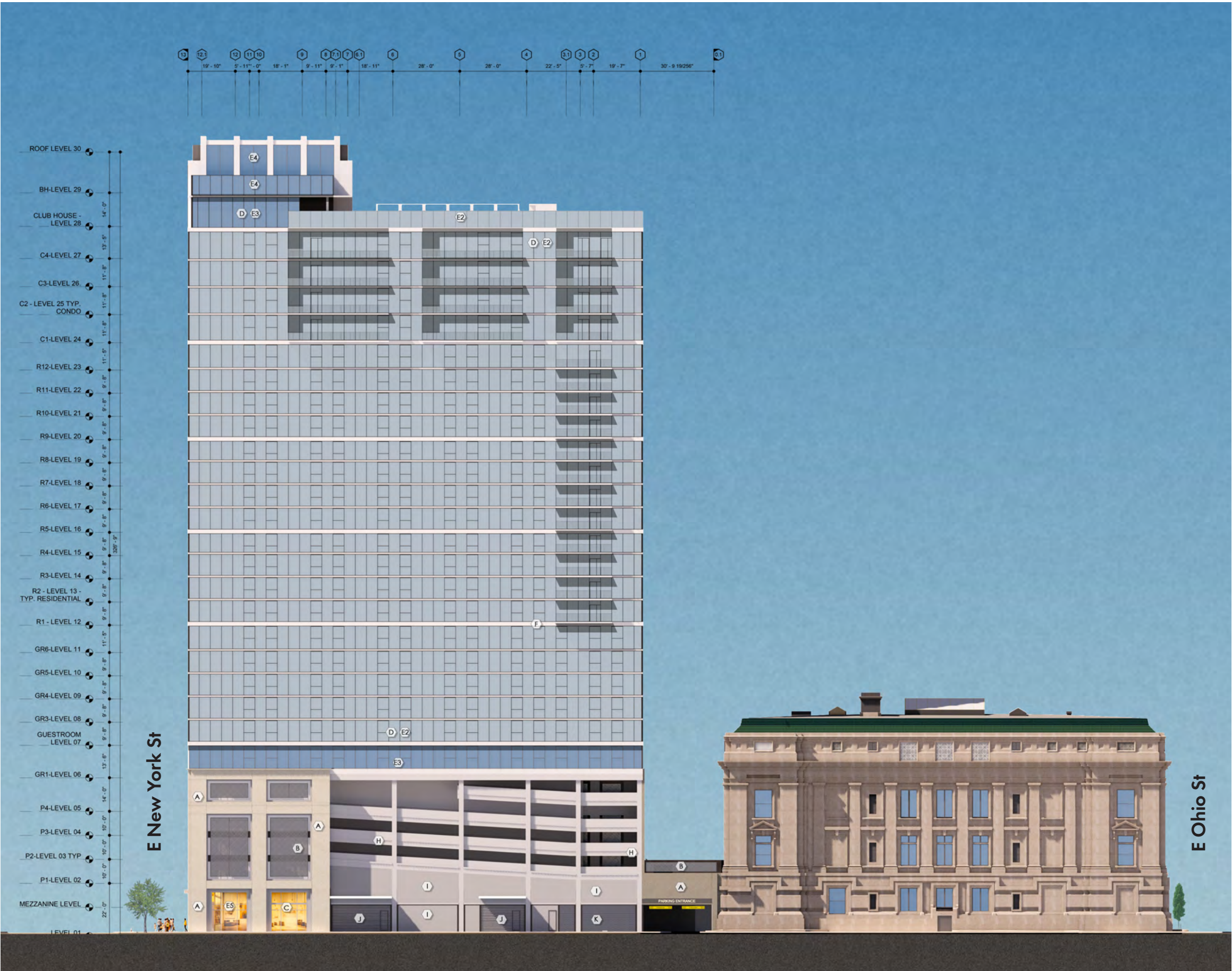
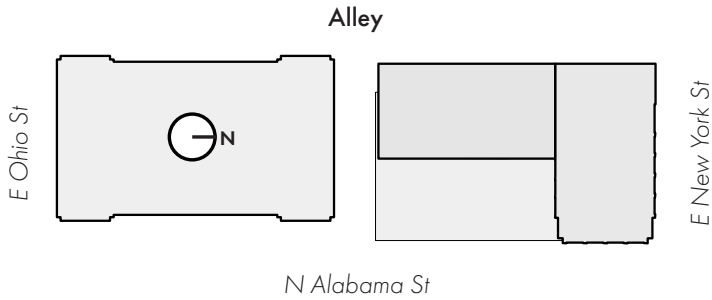


West Elevation

Old City Hall & New Tower

Building Facade Materials

A	ARCH'L PRECAST CONCRETE
B	PARKING DECK SCREEN
C	CURTAIN WALL
D	WINDOW WALL
E	INSULATED GLASS UNITS
E1	VISION 1 "Vertical Mass" Guardian SNR 50
E2	VISION 2 "Horizontal Mass" Guardian SNR 35
E3	VISION 3 "Darker" Guardian SNX 62/27, tinted
E4	SPANDREL Guardian SNR 50 with ceramic frit (#4)
E5	CLEAR Guardian SNX 70
F	COLUMN COVER / TALL SLAB EDGE COVER
F1	ACM
F2	FRP
F3	ARCH'L PRECAST CONCRETE
G	CIP CONCRETE PAINTED
H	EXPOSED CONCRETE
I	CMU WITH PARGE FINISH
J	OVERHEAD DOOR
K	ALUMINUM LOUVERS

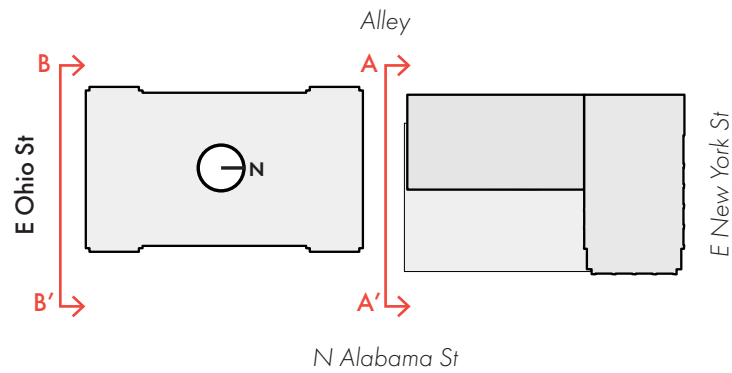
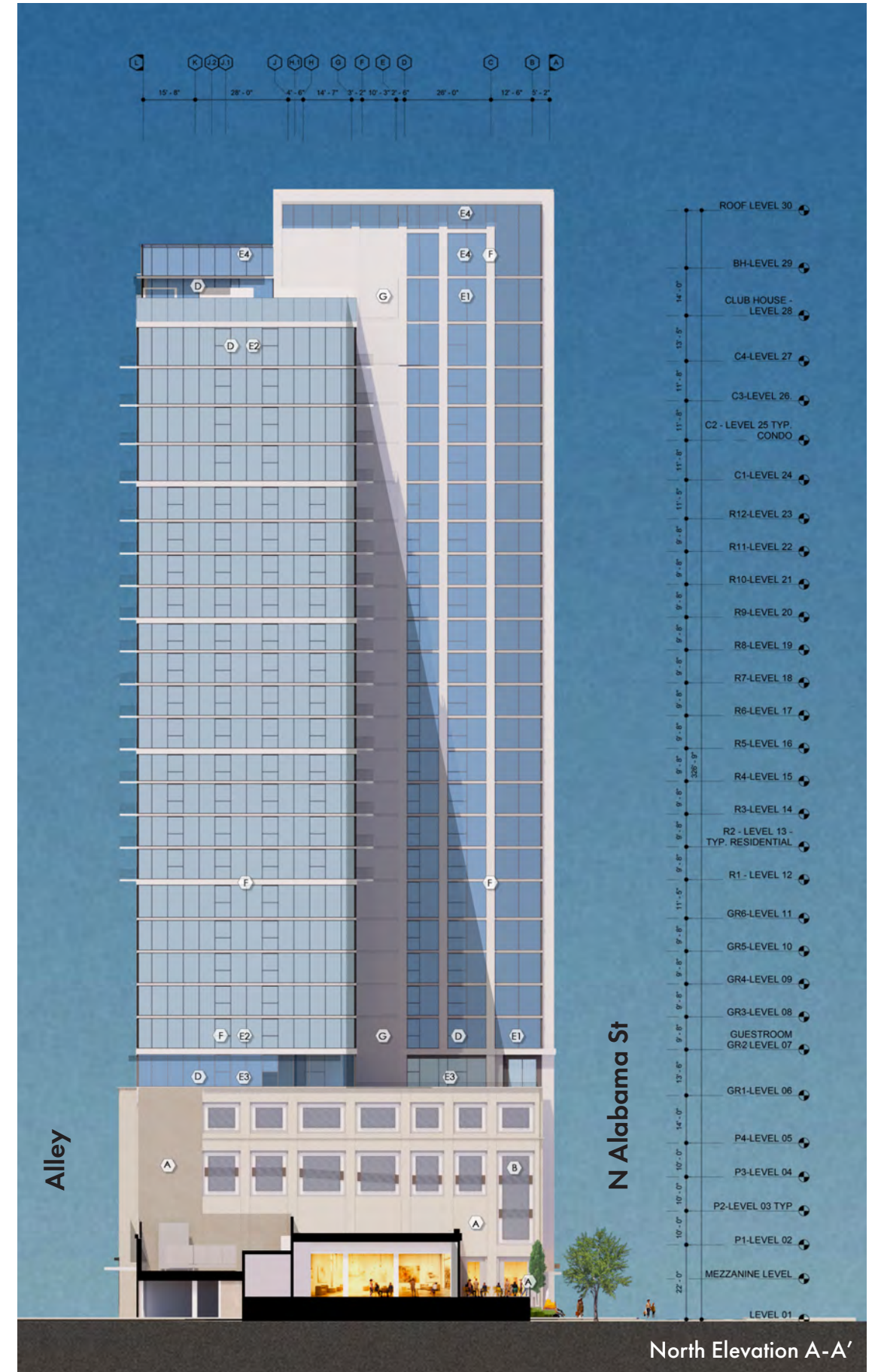
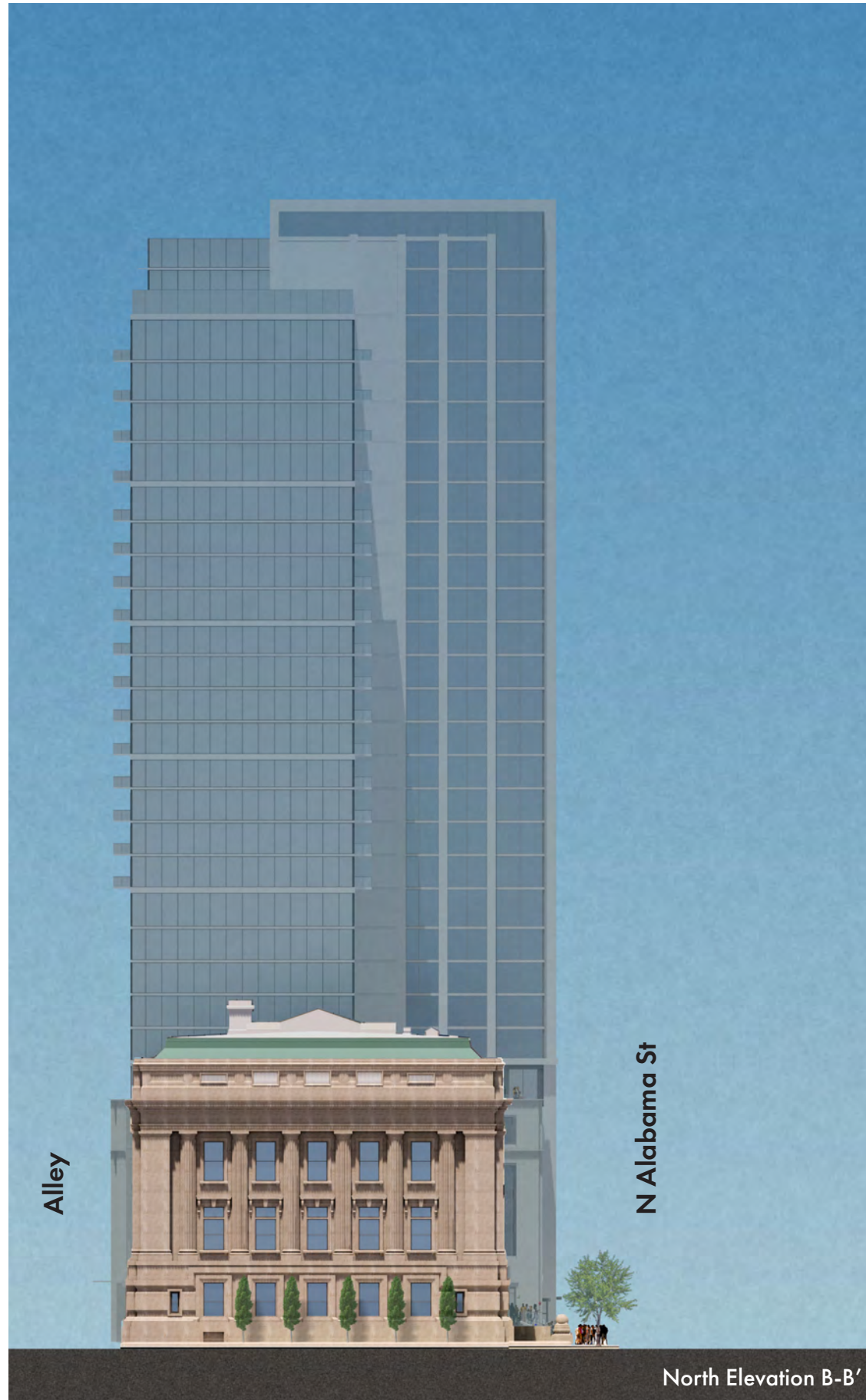


South Elevation

Old City Hall & New Tower

Building Facade Materials

A	ARCH'L PRECAST CONCRETE
B	PARKING DECK SCREEN
C	CURTAIN WALL
D	WINDOW WALL
E	INSULATED GLASS UNITS
E1	VISION 1 "Vertical Mass" Guardian SNR 50
E2	VISION 2 "Horizontal Mass" Guardian SNR 35
E3	VISION 3 "Darker" Guardian SNX 62/27, tinted
E4	SPANDREL Guardian SNR 50 with ceramic frit (#4)
E5	CLEAR Guardian SNX 70
F	COLUMN COVER / TALL SLAB EDGE COVER
F1	ACM
F2	FRP
F3	ARCH'L PRECAST CONCRETE
G	CIP CONCRETE PAINTED



Street View
NE View looking SW

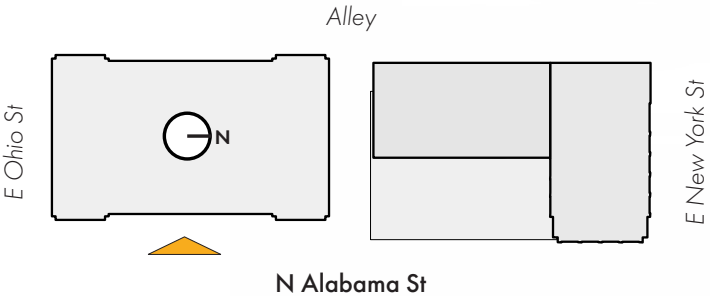
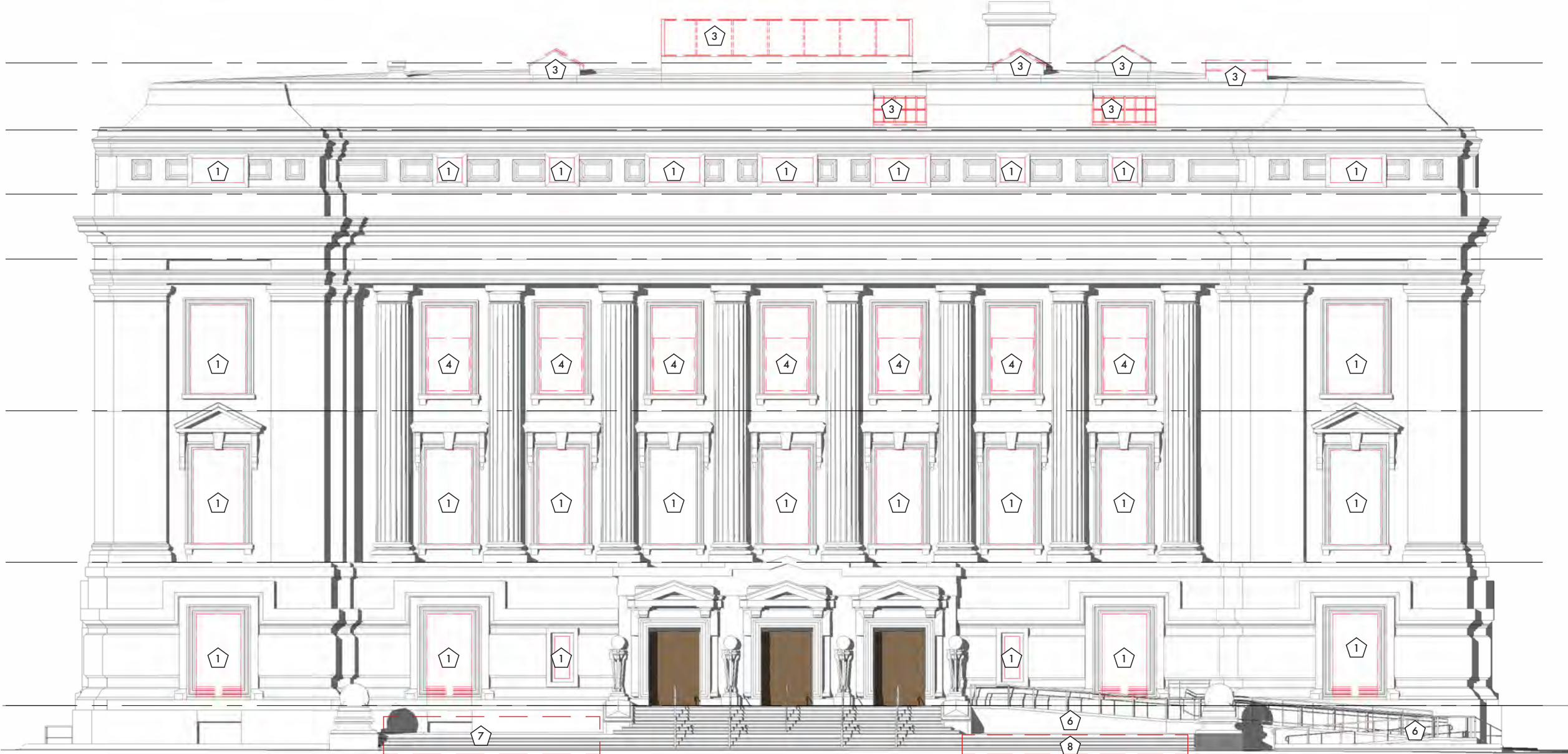


Building Demolition Elevations

Old City Hall

East Demolition Elevation

Old City Hall

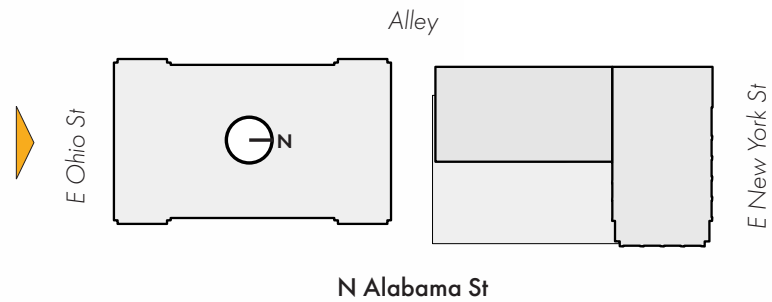
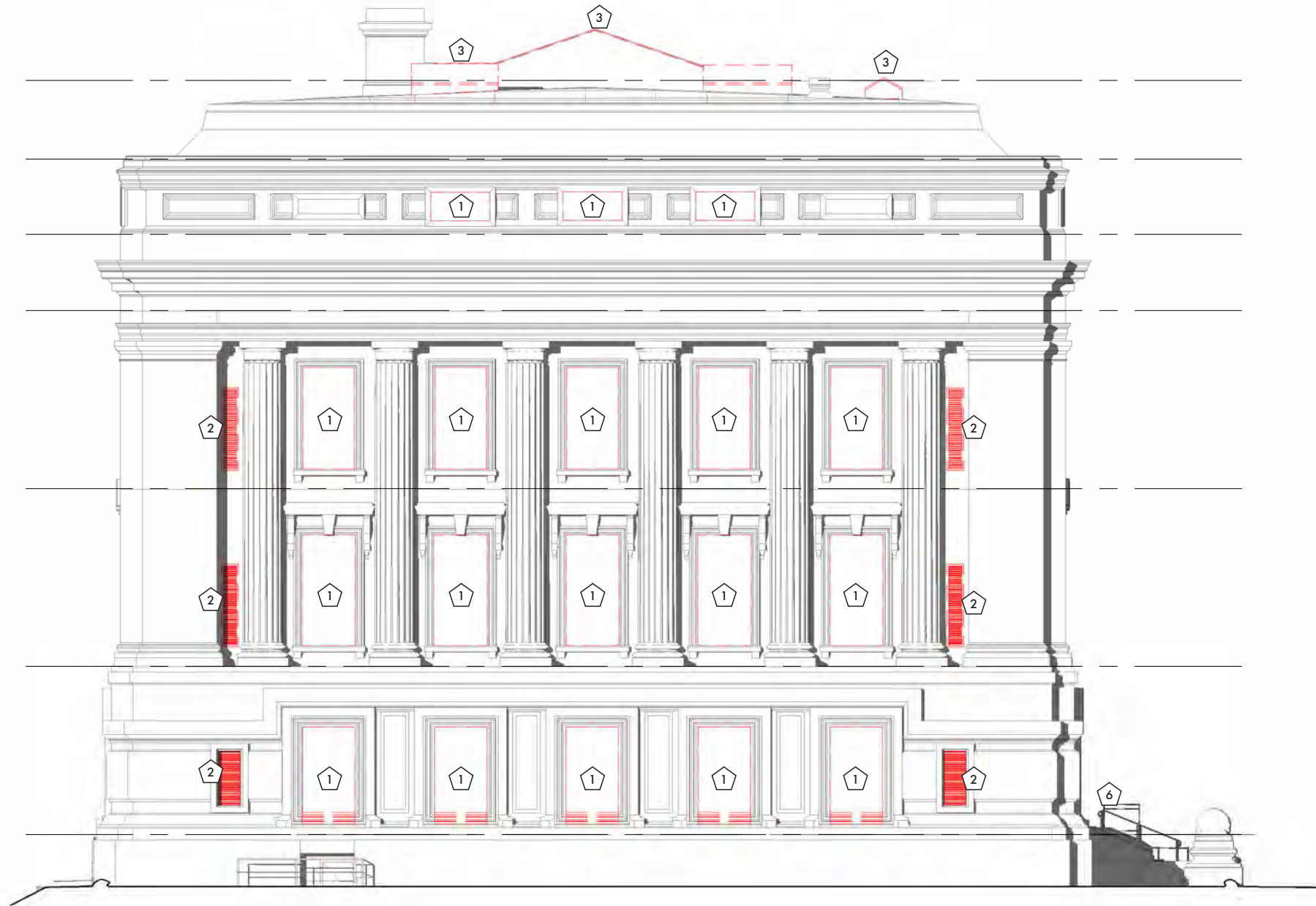


Scale: 1/16" = 1'-0"

Elevation Demolition Keynotes			
1	DEMOLISH NON-HISTORIC LIMESTONE INFILL	6	DEMOLISH EXISTING RAMP AND RAILING
2	DEMOLISH NON-HISTORIC METAL GRILLE	7	DEMOLISH PORTION OF EXISTING STAIRS FOR INSTALLATION OF NEW SWITCHBACK RAMP.
3	DEMOLISH SKYLIGHT GLAZING AND FRAME	8	DEMOLISH PORTION OF EXISTING STAIRS FOR INSTALLATION OF NEW SCULPTURE PLAZA
4	DEMOLISH NON-HISTORIC WINDOW		
5	DEMOLISH LIMSTONE SILL TO FINISH FLOOR		

South Demolition Elevation

Old City Hall



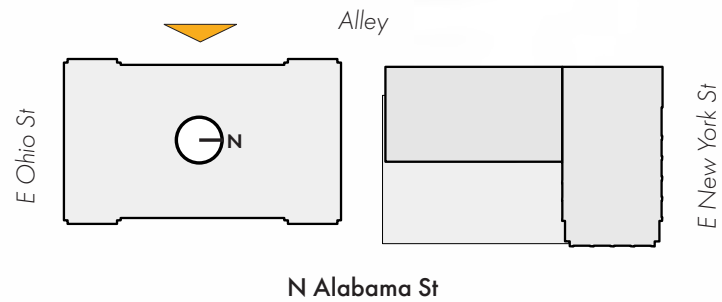
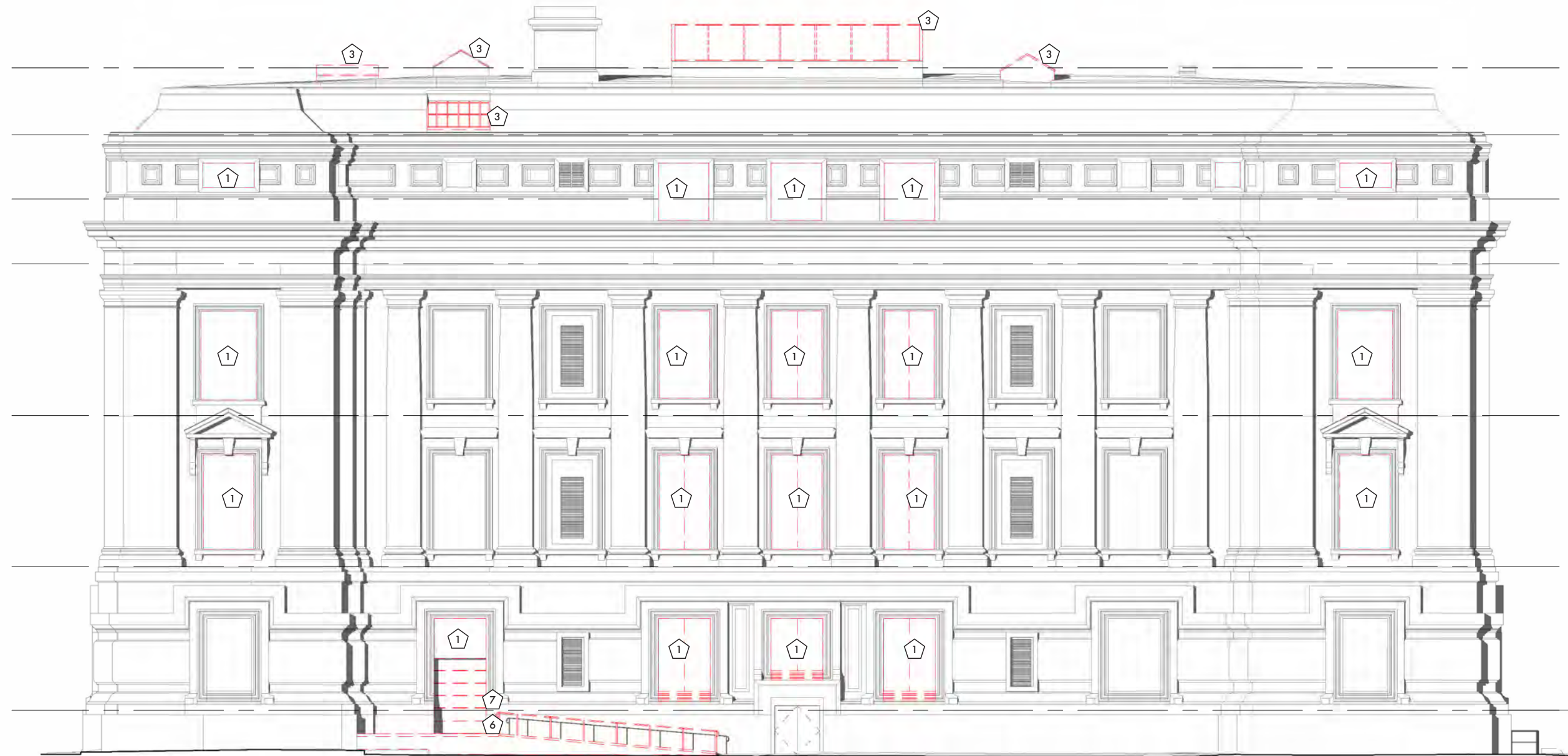
Elevation Demolition Keynotes

Scale: 1/16" = 1'-0"

1	DEMOLISH NON-HISTORIC LIMESTONE INFILL	6	DEMOLISH EXISTING RAMP AND RAILING
2	DEMOLISH NON-HISTORIC METAL GRILLE		
3	DEMOLISH SKYLIGHT GLAZING AND FRAME		
4	DEMOLISH NON-HISTORIC WINDOW		
5	DEMOLISH LIMESTONE SILL TO FINISH FLOOR		

West Demolition Elevation

Old City Hall



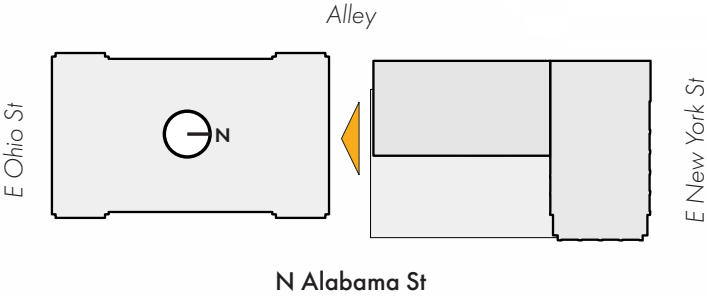
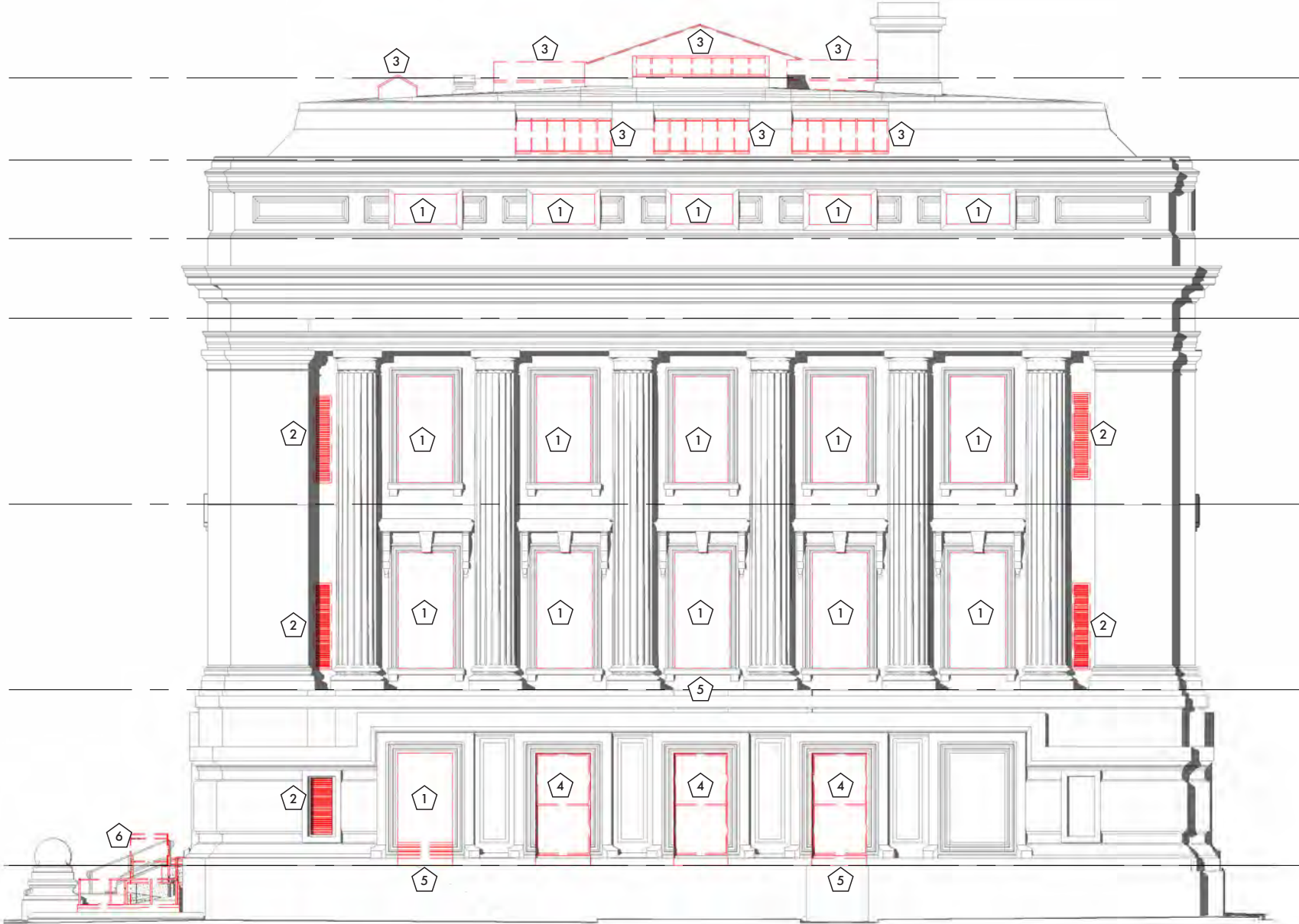
Elevation Demolition Keynotes

Scale: 1/16" = 1'-0"

1	DEMOLISH NON-HISTORIC LIMESTONE INFILL	6	DEMOLISH EXISTING RAMP AND RAILING
2	DEMOLISH NON-HISTORIC METAL GRILLE	7	DEMOLISH COILING OVERHEAD DOOR
3	DEMOLISH SKYLIGHT GLAZING AND FRAME		
4	DEMOLISH NON-HISTORIC WINDOW		
5	DEMOLISH LIMSTONE SILL TO FINISH FLOOR		

North Demolition Elevation

Old City Hall



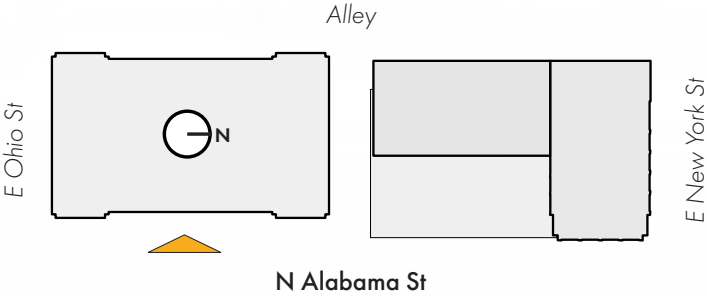
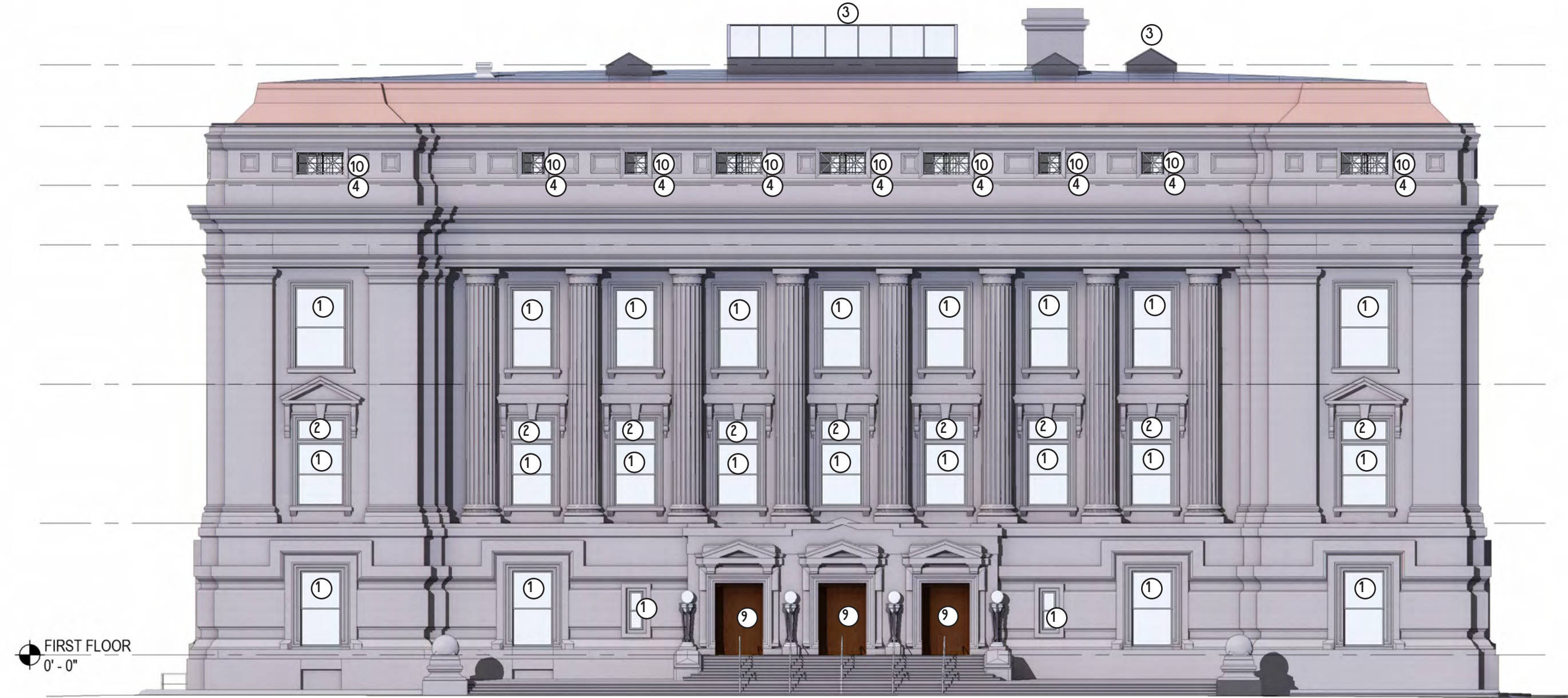
Elevation Demolition Keynotes			Scale: 1/16" = 1'-0"
1	DEMOLISH NON-HISTORIC LIMESTONE INFILL	6	DEMOLISH EXISTING RAMP AND RAILING
2	DEMOLISH NON-HISTORIC METAL GRILLE		
3	DEMOLISH SKYLIGHT GLAZING AND FRAME		
4	DEMOLISH NON-HISTORIC WINDOW		
5	DEMOLISH LIMSTONE SILL TO FINISH FLOOR		

Architectural Building Elevations

Old City Hall

East Elevation

Old City Hall



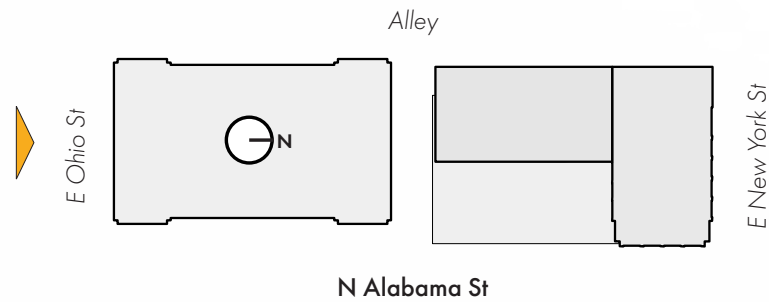
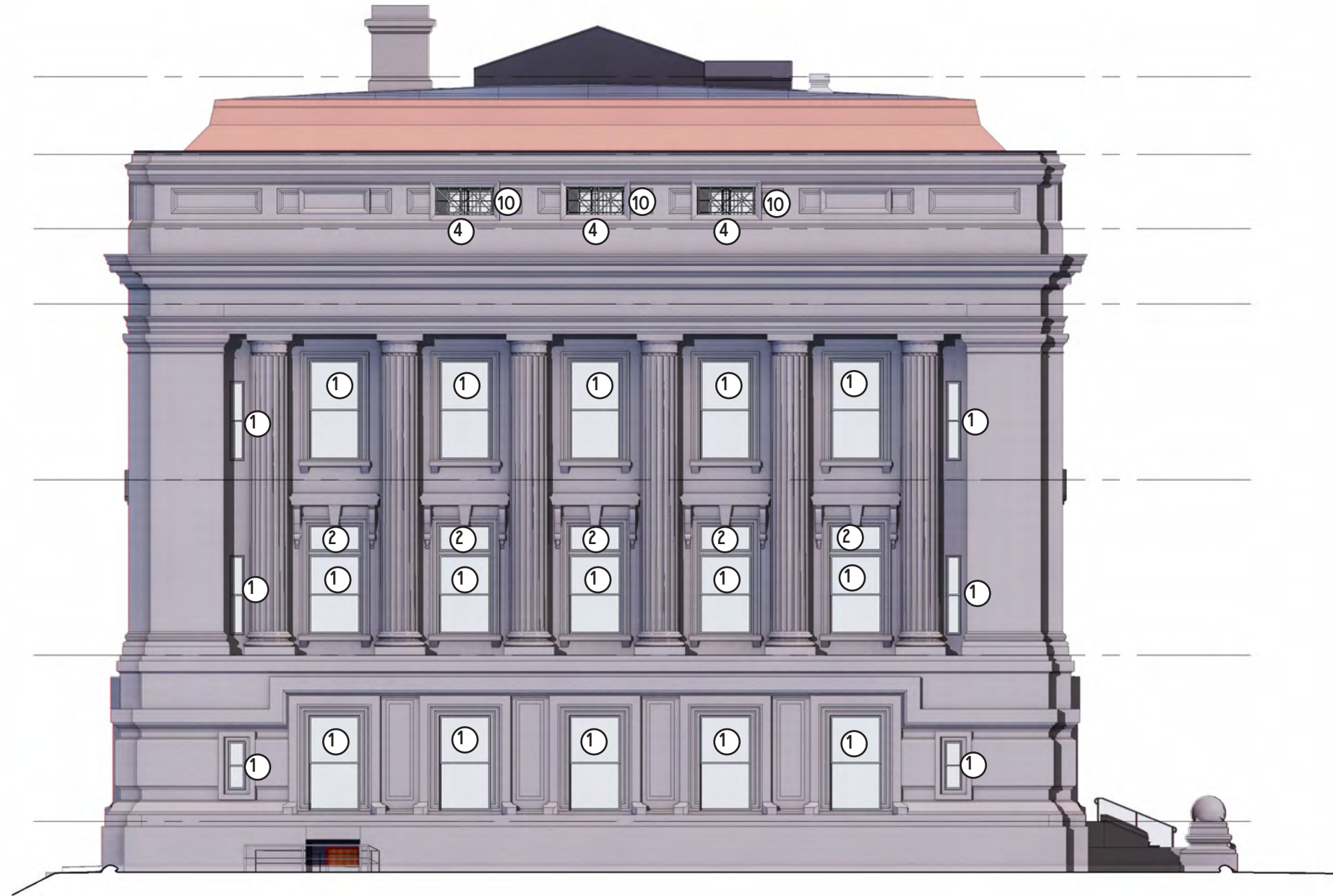
Elevation Keynotes

Scale: 1/16" = 1'-0"

1	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	6	FIXED ALUMINUM CLAD WOOD WINDOW	11	EXISTING CASED WINDOW OPENING
2	FIXED TRANSOM ALUMINUM CLAD WOOD WINDOW	7	EXISTING METAL GRILLE AND LIMESTONE INFILL	12	EXISTING LIMESTONE INFILL AND CMU BACKUP TO REMAIN
3	ALUMINUM SKYLIGHT SYSETM	8	INFILL ROUGH OPENING WITH LIMESTONE TO MATCH	13	REPLACE EXISTING WINDOW TRIM PROFILE
4	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	9	EXISTING BRONZE CLAD ENTRANCE DOOR	14	ENLARGED EXISTING OPENING WITH NEW DOUBLE DOORS
5	ENLARGED EXISTING OPENING.	10	DECORATIVE METAL GRILLE		

South Elevation

Old City Hall



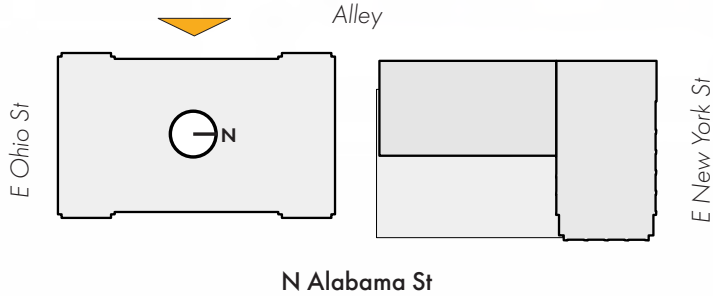
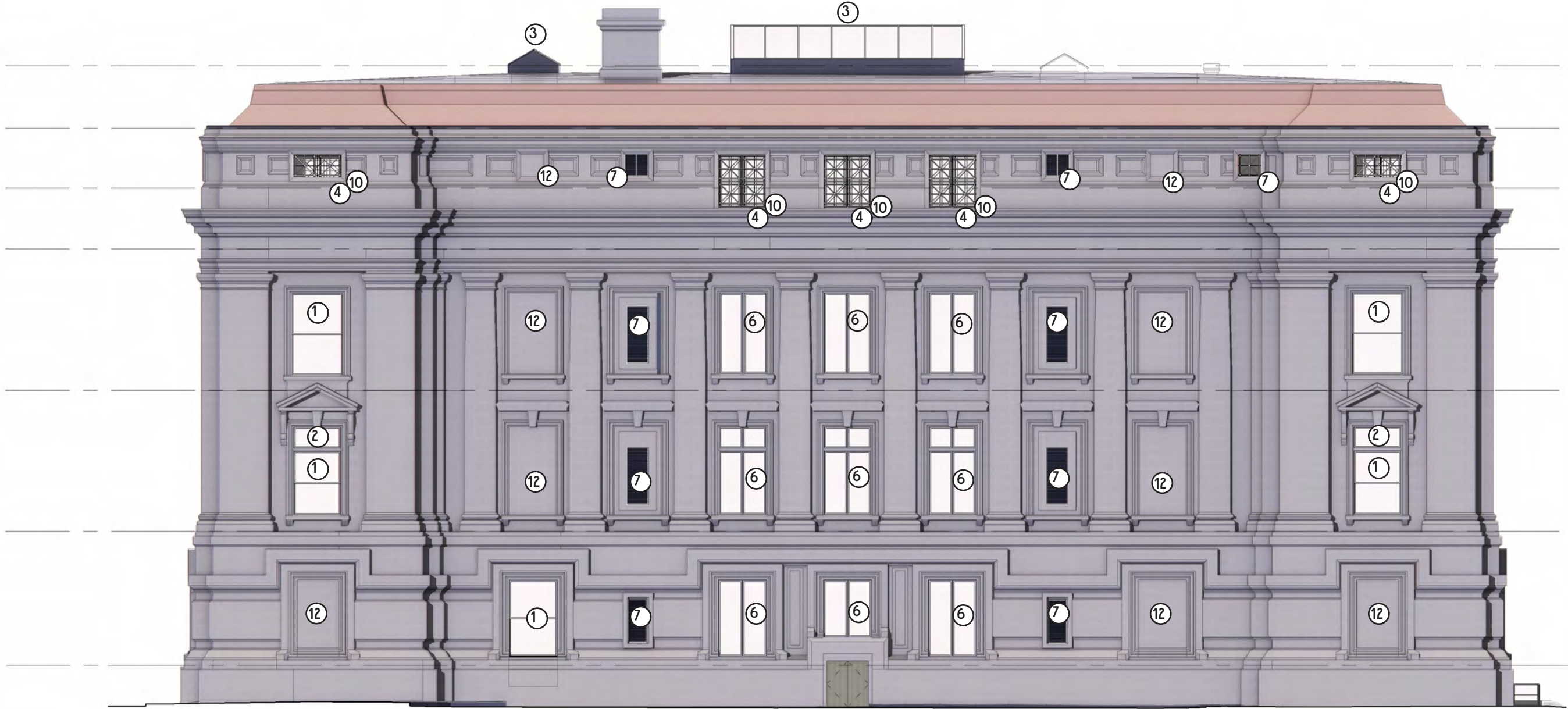
Elevation Keynotes

Scale: 1/16" = 1'-0"

1	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	6	FIXED ALUMINUM CLAD WOOD WINDOW	11	EXISTING CASED WINDOW OPENING
2	FIXED TRANSOM ALUMINUM CLAD WOOD WINDOW	7	EXISTING METAL GRILLE AND LIMESTONE INFILL	12	EXISTING LIMESTONE INFILL AND CMU BACKUP TO REMAIN
3	ALUMINUM SKYLIGHT SYSETM	8	INFILL ROUGH OPENING WITH LIMESTONE TO MATCH	13	REPLACE EXISTING WINDOW TRIM PROFILE
4	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	9	EXISTING BRONZE CLAD ENTRANCE DOOR	14	ENLARGED EXISTING OPENING WITH NEW DOUBLE DOORS
5	ENLARGED EXISTING OPENING.	10	DECORATIVE METAL GRILLE		

West Elevation

Old City Hall



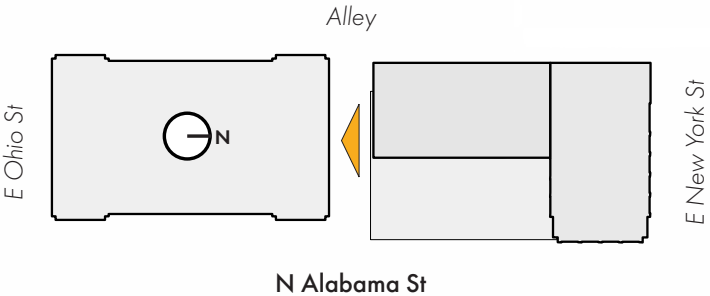
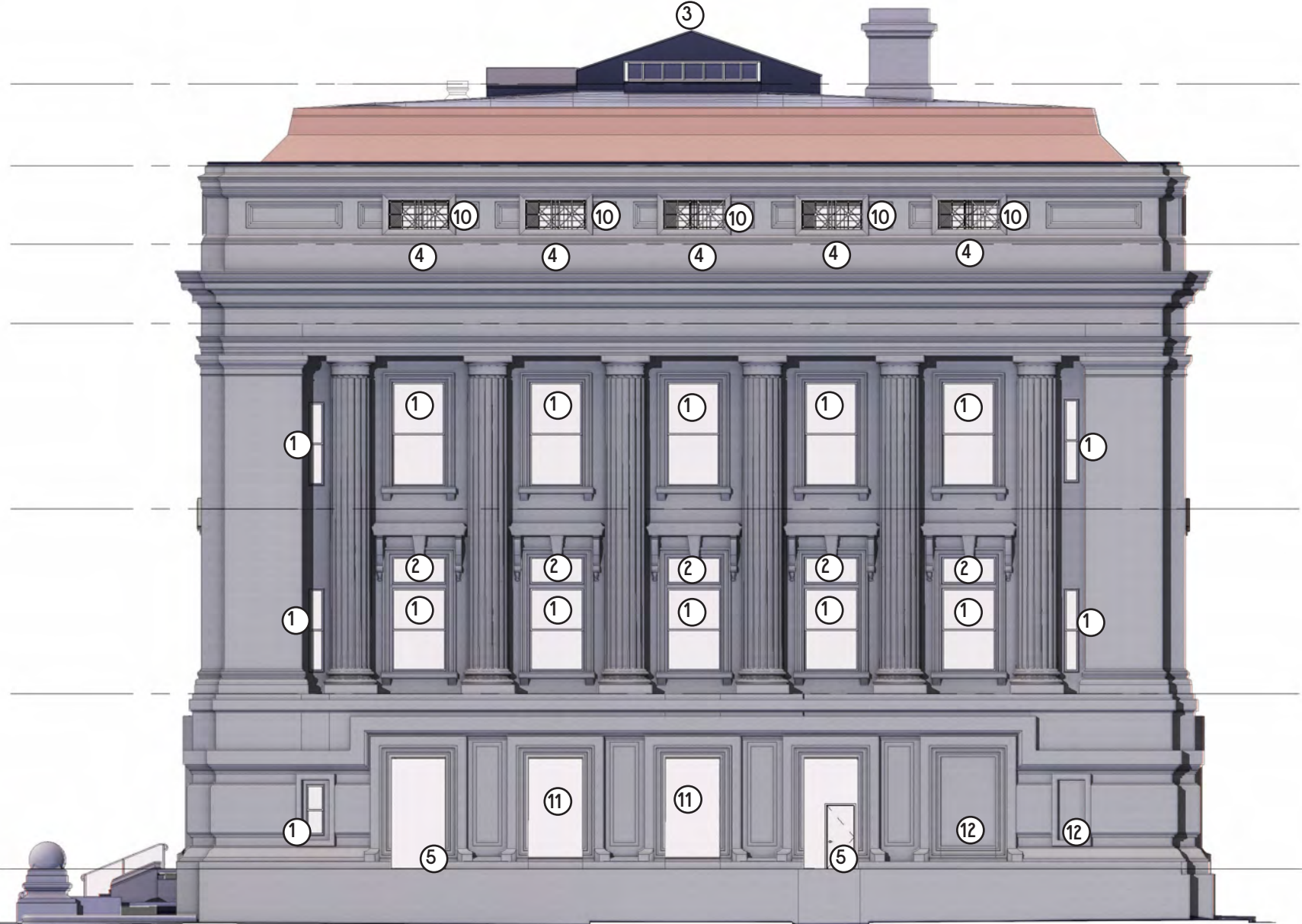
Elevation Keynotes

Scale: 1/16" = 1'-0"

1	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	6	FIXED ALUMINUM CLAD WOOD WINDOW	11	EXISTING CASED WINDOW OPENING
2	FIXED TRANSOM ALUMINUM CLAD WOOD WINDOW	7	EXISTING METAL GRILLE AND LIMESTONE INFILL	12	EXISTING LIMESTONE INFILL AND CMU BACKUP TO REMAIN
3	ALUMINUM SKYLIGHT SYSETM	8	INFILL ROUGH OPENING WITH LIMESTONE TO MATCH	13	REPLACE EXISTING WINDOW TRIM PROFILE
4	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	9	EXISTING BRONZE CLAD ENTRANCE DOOR	14	ENLARGED EXISTING OPENING WITH NEW DOUBLE DOORS
5	ENLARGED EXISTING OPENING.	10	DECORATIVE METAL GRILLE		

North Elevation

Old City Hall



Elevation Keynotes

Scale: 1/16" = 1'-0"

1	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	6	FIXED ALUMINUM CLAD WOOD WINDOW	11	EXISTING CASED WINDOW OPENING
2	FIXED TRANSOM ALUMINUM CLAD WOOD WINDOW	7	EXISTING METAL GRILLE AND LIMESTONE INFILL	12	EXISTING LIMESTONE INFILL AND CMU BACKUP TO REMAIN
3	ALUMINUM SKYLIGHT SYSETM	8	INFILL ROUGH OPENING WITH LIMESTONE TO MATCH	13	REPLACE EXISTING WINDOW TRIM PROFILE
4	DOUBLE HUNG ALUMINUM CLAD WOOD WINDOW	9	EXISTING BRONZE CLAD ENTRANCE DOOR	14	ENLARGED EXISTING OPENING WITH NEW DOUBLE DOORS
5	ENLARGED EXISTING OPENING.	10	DECORATIVE METAL GRILLE		

Demolition Plans


Old City Hall

Basement Floor Demolition Plan

Old City Hall

Demolition Keynotes	
1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
12	DEMOLISH ALL SUSPENDED ACOUSTICAL CEILING TILE CEILINGS.
13	DEMOLISH ALL NON-HISTORIC LIGHT FIXTURES.
14	DEMOLISH WALL TILE DOWN TO ORIGINAL PLASTER.
15	DEMOLISH EXISTING CASEWORK.
16	DEMOLISH NON-HISTORIC RAMP AND RAILINGS.
17	SAWCUT AND DEMOLISH EXISTING SLAB.
18	DEMOLISH NON-HISTORIC DRYWALL CEILING.
19	DEMOLISH EXISTING COLUMN.
20	DEMOLISH SKYLIGHT GLAZING AND FRAME.
21	DEMOLISH NON-HISTORIC METAL GRILLE.
22	DEMOLISH LIMESTONE SILL AND PORTION OF WALL BELOW.



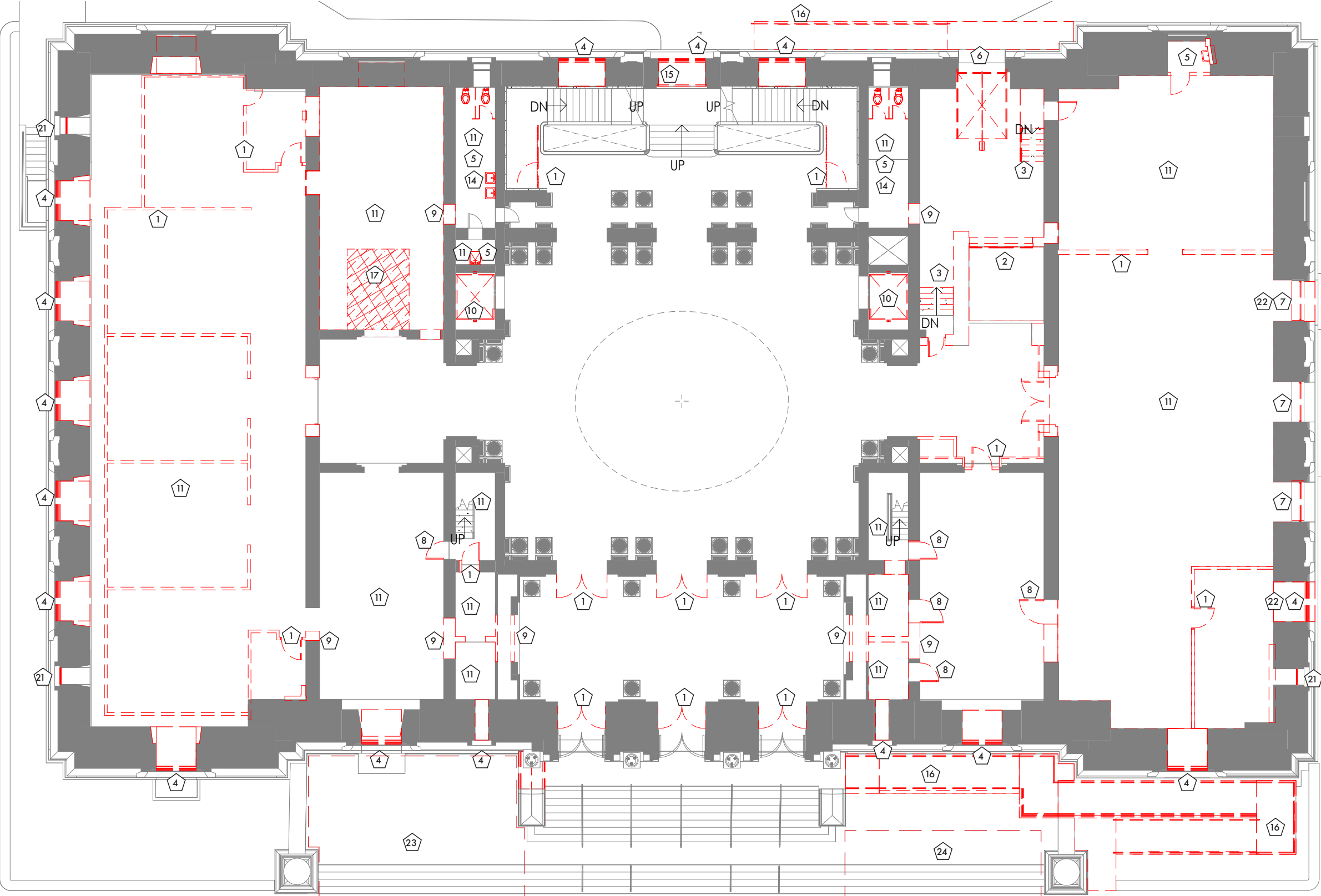
Scale: 1/16" = 1'-0" 


First Floor Demolition Plan

Old City Hall

Demolition Keynotes

1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
12	DEMOLISH ALL SUSPENDED ACOUSTICAL CEILING TILE CEILINGS.
13	DEMOLISH ALL NON-HISTORIC LIGHT FIXTURES.
14	DEMOLISH WALL TILE DOWN TO ORIGINAL PLASTER.
15	DEMOLISH EXISTING CASEWORK.
16	DEMOLISH NON-HISTORIC RAMP AND RAILINGS.
17	SAWCUT AND DEMOLISH EXISTING SLAB.
18	DEMOLISH NON-HISTORIC DRYWALL CEILING.
19	DEMOLISH EXISTING COLUMN.
20	DEMOLISH SKYLIGHT GLAZING AND FRAME.
21	DEMOLISH NON-HISTORIC METAL GRILLE.
22	DEMOLISH LIMESTONE SILL AND PORTION OF WALL BELOW.
23	DEMOLISH PORTION OF EXISTING STAIRS FOR INSTALLATION OF NEW SWITCHBACK RAMP
24	DEMOLISH PORTION OF EXISTING STAIRS FOR INSTALLATION OF NEW SCULPTURE PLAZA



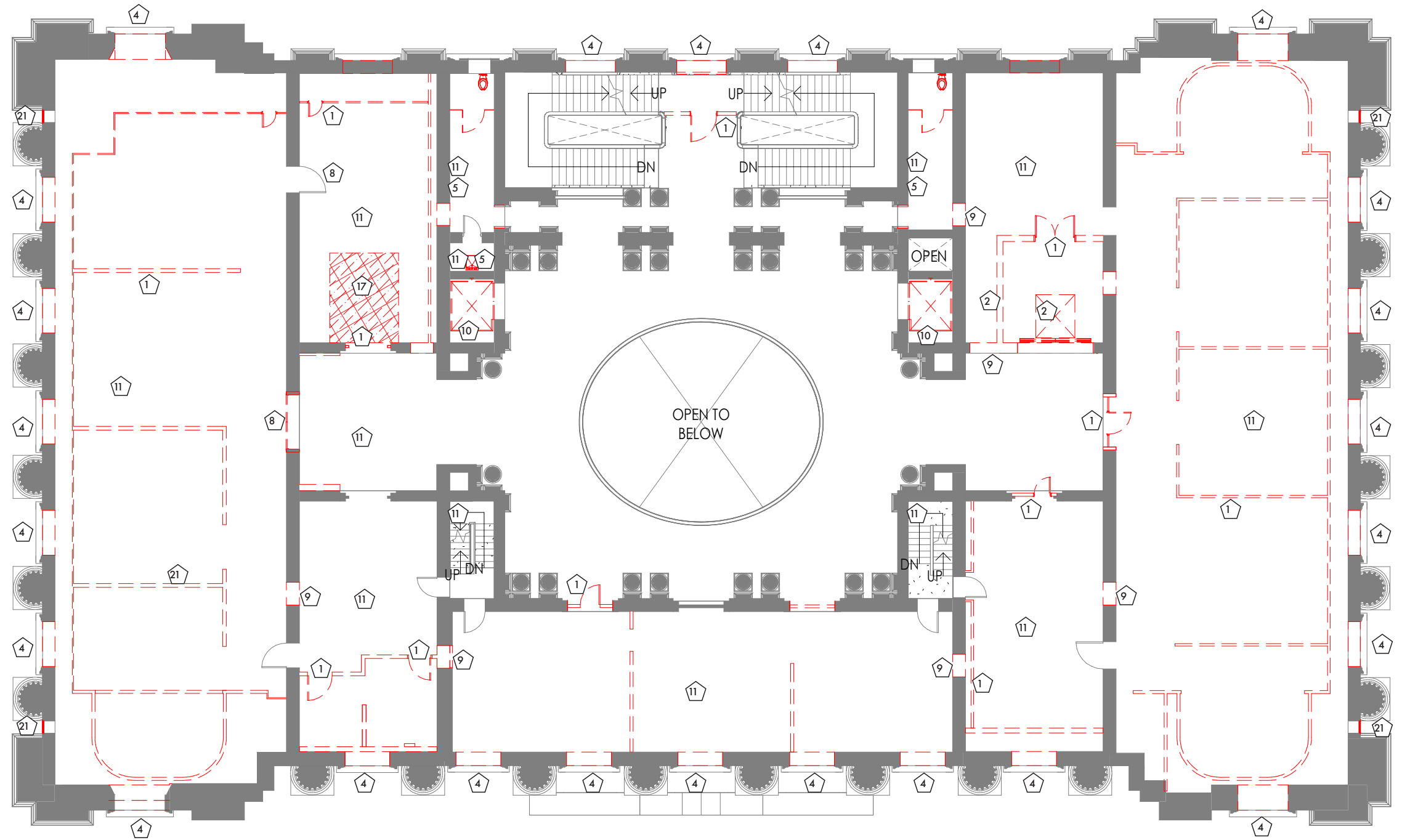
Scale: 1/16" = 1'-0" 


Second Floor Demolition Plan

Old City Hall

Demolition Keynotes

1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
12	DEMOLISH ALL SUSPENDED ACOUSTICAL CEILING TILE CEILINGS.
13	DEMOLISH ALL NON-HISTORIC LIGHT FIXTURES.
14	DEMOLISH WALL TILE DOWN TO ORIGINAL PLASTER.
15	DEMOLISH EXISTING CASEWORK.
16	DEMOLISH NON-HISTORIC RAMP AND RAILINGS.
17	SAWCUT AND DEMOLISH EXISTING SLAB.
18	DEMOLISH NON-HISTORIC DRYWALL CEILING.
19	DEMOLISH EXISTING COLUMN.
20	DEMOLISH SKYLIGHT GLAZING AND FRAME.
21	DEMOLISH NON-HISTORIC METAL GRILLE.
22	DEMOLISH LIMESTONE SILL AND PORTION OF WALL BELOW.



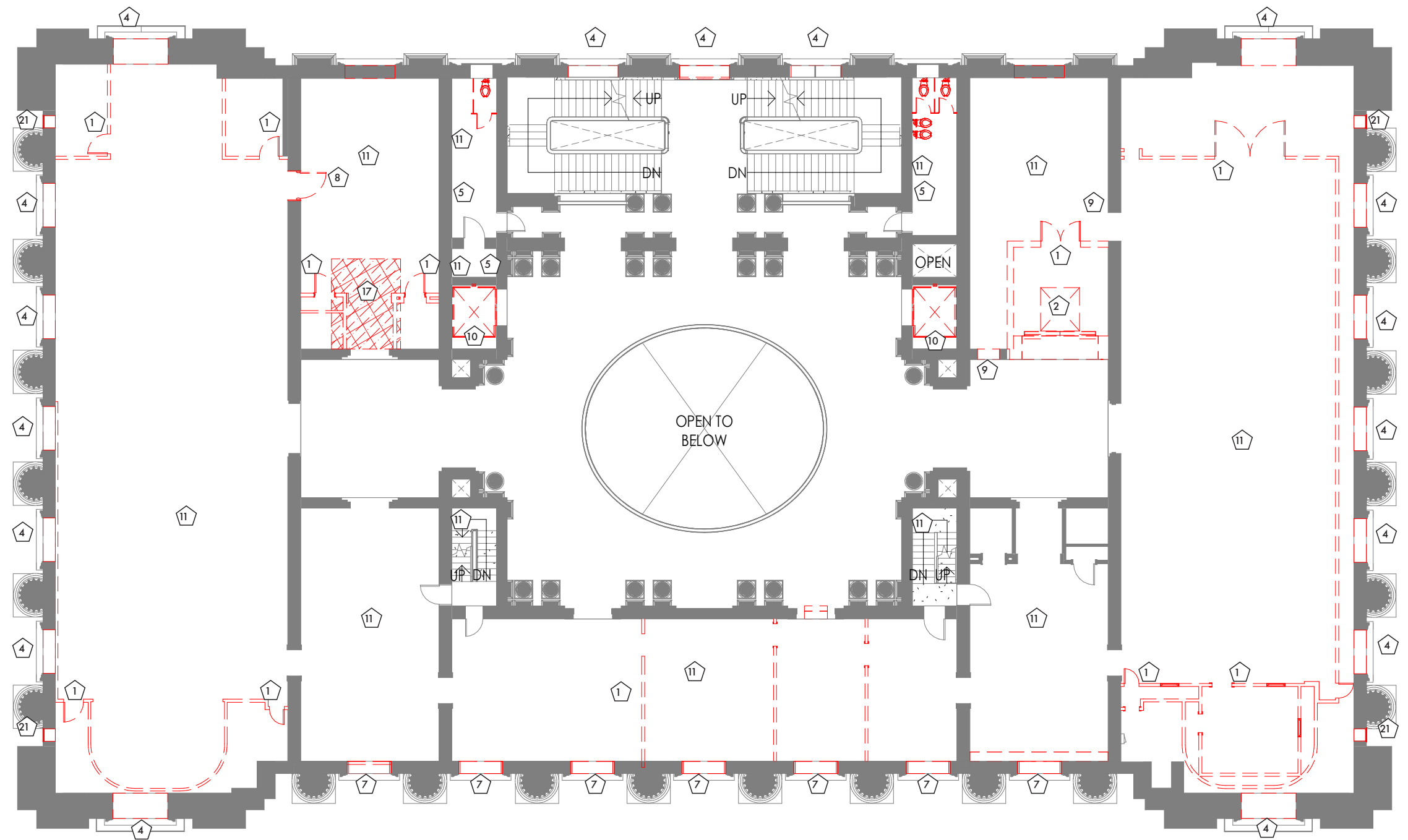
Scale: 1/16" = 1'-0" 


Third Floor Demolition Plan

Old City Hall

Demolition Keynotes

1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
12	DEMOLISH ALL SUSPENDED ACOUSTICAL CEILING TILE CEILINGS.
13	DEMOLISH ALL NON-HISTORIC LIGHT FIXTURES.
14	DEMOLISH WALL TILE DOWN TO ORIGINAL PLASTER.
15	DEMOLISH EXISTING CASEWORK.
16	DEMOLISH NON-HISTORIC RAMP AND RAILINGS.
17	SAWCUT AND DEMOLISH EXISTING SLAB.
18	DEMOLISH NON-HISTORIC DRYWALL CEILING.
19	DEMOLISH EXISTING COLUMN.
20	DEMOLISH SKYLIGHT GLAZING AND FRAME.
21	DEMOLISH NON-HISTORIC METAL GRILLE.
22	DEMOLISH LIMESTONE SILL AND PORTION OF WALL BELOW.

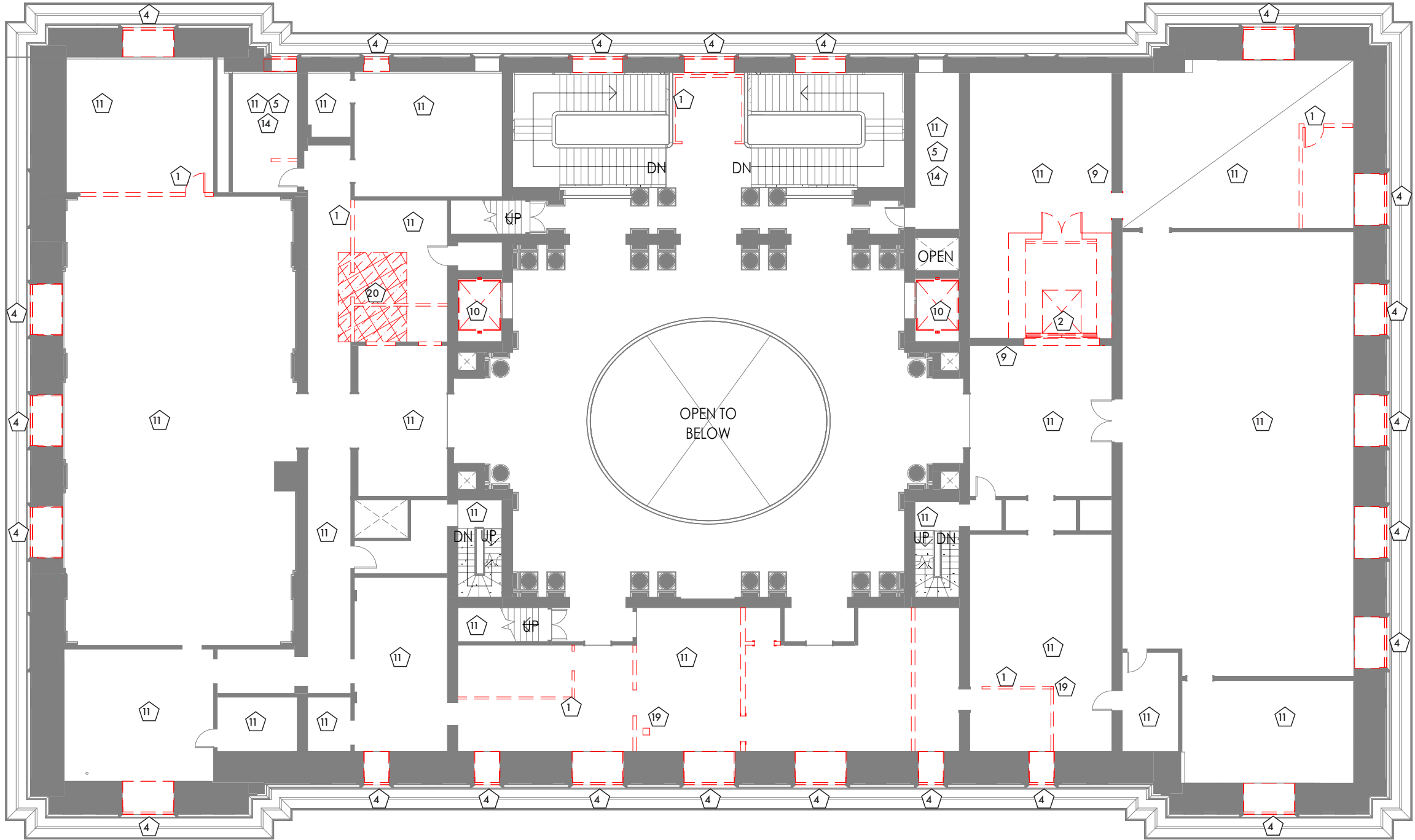



Scale: 1/16" = 1'-0" 

Fourth Floor Demolition Plan

Old City Hall

Demolition Keynotes	
1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
12	DEMOLISH ALL SUSPENDED ACOUSTICAL CEILING TILE CEILINGS.
13	DEMOLISH ALL NON-HISTORIC LIGHT FIXTURES.
14	DEMOLISH WALL TILE DOWN TO ORIGINAL PLASTER.
15	DEMOLISH EXISTING CASEWORK.
16	DEMOLISH NON-HISTORIC RAMP AND RAILINGS.
17	SAWCUT AND DEMOLISH EXISTING SLAB.
18	DEMOLISH NON-HISTORIC DRYWALL CEILING.
19	DEMOLISH EXISTING COLUMN.
20	DEMOLISH SKYLIGHT GLAZING AND FRAME.
21	DEMOLISH NON-HISTORIC METAL GRILLE.
22	DEMOLISH LIMESTONE SILL AND PORTION OF WALL BELOW.



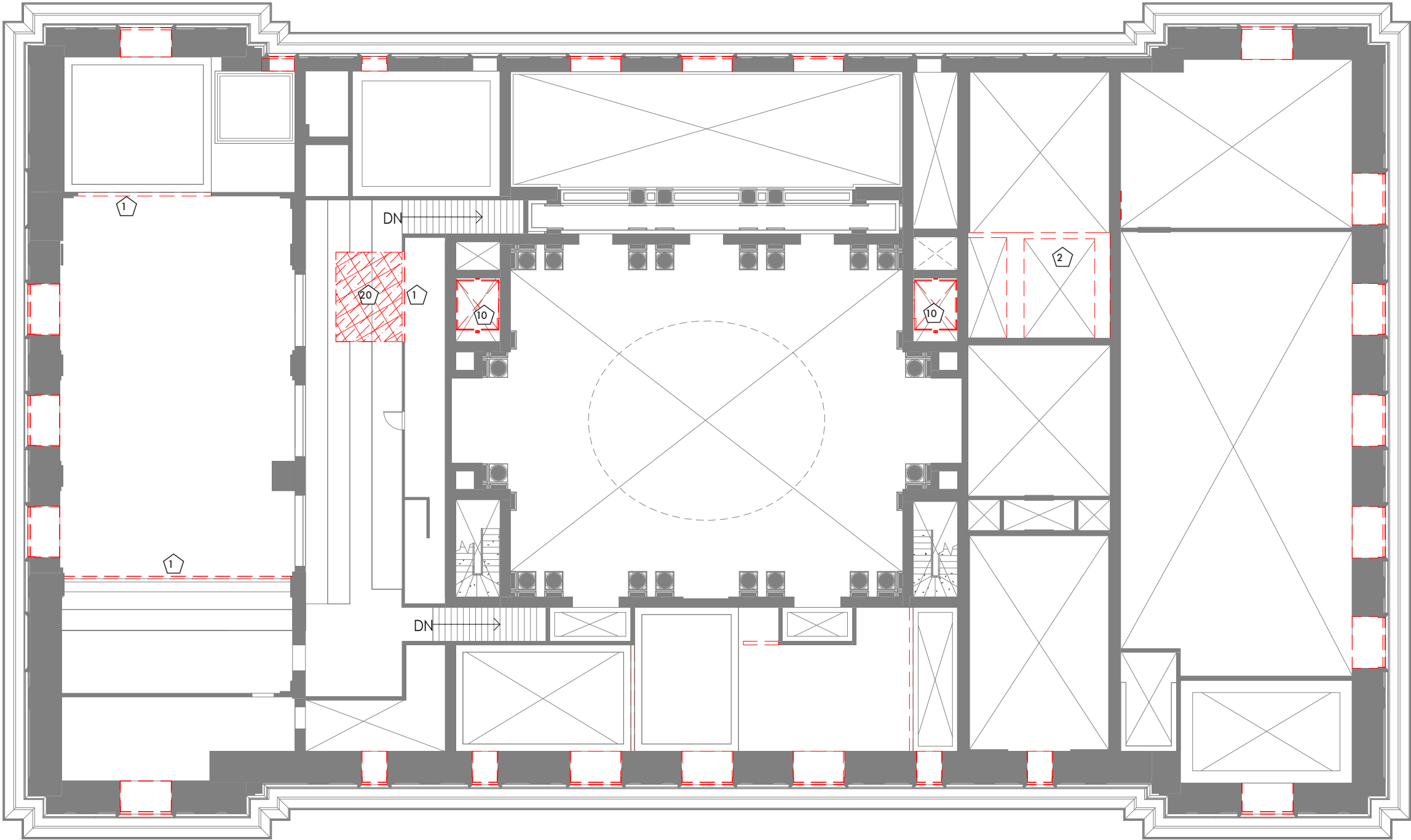
Scale: 1/16" = 1'-0" 


Balcony/Attic Floor Demolition Plan

Old City Hall

Demolition Keynotes

1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
12	DEMOLISH ALL SUSPENDED ACOUSTICAL CEILING TILE CEILINGS.
13	DEMOLISH ALL NON-HISTORIC LIGHT FIXTURES.
14	DEMOLISH WALL TILE DOWN TO ORIGINAL PLASTER.
15	DEMOLISH EXISTING CASEWORK.
16	DEMOLISH NON-HISTORIC RAMP AND RAILINGS.
17	SAWCUT AND DEMOLISH EXISTING SLAB.
18	DEMOLISH NON-HISTORIC DRYWALL CEILING.
19	DEMOLISH EXISTING COLUMN.
20	DEMOLISH SKYLIGHT GLAZING AND FRAME.
21	DEMOLISH NON-HISTORIC METAL GRILLE.
22	DEMOLISH LIMESTONE SILL AND PORTION OF WALL BELOW.



Scale: 1/16" = 1'-0" 

Ceiling Demolition Plans

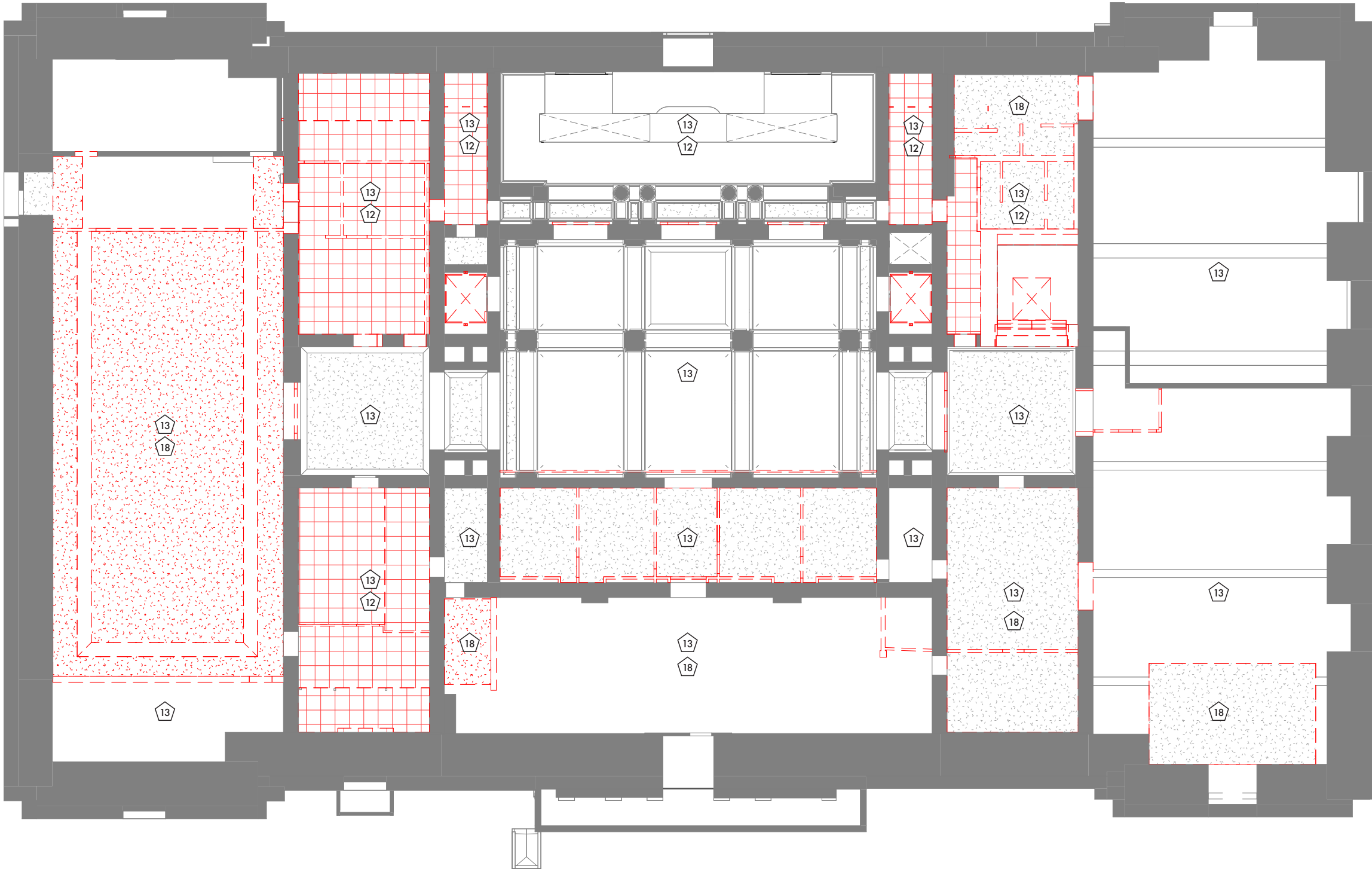
Old City Hall


Basement Floor Ceiling Demolition Plan

Old City Hall

Demolition Keynotes

1	DEMOLISH NON-HISTORIC PARTITIONS AND DOORS, TYPICAL.
2	DEMOLISH FREIGHT ELEVATOR AND SHAFT WALLS.
3	DEMOLISH NON-HISTORIC STAIR.
4	DEMOLISH NON-HISTORIC LIMESTONE AND CMU BACKUP WINDOW INFILL.
5	DEMOLISH ALL PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES.
6	DEMOLISH NON-HISTORIC COILING DOOR.
7	DEMOLISH NON-HISTORIC WINDOW.
8	HISTORIC DOOR AND ASSOCIATED TRIM TO BE SALVAGED AND STORED.
9	DEMOLISH PORTION OF HISTORIC WALL. ANY ASSOCIATED WOOD TRIM TO BE SALVAGED.
10	DEMOLISH PASSENGER ELEVATOR, SHAFT WALLS REMAIN.
11	DEMOLISH ALL CARPET, VINYL TILE, AND NON-ORIGINAL HARDWOOD DOWN TO ORIGINAL WOOD, TILE, MARBLE.
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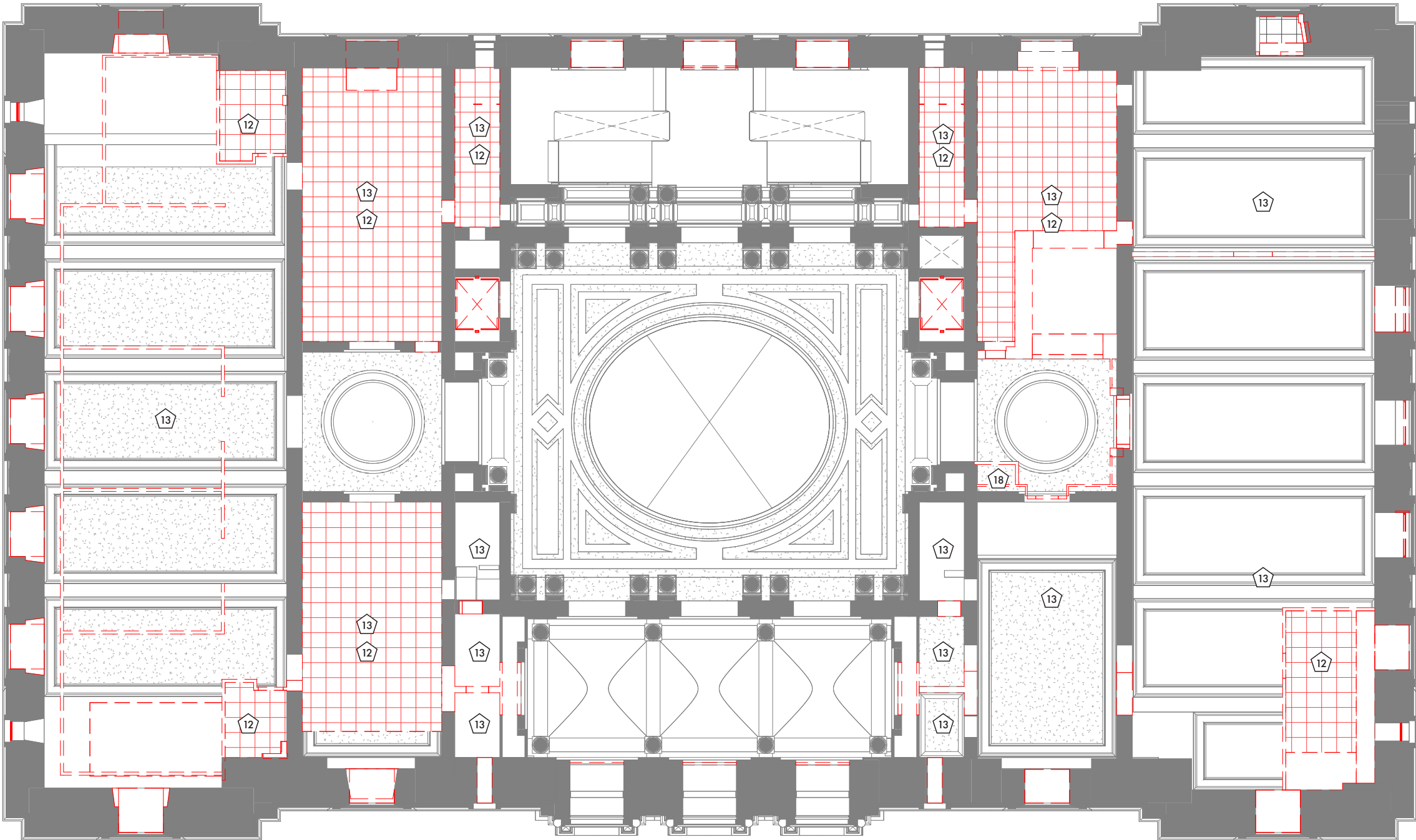
Scale: 1/16" = 1'-0" 


First Floor Ceiling Demolition Plan

Old City Hall

Demolition Keynotes

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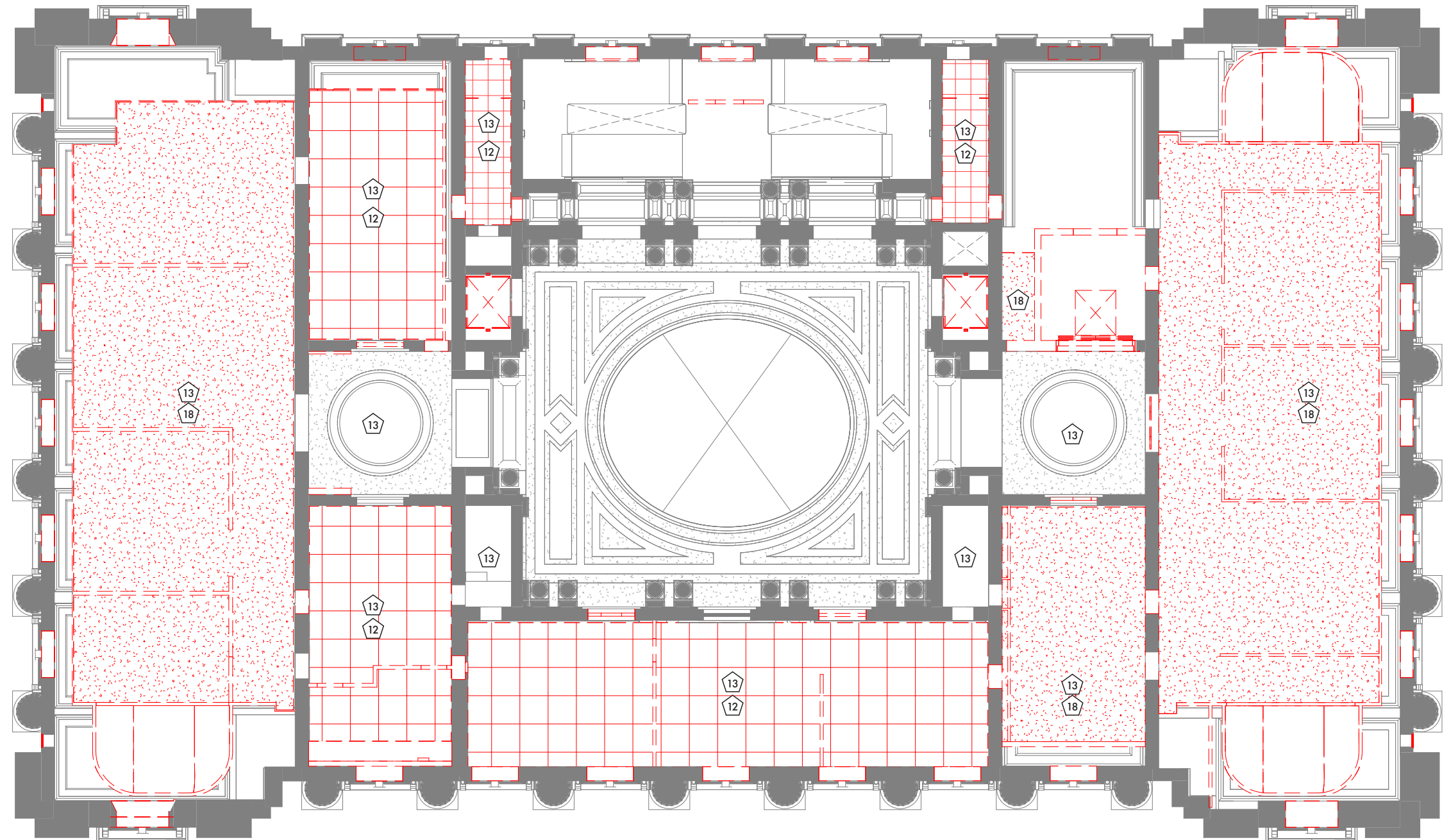
Scale: 1/16" = 1'-0" 


Second Floor Ceiling Demolition Plan

Old City Hall

Demolition Keynotes

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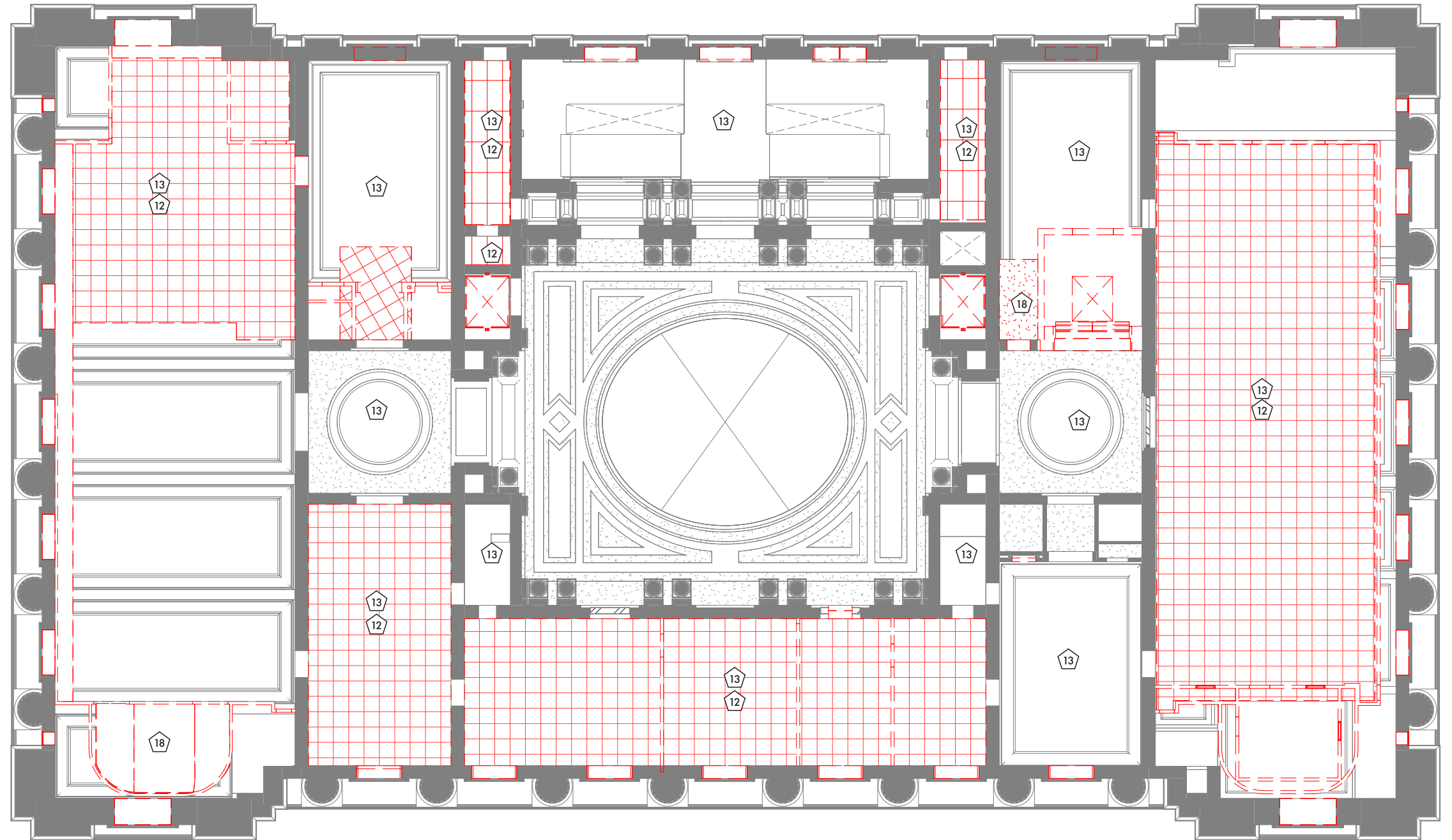
Scale: 1/16" = 1'-0" 


Third Floor Ceiling Demolition Plan

Old City Hall

Demolition Keynotes

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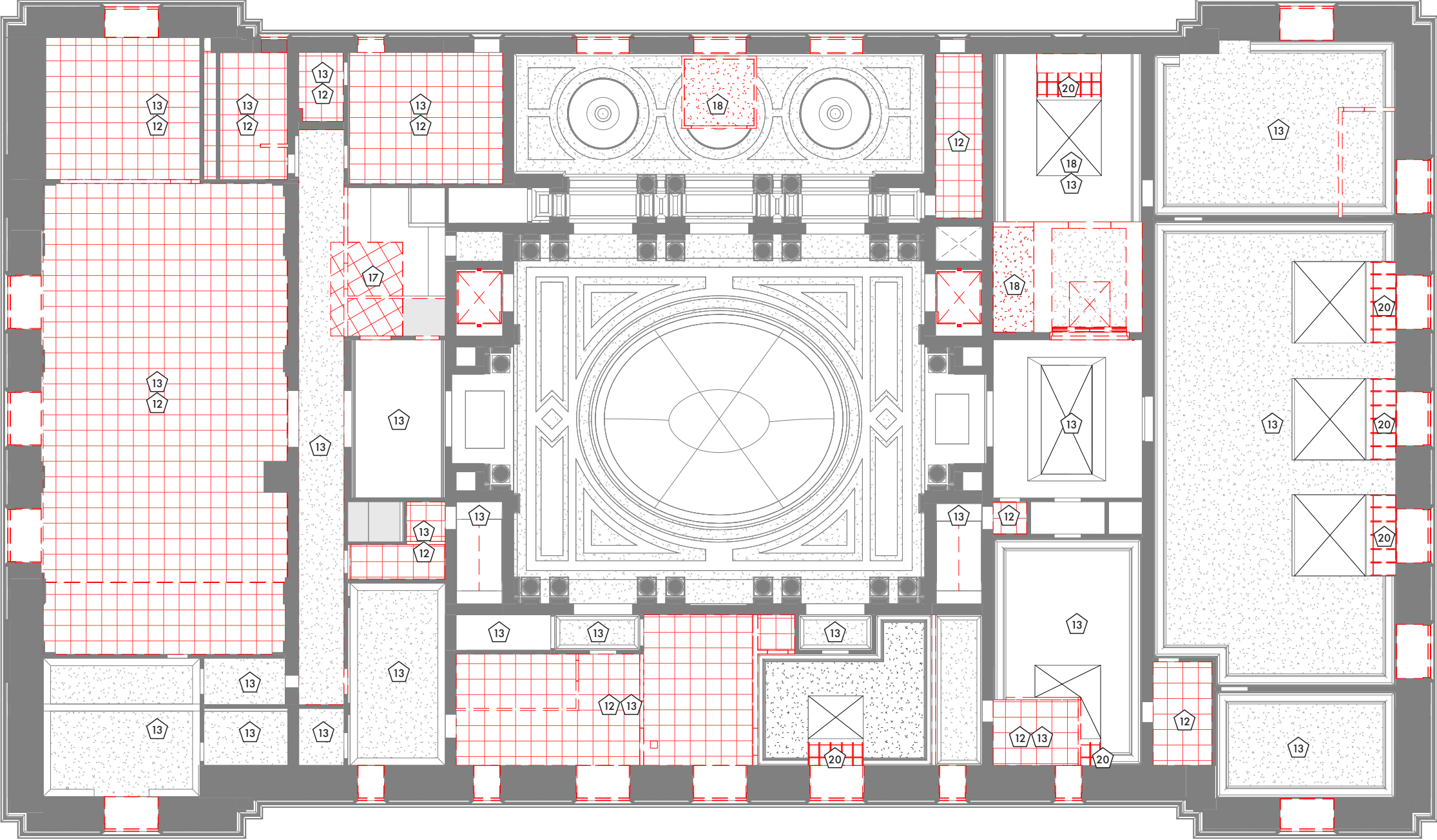



Scale: 1/16" = 1'-0" 

Fourth Floor Ceiling Demolition Plan

Old City Hall

Demolition Keynotes	
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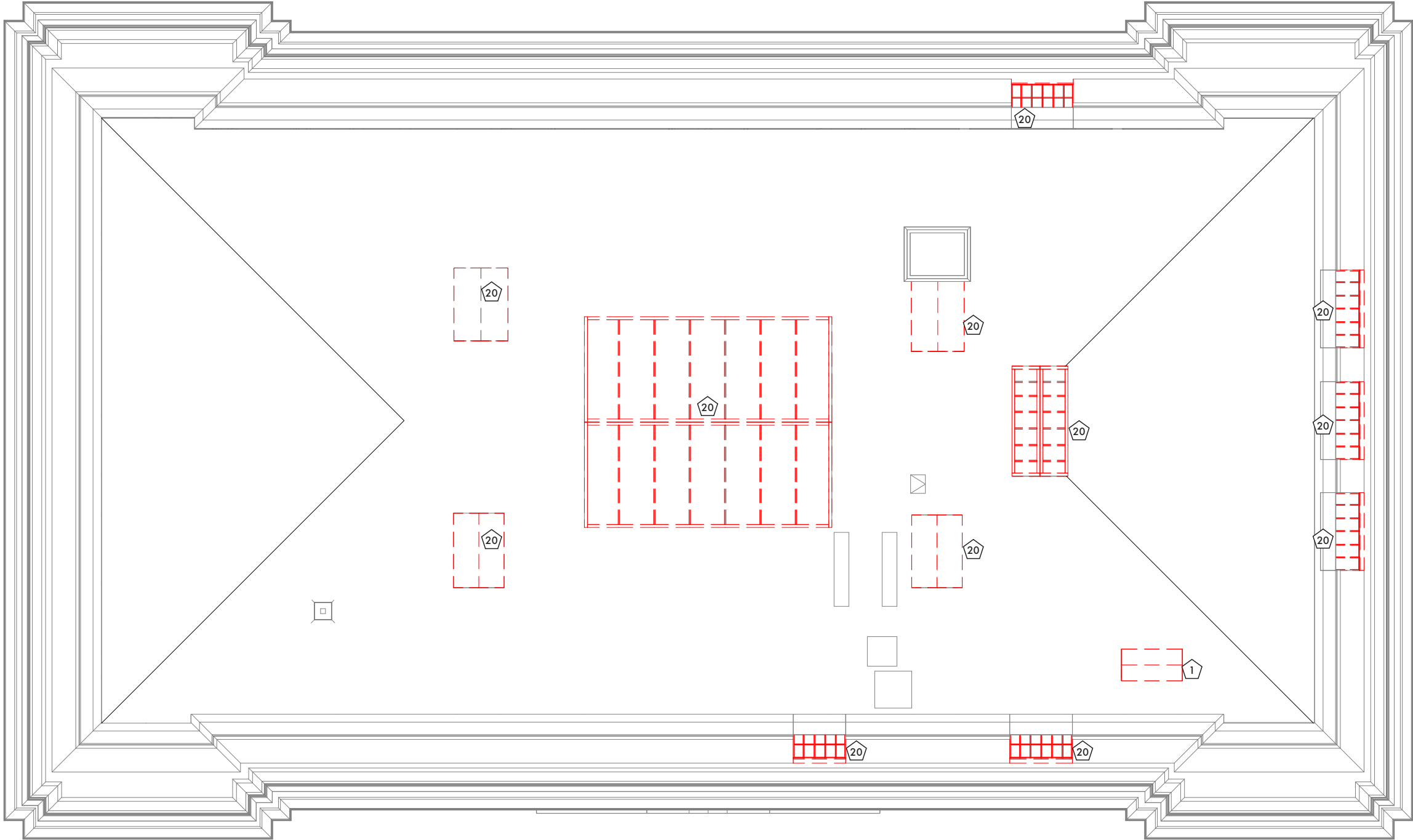
Scale: 1/16" = 1'-0" 

Roof Demolition Plan

Old City Hall

Demolition Keynotes

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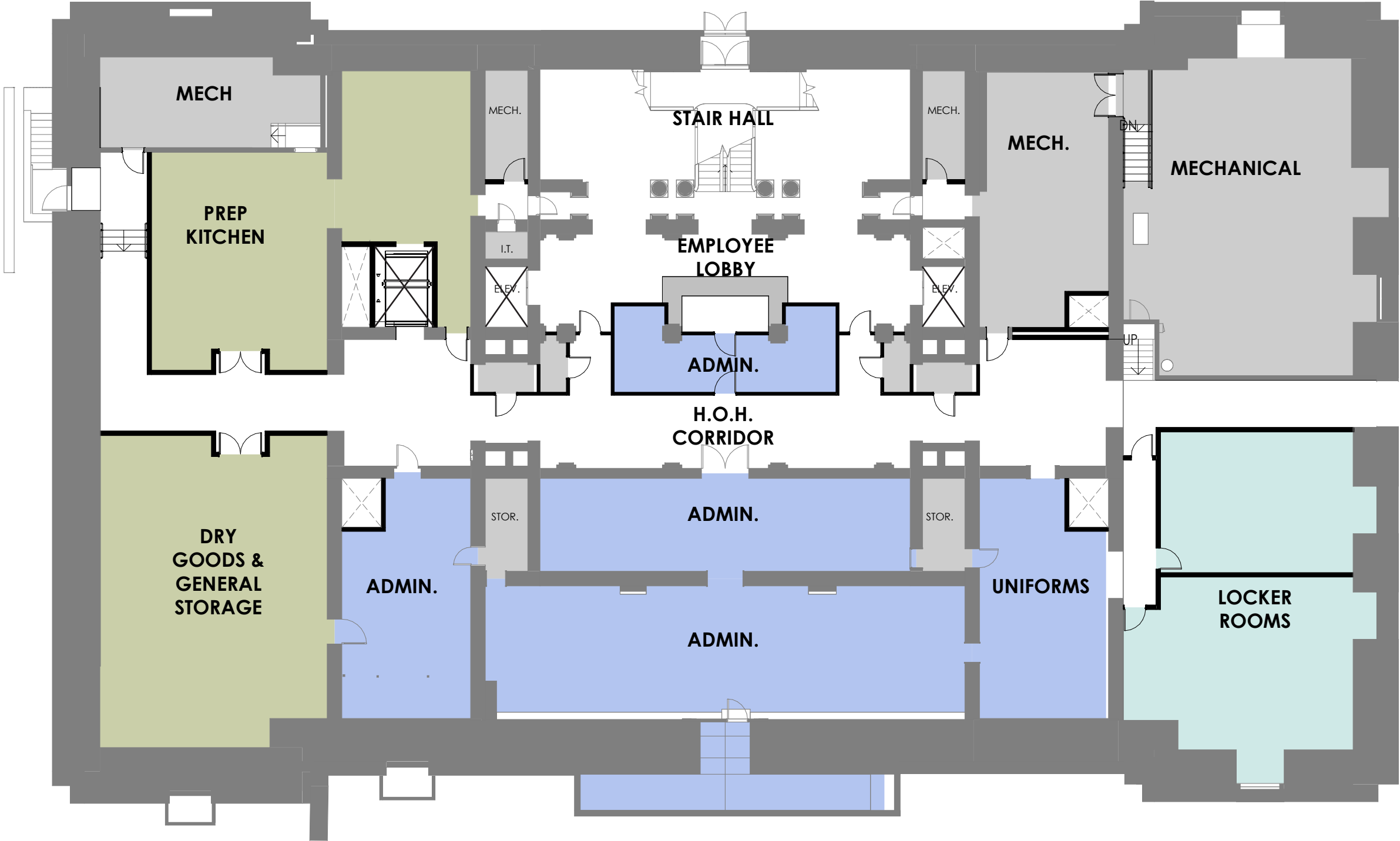



Architectural Floor Plans

Old City Hall

Basement Floor Plan

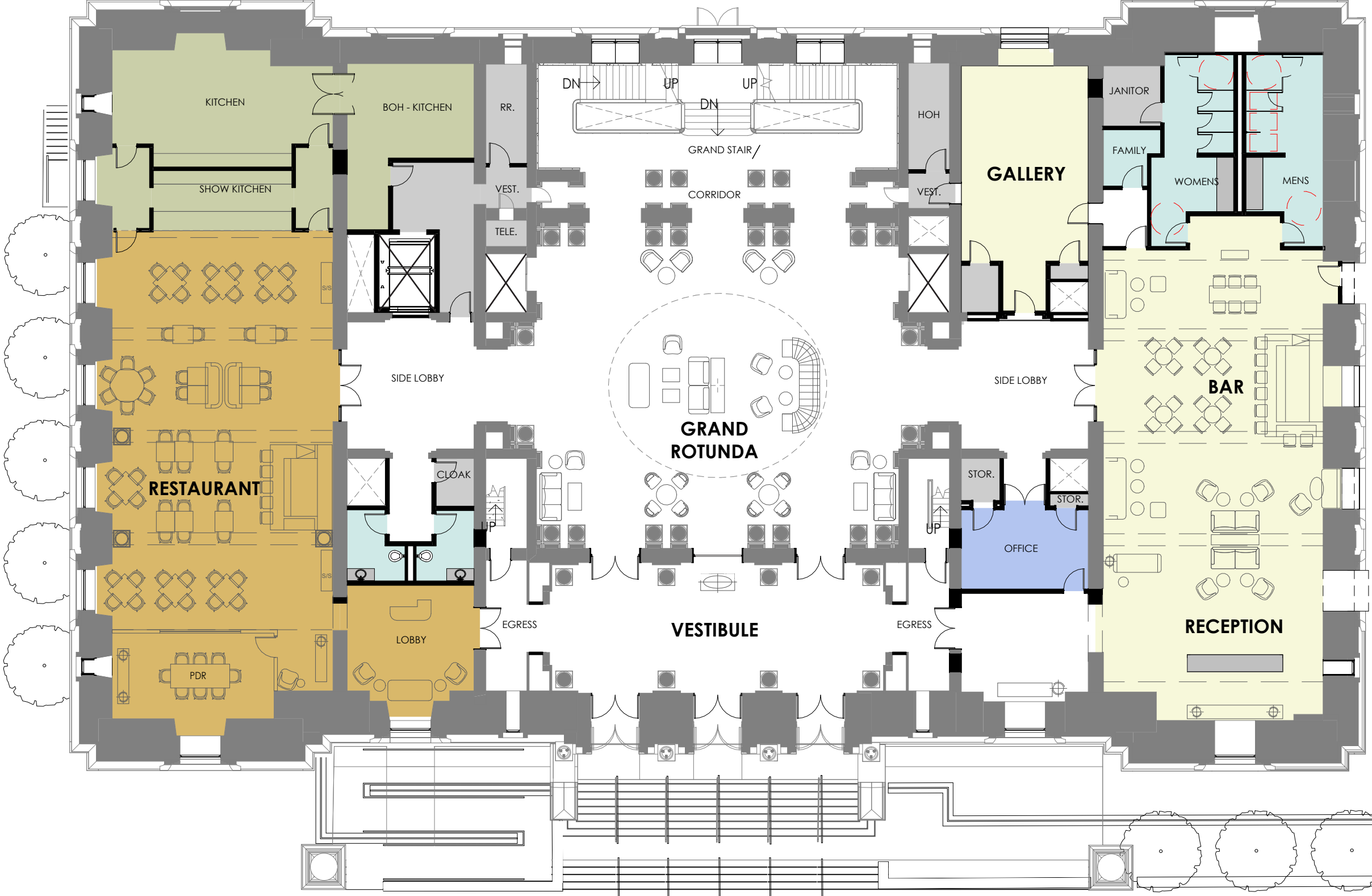
Old City Hall




Scale: 1/16" = 1'-0" 

First Floor Plan

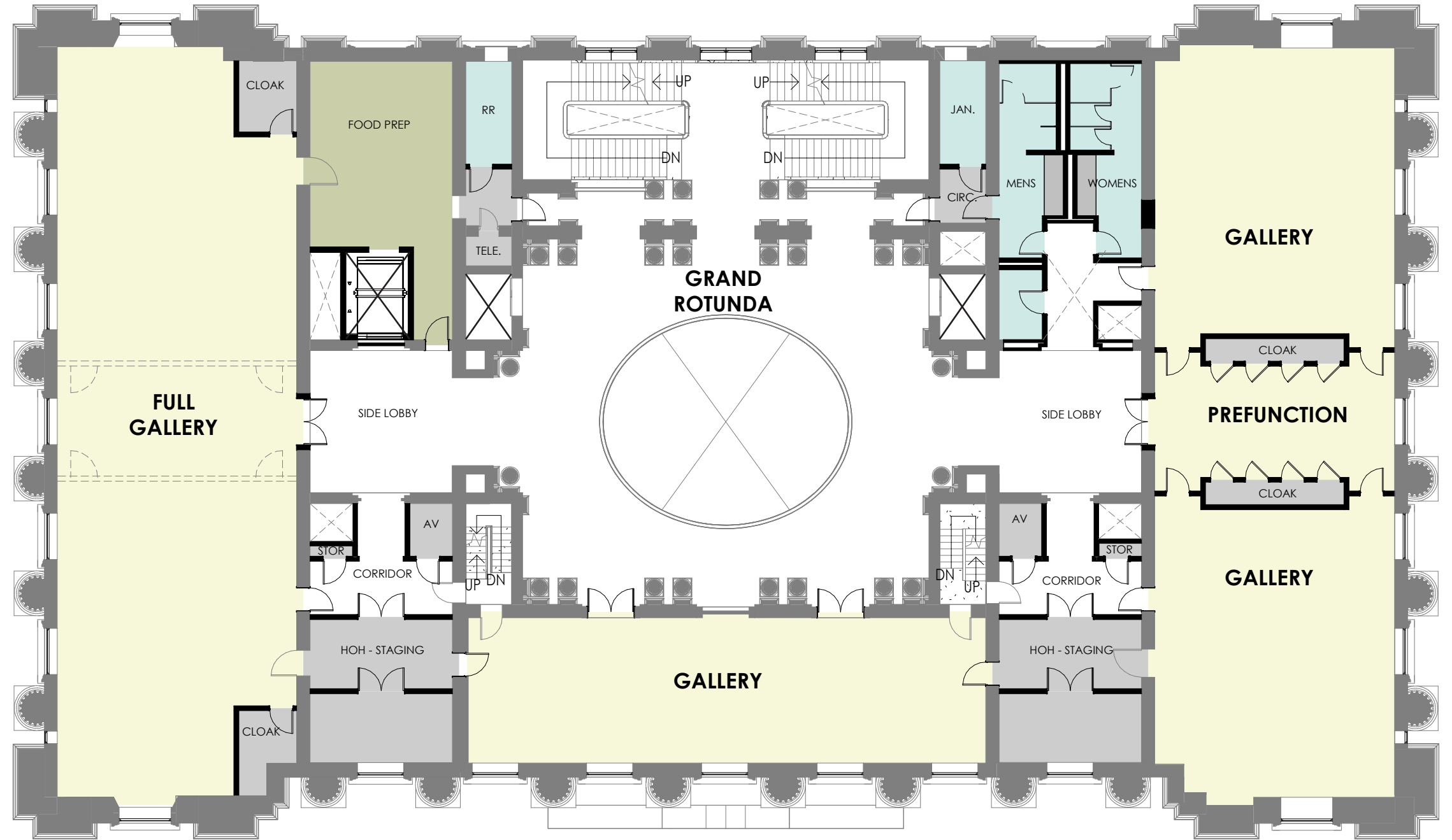
Old City Hall




Scale: 1/16" = 1'-0" 

Second Floor Plan

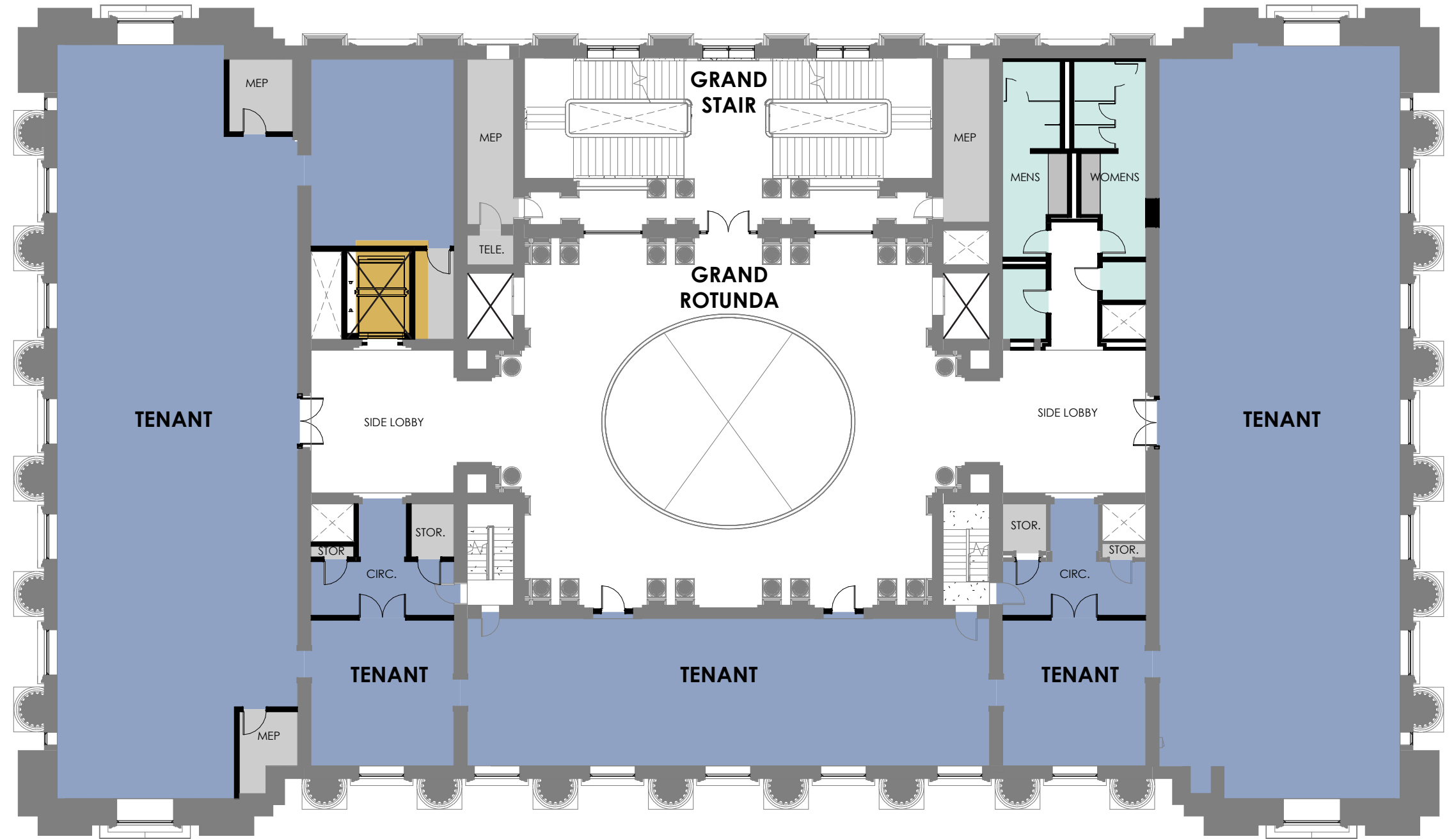
Old City Hall




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Third Floor Plan

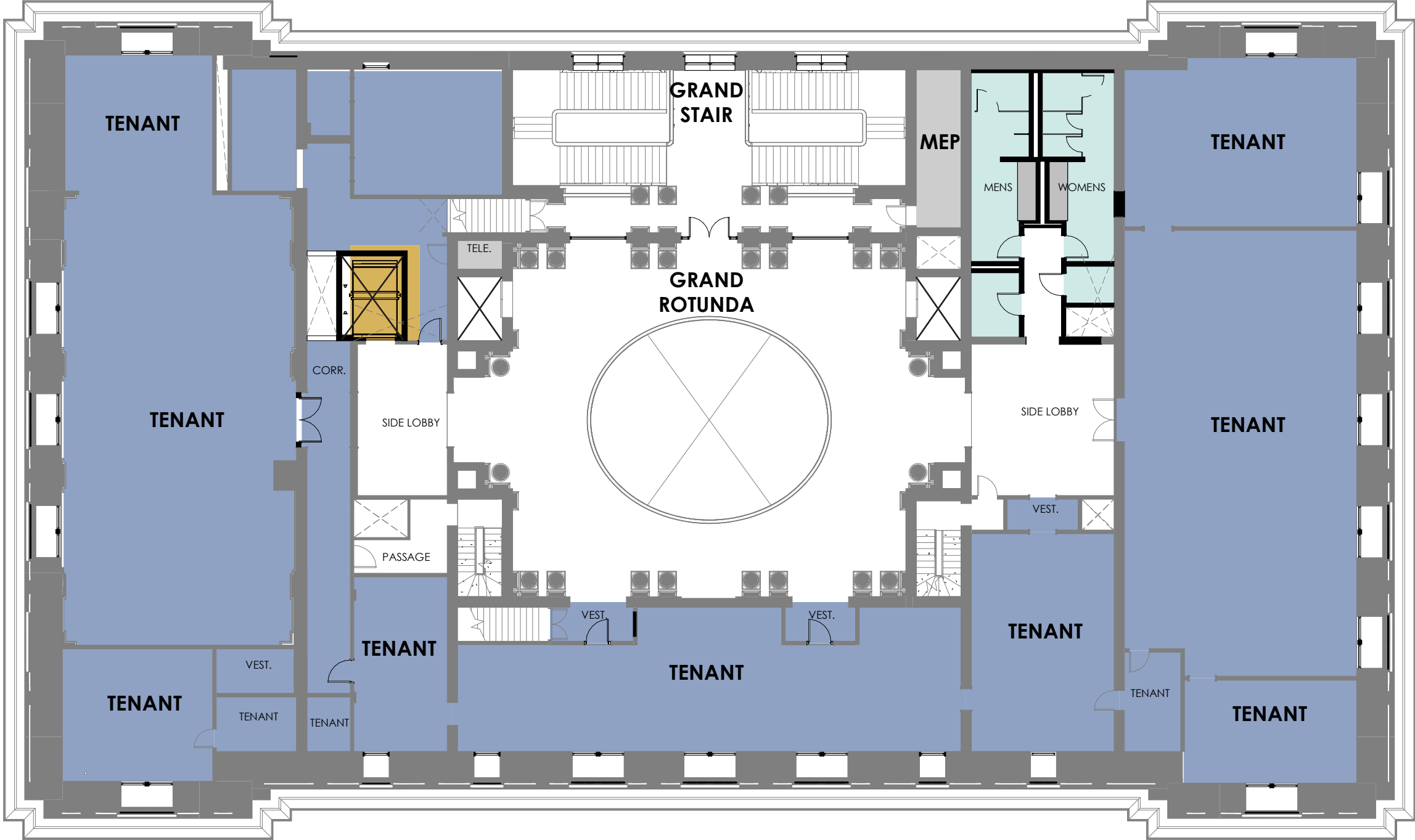
Old City Hall




Scale: 1/16" = 1'-0" 

Fourth Floor Plan

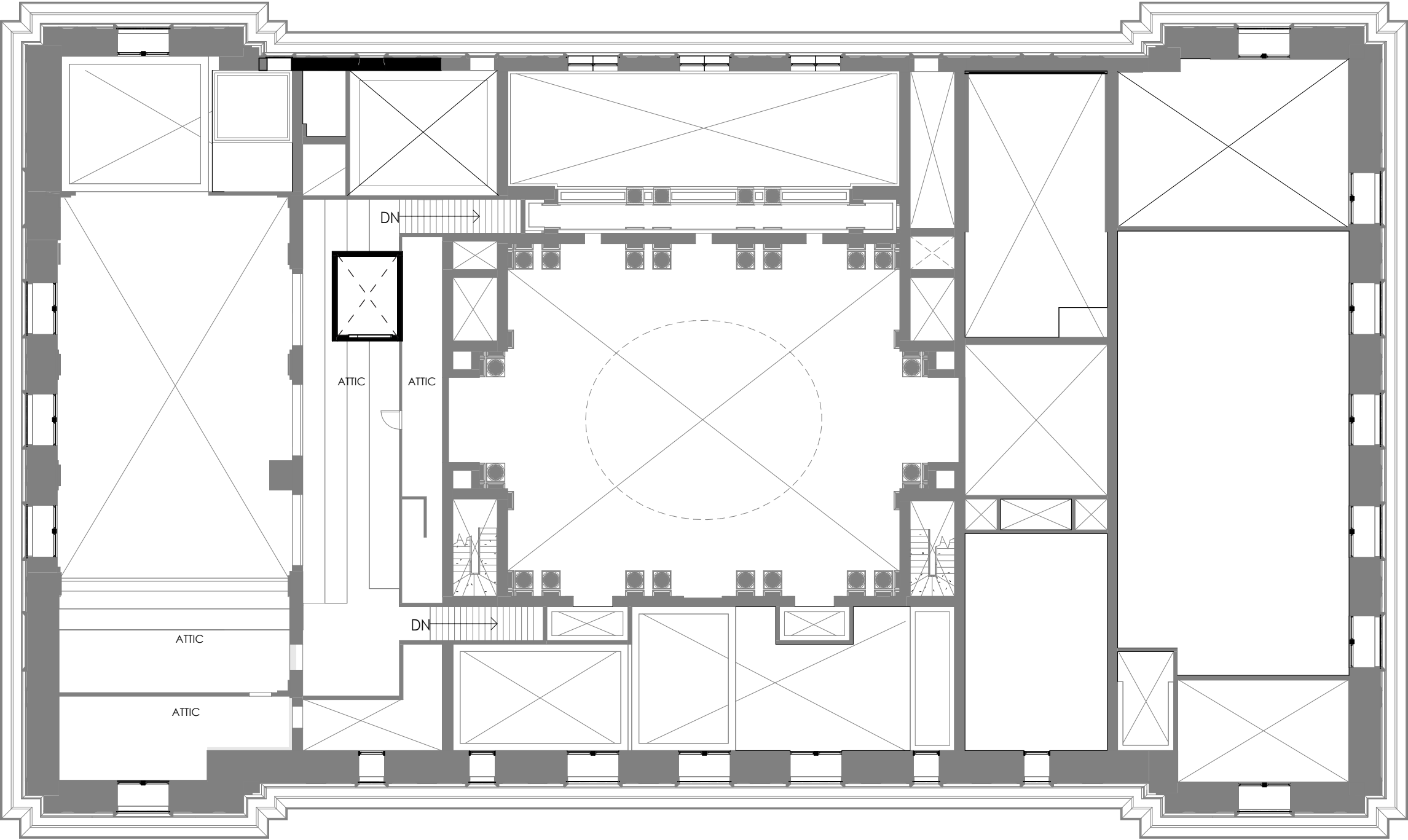
Old City Hall




Scale: 1/16" = 1'-0" 

Balcony / Attic Floor Plan

Old City Hall



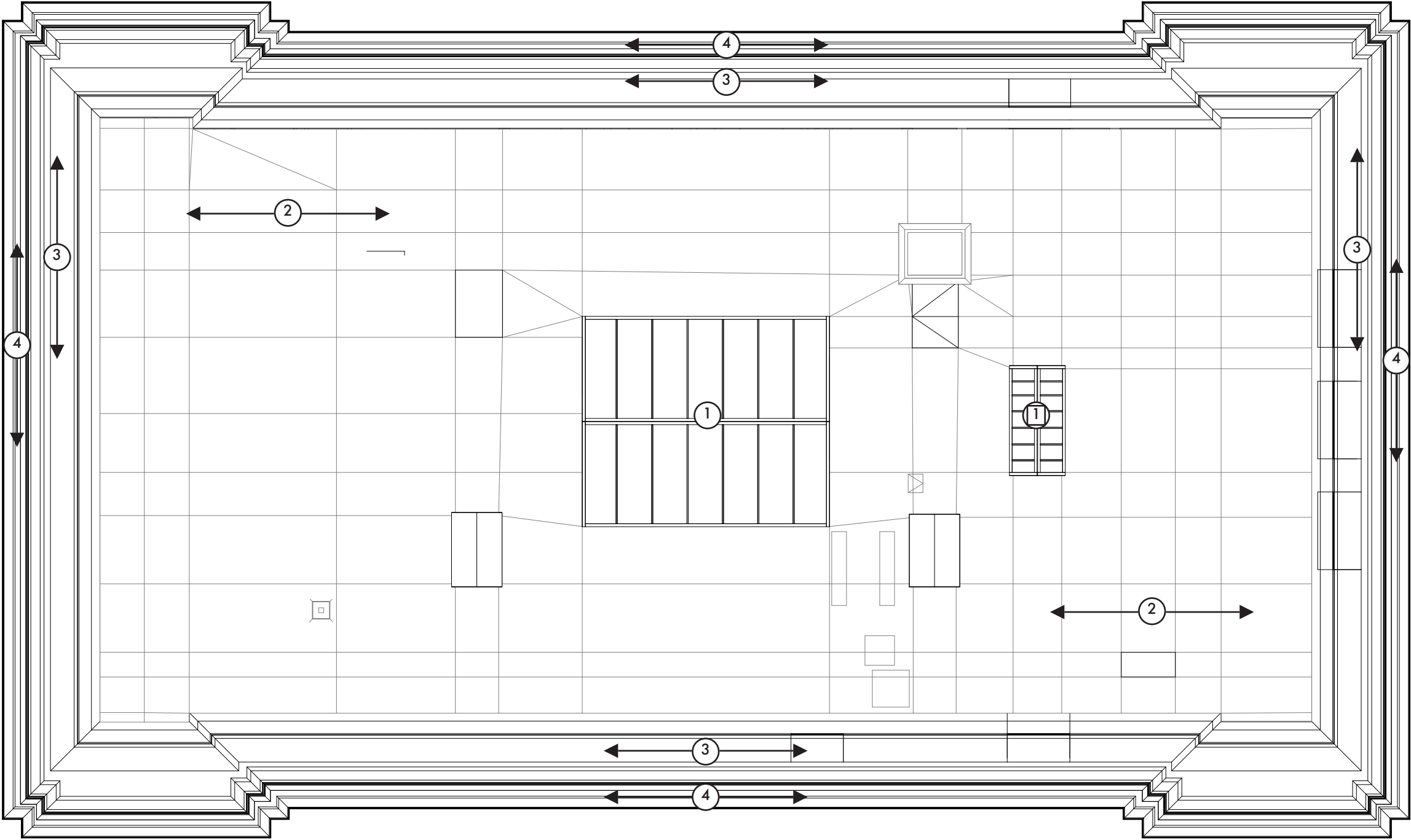
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Roof Floor Plan

Old City Hall

Roof Plan Keynotes

1	NEW ALUMINUM SKYLIGHT SYSTEM
2	NEW TPO ROOF
3	NEW COPPER MANSARD ROOF
4	NEW TPO ROOF AT LOWER FLAT ROOF AREAS



Scale: 1/16" = 1'-0" 

Historic Architectural Elements

Old City Hall

Historic Elements Strategy

Old City Hall

Floors

- Existing marble flooring in vestibule, rotunda, grand stair and side lobbies to be cleaned, repaired and restored.
- Existing wood flooring to be patched for stability. New flooring matching historical character to be installed where appropriate.
- Restroom, janitor and kitchen areas to receive new tile flooring to match historical character or use requirement.

Walls

- Existing stone, metal and wood balustrades to be cleaned, repaired and top handrail prepped for new finish.
- Marble columns, pilasters and wainscoting to be cleaned, repaired, restored.
- Existing rotunda scagliola finished columns to be cleaned, repaired, restored.
- Existing Verde marble column bases to be cleaned, repaired, restored.
- Existing painted murals by William F. Behrens on all floors in rotunda to be restored and protected
- Existing plaster walls to remain to be prepped for new finish, typical.

Openings / Trim

- Existing historic wood doors to be removed and hardware salvaged, where original.
- Where appropriate, new wood doors with historic stile, rail, and panel details to be installed.
- Existing wood base and chair-rail to be removed, salvaged, where original.
- New wood base and chair-rail to match existing historic profiles to be installed.
- Existing historic wood door frames/casings, where present, to be removed and salvaged.
- Where appropriate, new wood door frames/casings with historic profiles to be installed.
- New aluminum clad wood windows with historic profile, insulated glazing units, typical.

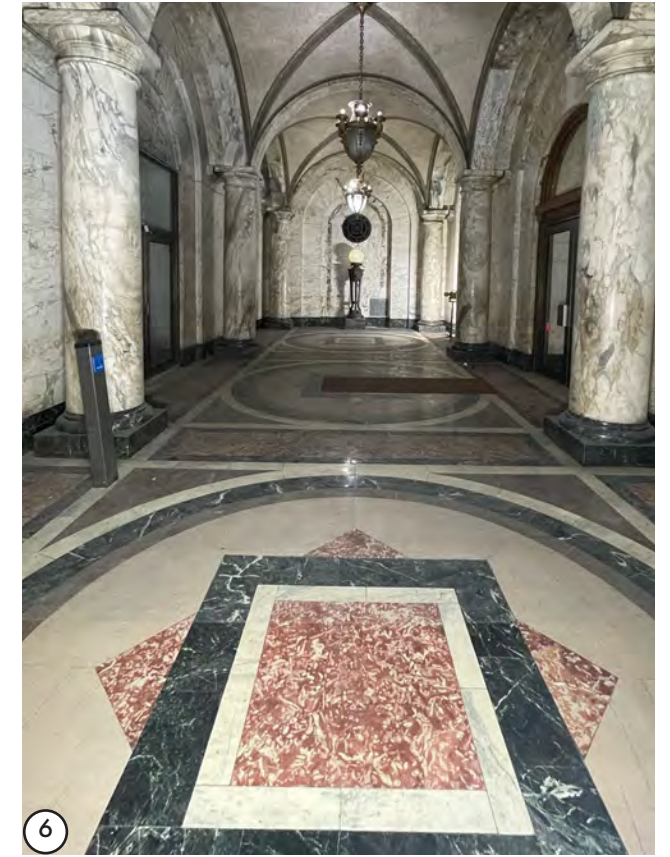
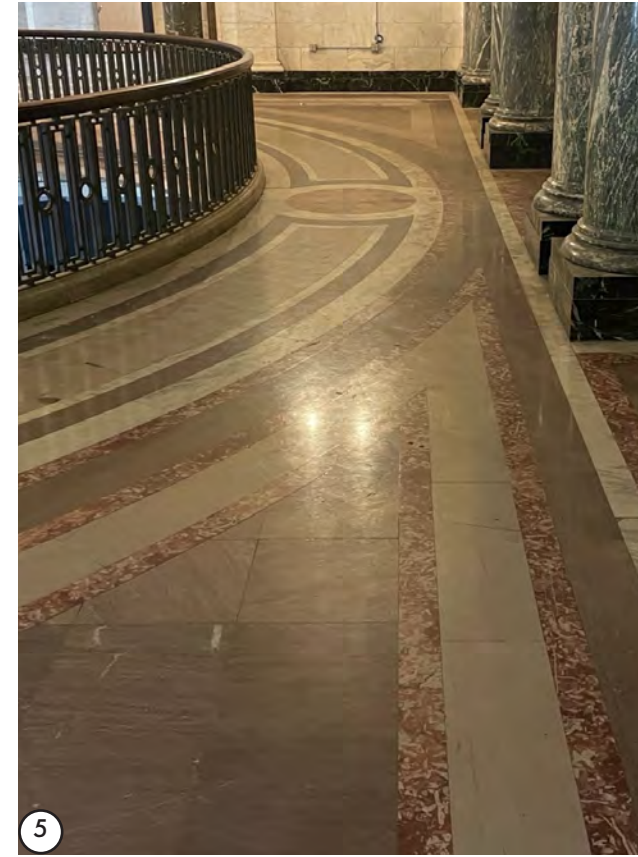
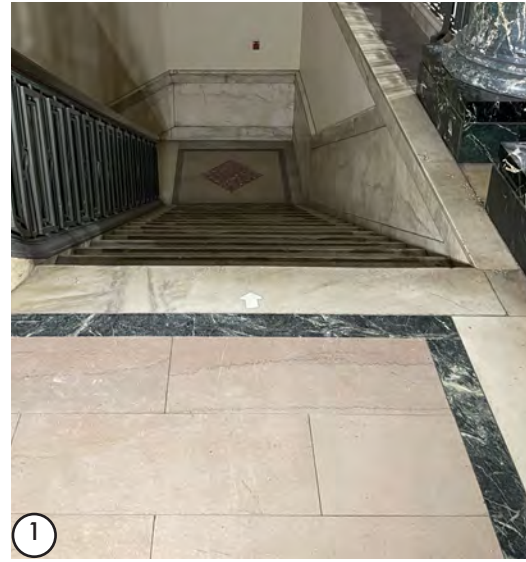
Ceilings

- Where exposed, all existing plaster moldings and coffers to be repaired and prepped for new finish.
- Where present, stone arches and stone mosaics at vaulted ceilings to be cleaned, restored.
- All existing, historic light fixtures to be removed, restored, and prepped for re-installation.
- Existing 'Tiffany Era' stained glass dome to be cleaned and repaired as necessary.

Historic Marble Floors

Old City Hall

1. Marble inlayed floor at grand stair landing.
2. Marble inlaid floor at grand stair side vestibule.
3. Marble inlayed floor at grand stair / grand rotunda 1st floor landing.
4. Marble inlayed floor at 1st floor side lobby.
5. Marble inlayed floor at 2nd floor grand rotunda.
6. Marble inlayed floor at 1st floor main entrance vestibule.
7. Marble inlayed 'compass' floor at 1st floor grand rotunda.



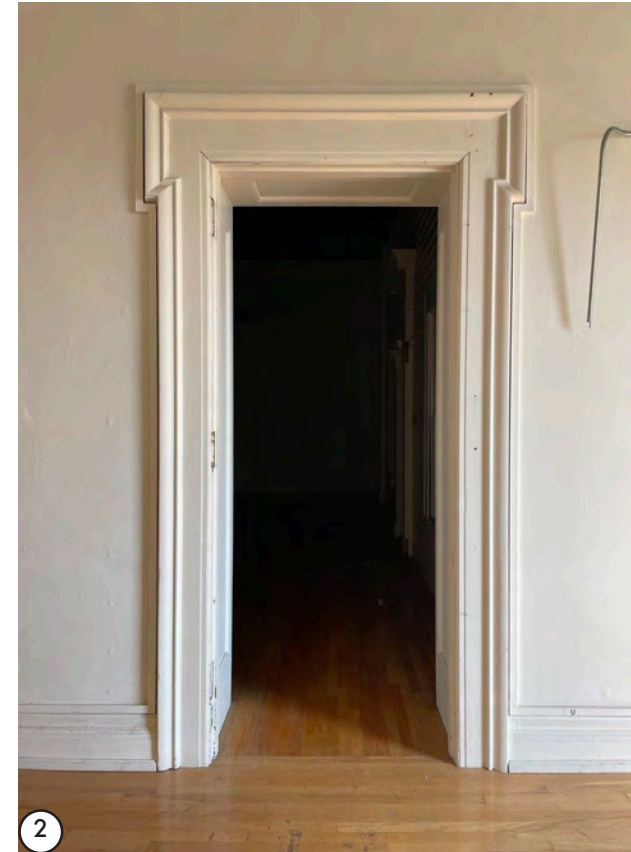
Historic Floors

Old City Hall

1. Two layers of non-historic VCT over existing original terrazzo floor in basement main hall. Few small areas where terrazzo is exposed, shows severe signs of cracking / chipping.



2. Non-original wood flooring in 3rd floor side exhibit hall. Existing door trim and casing was undercut to facilitate floor installation over original wood floor. Condition of existing wood floor unknown.



3. Condition of original wood floor and trim at 1st floor side exhibit hall.



4. Condition of original wood floor at 4th floor side exhibit hall. VCT glued over portions of floor, cementitious floor leveling compound used at transition.



5. Condition of floor at 4th floor storage room. Original wood floor previously covered with VCT, followed by luan followed by carpet. Condition of existing wood floor unknown.



6. Wood floor patching at 1st floor staff offices. Portions of demolished wood floor filled with cementitious floor leveling compound to smooth transition between wood and VCT



7. Condition of original wood floor at 1st floor exhibit hall. Portion covered with glue down broadloom carpet, areas where previous walls existed infilled and patched with cementitious floor leveling compound.



8. Original wood floor, damage shown consistent with majority of original wood floor in building.



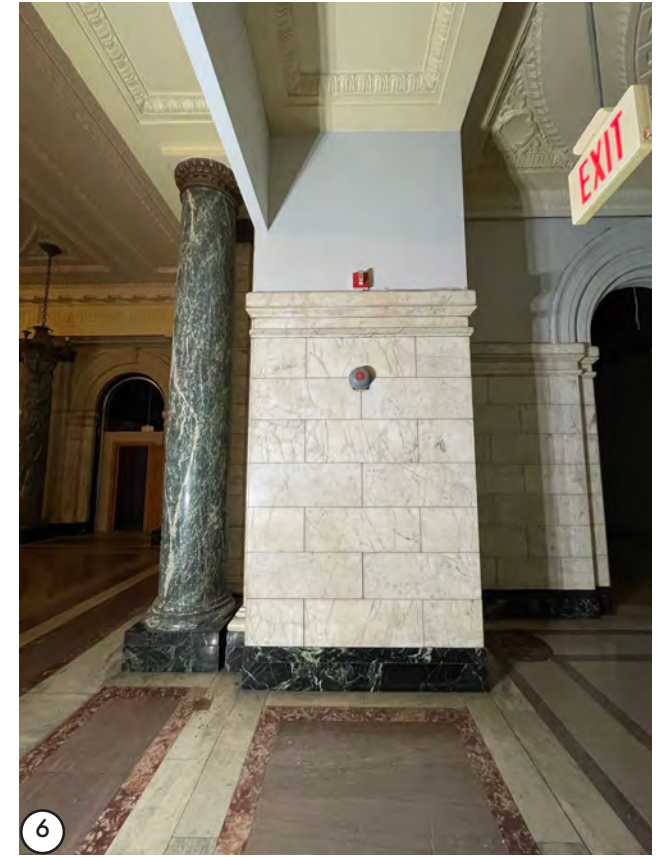
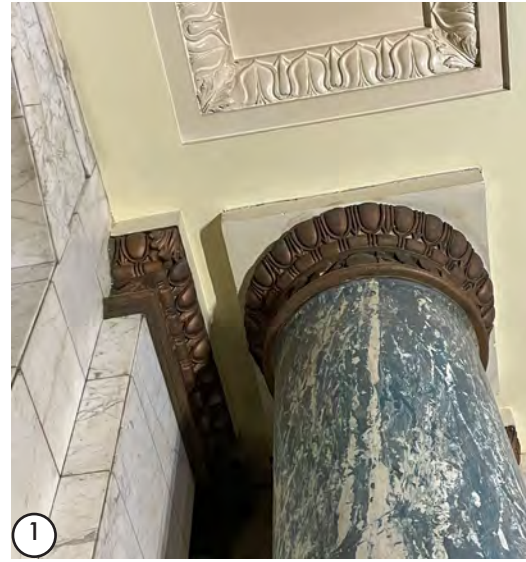
9. Existing terrazzo floor at door transition in basement. Right portion previously covered in cementitious floor leveler followed by VCT.



Historic Marble Walls

Old City Hall

1. Existing scagliola column and banded 'egg and dart' motif column top.
2. Original marble columns and bases with full marble wainscoting in 1st floor entrance vestibule.
3. Existing painted wall mural by William F. Behrens in 1st floor grand rotunda above marble wainscoting and trim.
4. Existing painted wall mural by William F. Behrens in 2nd floor grand rotunda above marble wainscoting and trim.
5. Marble pilasters sitting on Verde marble base in 1st floor grand rotunda.
6. Existing marble wainscoting at 1st floor side lobby atop Verde marble base.
7. Existing scagliola columns and marble wainscoting at 4th floor grand rotunda, water damage in plaster moldings, scagliola finish and marble/plaster separation.



Historic Trim & Windows

Old City Hall

1. Non-historic refinish of existing wood chair rail and door casing. 'Orange peel' finish degradation seen typical of many refinished areas.

2. Missing / damaged historic chair rail and base molding.

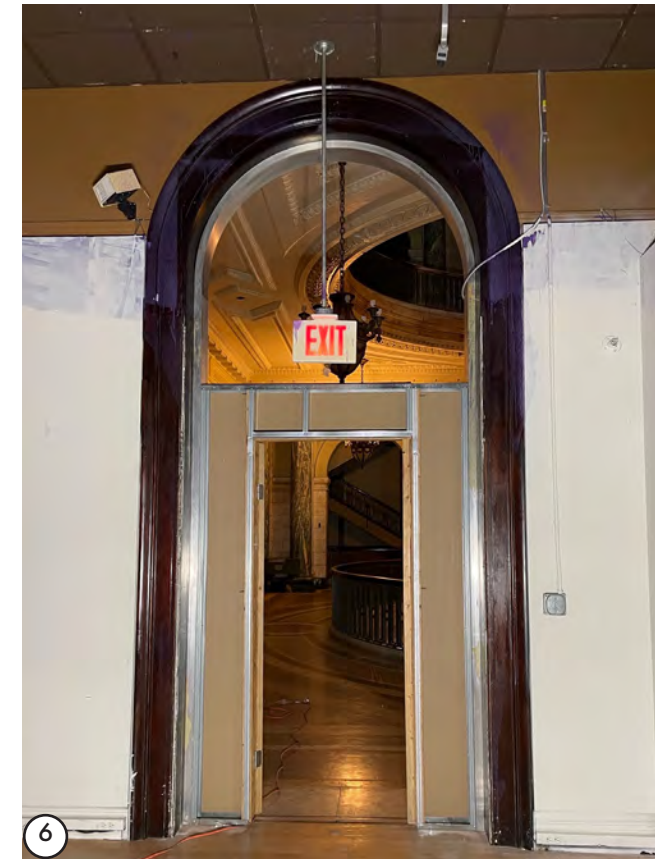
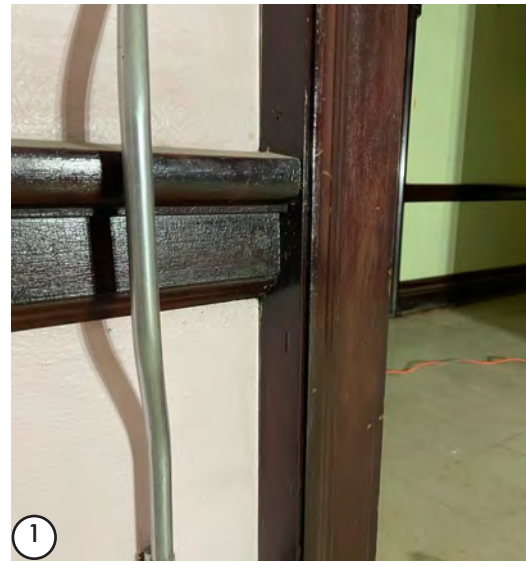
3. Historic window casing trim with chair rail and base trim. Painted in various stages.

4. Existing wood casing, painted, atop original verde marble plinth block. Non original faux-marble base trim.

5. Existing arched wood casing, painted, on original verde marble plinth blocks. Original wood door and clerestory frame missing.

6. Existing arched wood casing, re-finished. Original wood door and clerestory frame missing. Existing base trim, painted.

7. Original wood window top and bottom sash, complete with hardware and ogee lugs. Existing window trim, damaged near sill, missing chair rail and base moldings.



Historic Doors

Old City Hall

1. Existing wood door casing at 2nd floor side hall. Painted trim and cased opening infilled to create smaller opening, original door missing.



2. Existing wood door casing at 3rd floor side hall. Various levels of paint throughout previous tenants. Opening infilled to create smaller opening, original door missing.



3. Existing wood door casing, previously damaged and repaired with wood filler. Original door missing.



4. Existing wood door casing, portions painted and previously damaged. Original door missing.



5. Various original doors in random storage areas throughout the building.



6. Original wood door with original hardware intact. Original location of door unknown.



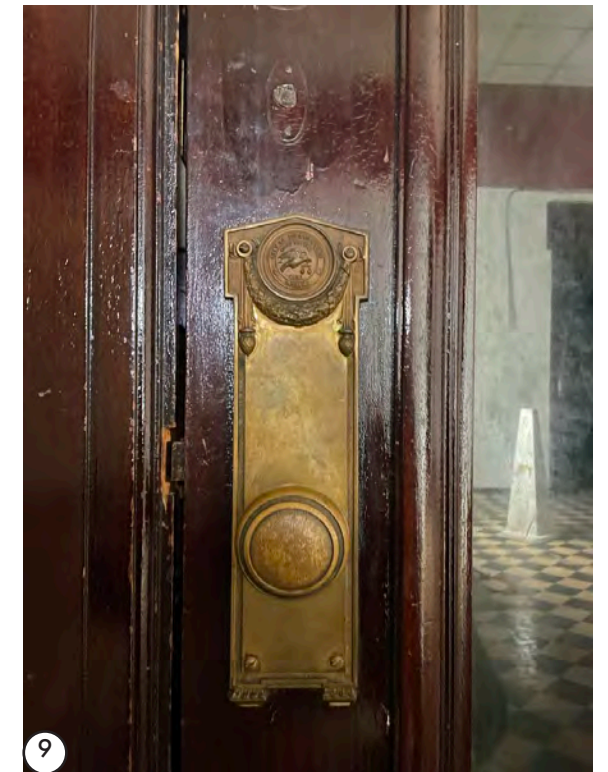
7. Original wood door and casing at 1st floor side stair entry. Non original hardware, likely swapped from a different door and center panel was cut to incorporate a louver, now no longer present.



8. Existing wood door casing with non-original replacement door. Finish of casing suspected non-original.



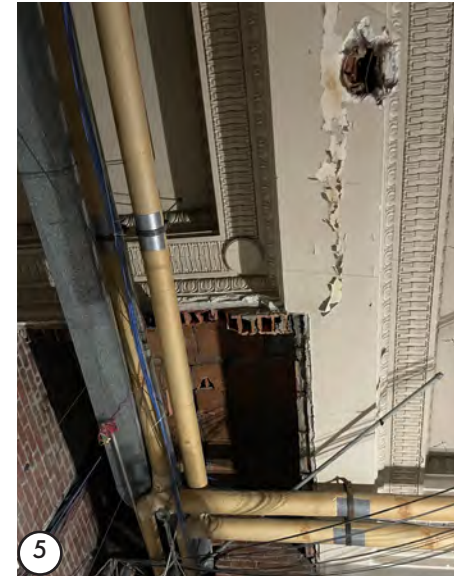
9. Detail of original brass door hardware, missing top quarter-turn deadbolt. Door and frame finish suspected non-original.



Historic Ceilings

Old City Hall

1. Marble ribbed arches and mosaic web ceilings at 1st floor main entrance vestibule.
2. Historic light fixture in 1st floor main entrance vestibule.
3. Existing plaster moldings with leaf and Greek key motif in 2nd floor side lobby.
4. Existing plaster / wood crown detailing. Water damage typical of several locations.
5. Existing plaster / wood crown at 1st floor exhibit hall. Damage consistent with drop ceiling and mechanical attachment points.
6. Historic light fixture in 1st floor grand rotunda.
7. Condition of stained glass dome, view from attic.
8. 'Tiffany Era' glass dome, view from 4th floor rotunda balcony.
9. Existing salvaged historic light fixtures in various states of assembly.
10. Existing plaster / wood crown at 1st floor side hall. Damage consistent with electrical attachment points and previously installed mechanical equipment.



Interior Design Concepts

Old City Hall

First Floor Finish Plan

Old City Hall



EXISTING MARBLE FLOORING



LOBBY



BAR



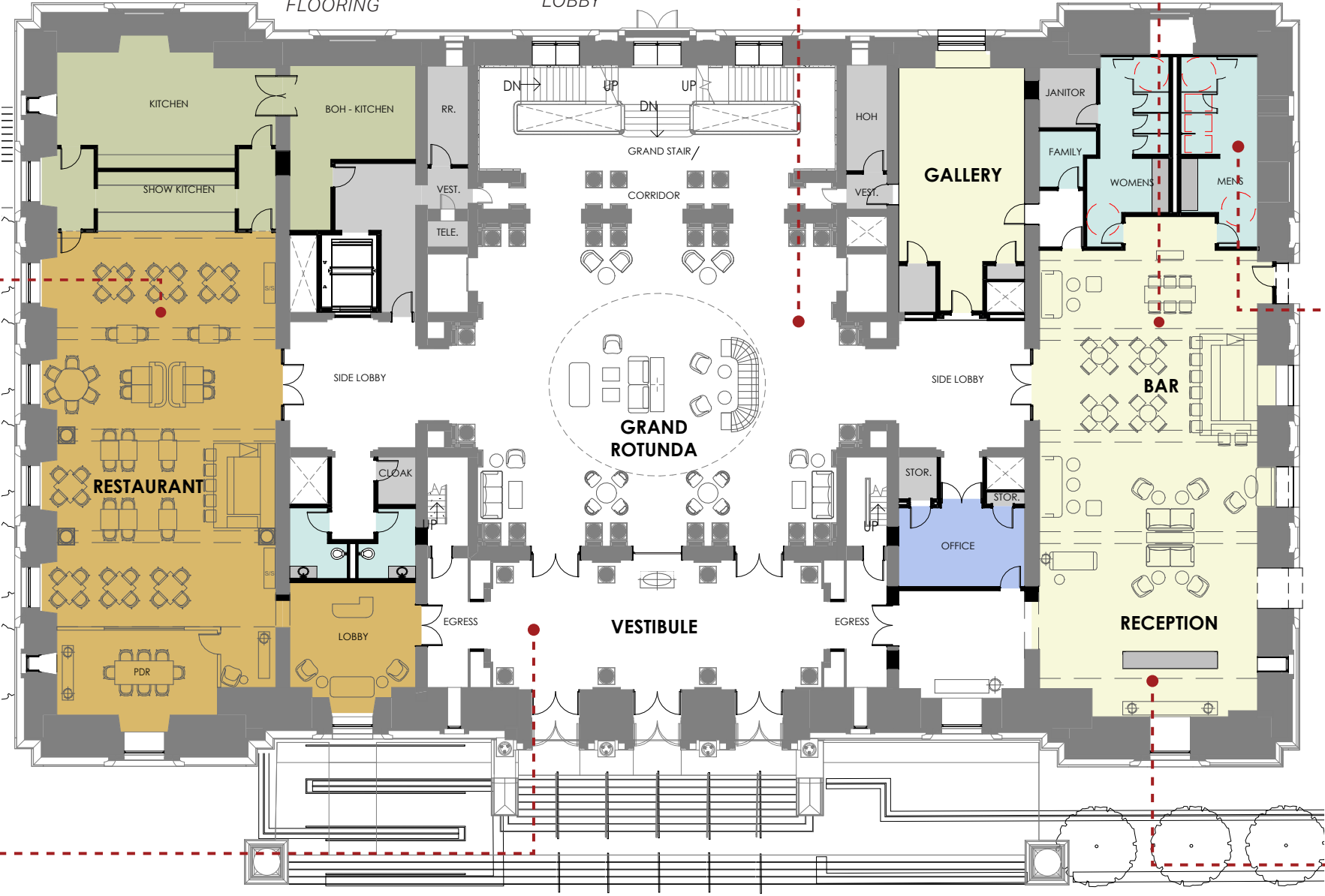
TILE FLOORING



RESTAURANT



WOOD FLOORING



WC



TILE FLOORING



EXISTING MARBLE FLOORING



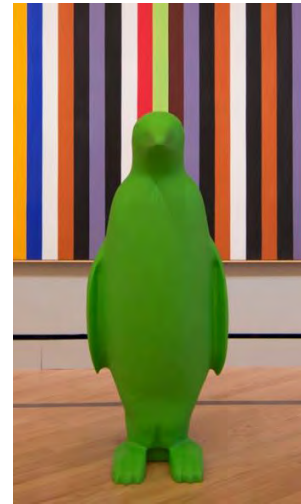
RECEPTION



Public Areas - Entry Vestibule & Lobby

Old City Hall

TIMELESS
POISE
STYLIZED
VIBRANT
HISTORIC
MODERN



Where history and progress intertwine - an architectural marvel that seamlessly bridges the gap between the past and the present. The city hall was commissioned in an era when the reverence for tradition and grandiosity defined architectural pursuits. The imposing columns, ornate cornices and flooring pattern set the ground for a harmonious marriage between what was once current with present day furnishings and design. Clean lines and minimalistic elegance create a striking yet cohesive environment that reflects the city's commitment to preserving its heritage while embracing progress and stepping into the future.

Public Areas - Reception & Bar

Old City Hall

BOLD
UNEXPECTED
ROBUST
VIBRANT
DYNAMIC
CONTRAST



Greeted by antiquity harmoniously woven with the spirit of dynamic modernity. The reception and bar area are inspired by the city hall's once temporary use as the central library. Bold marble, unexpected pops of color, wood paneling and casings punctuate the space inviting guests to lounge in comfort and style. Deep tones, wood accents, polished metals and rich textures reflect the energy of a bustling time in America fueled by innovation and fashion

Restuarant Design Scheme

Old City Hall

CHIC
CHARMING
WHIMSICAL
FRESH
ARTISTIC
ELEGANT



*Restaurant narrative to be further developed pending an operator

Concept Rendering



Public Areas - Gallery & Pre Function

Old City Hall

INVIGORATING
 ECCENTRIC
 CULTIVATED
 RHYTHMIC
 GRACEFUL
 POLISHED



A multifaceted sanctuary designed to inspire, connect, and captivate visitors. Marble archways are the portal into a realm of opulence and modern sophistication. Patterned floors, clean and simple walls mixed with modern architectural ceiling features guide visitors to various spaces that are fresh and elegant. The balance between openness and intimacy defines the atmosphere, making this public space a versatile haven for both contemplation and interaction.

Concept Rendering

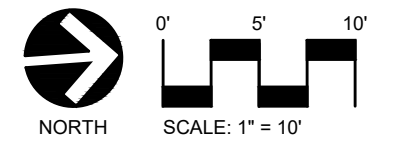
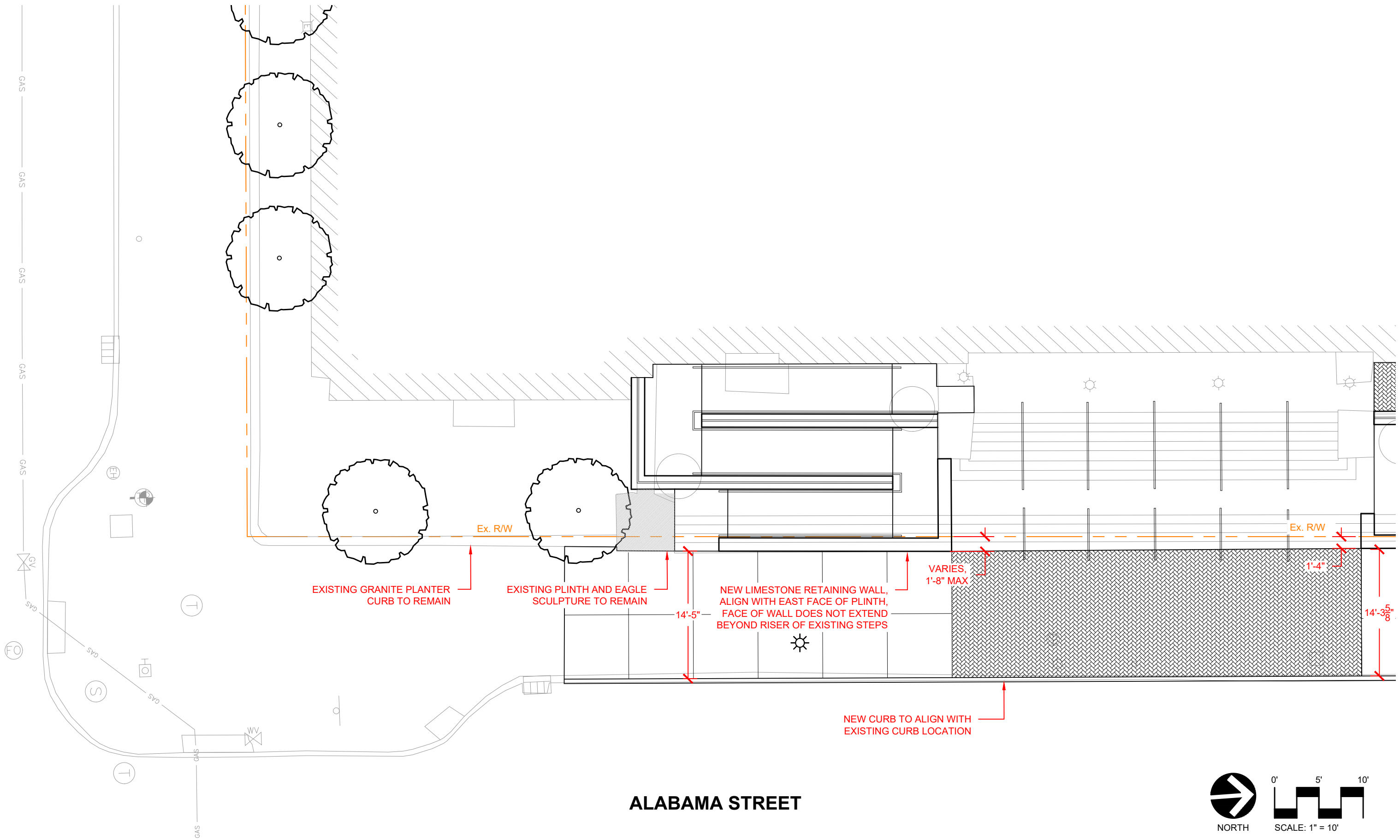


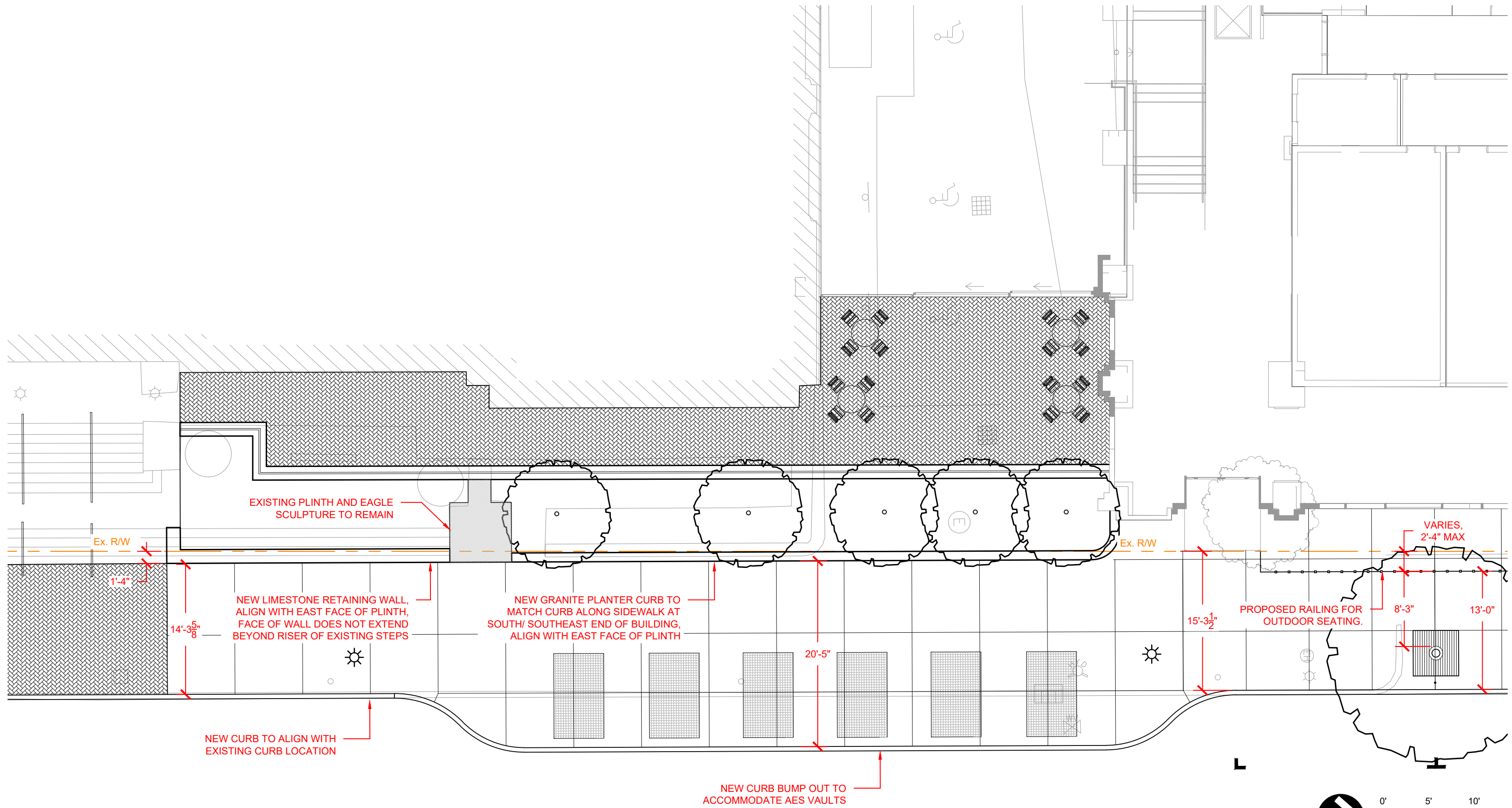


AVENUE

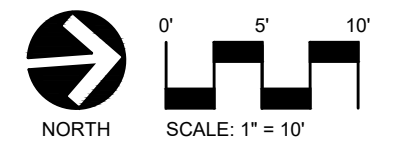


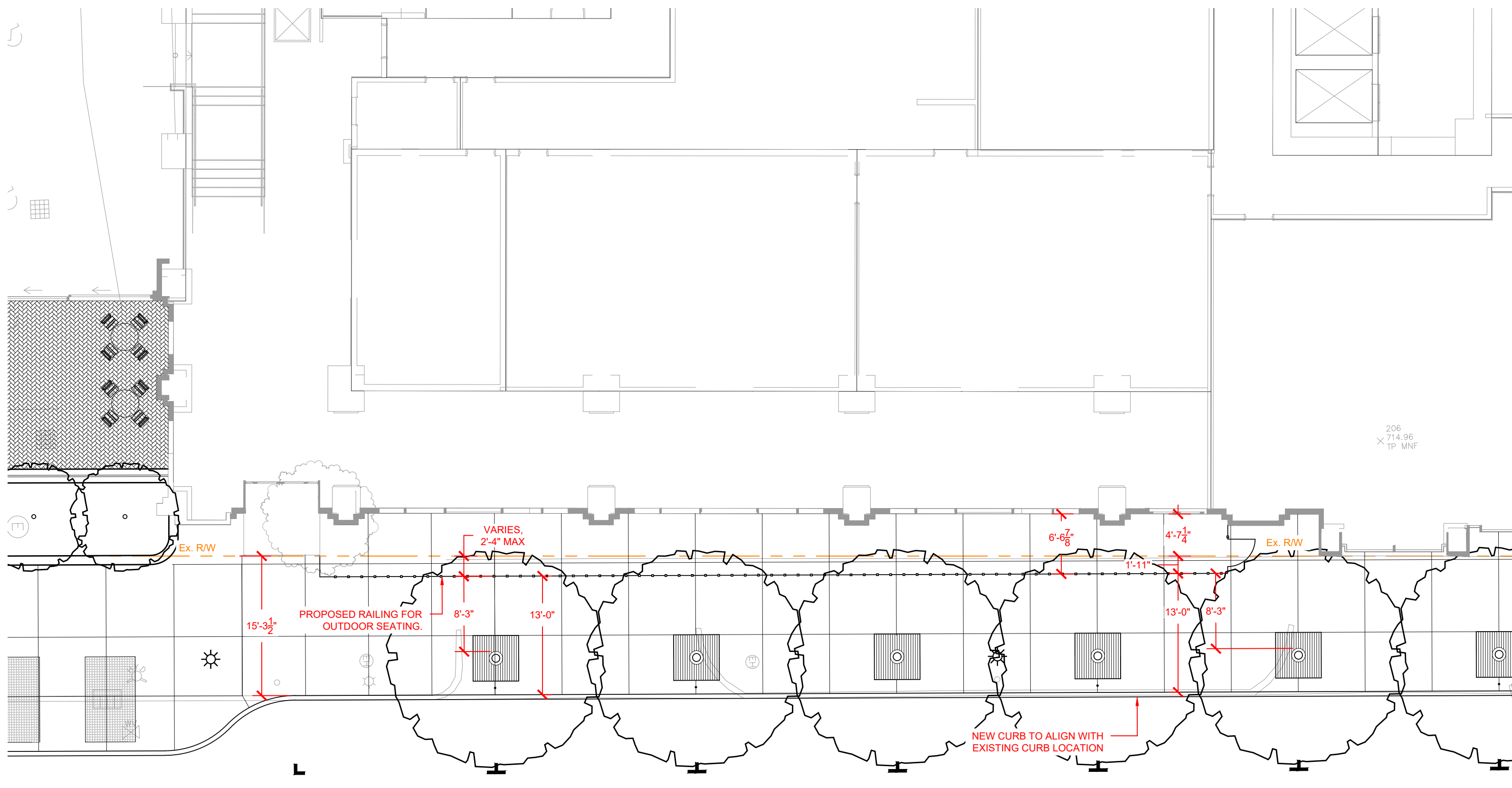
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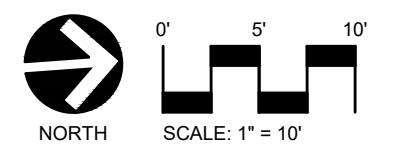
ALABAMA STREET

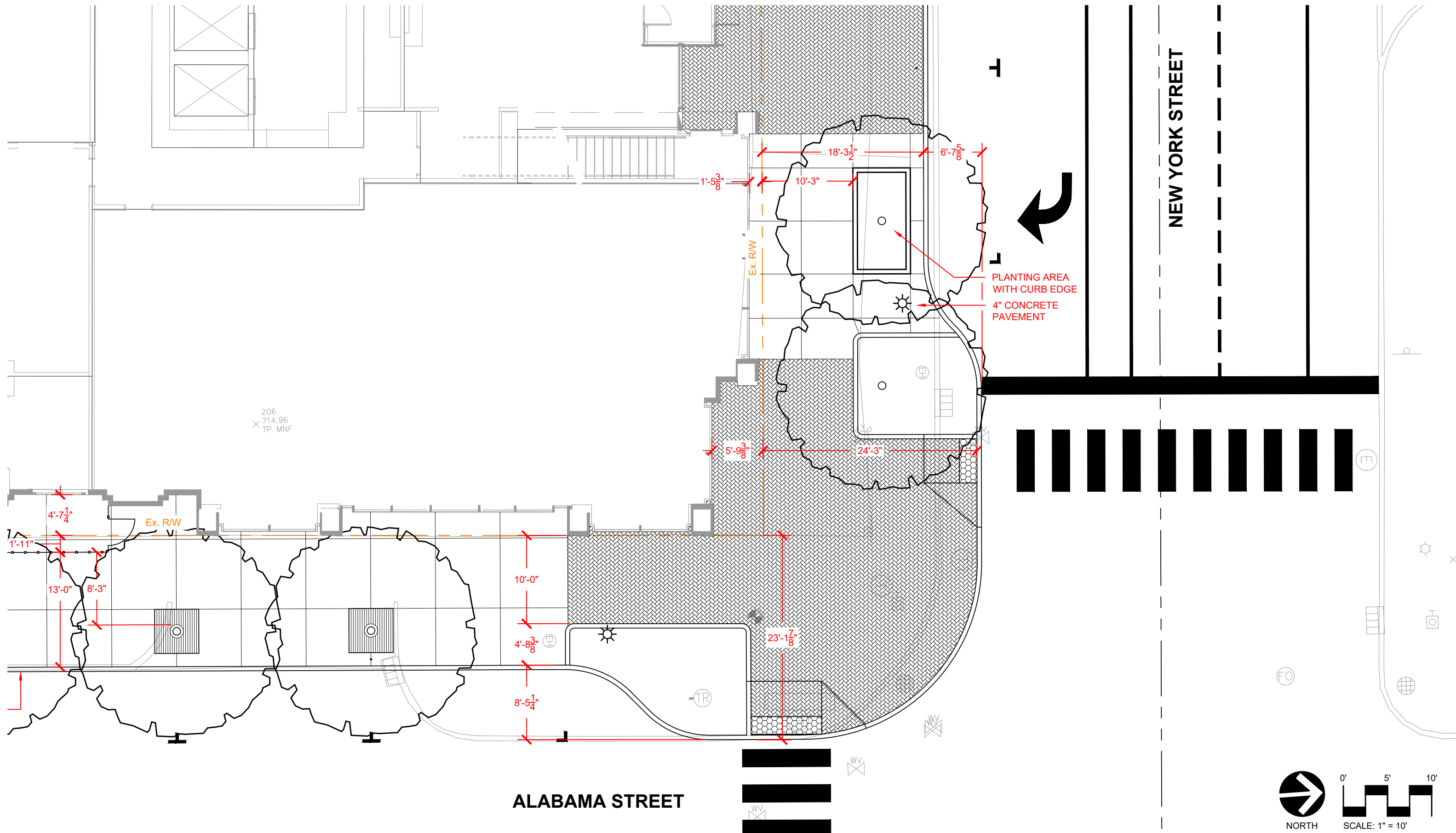


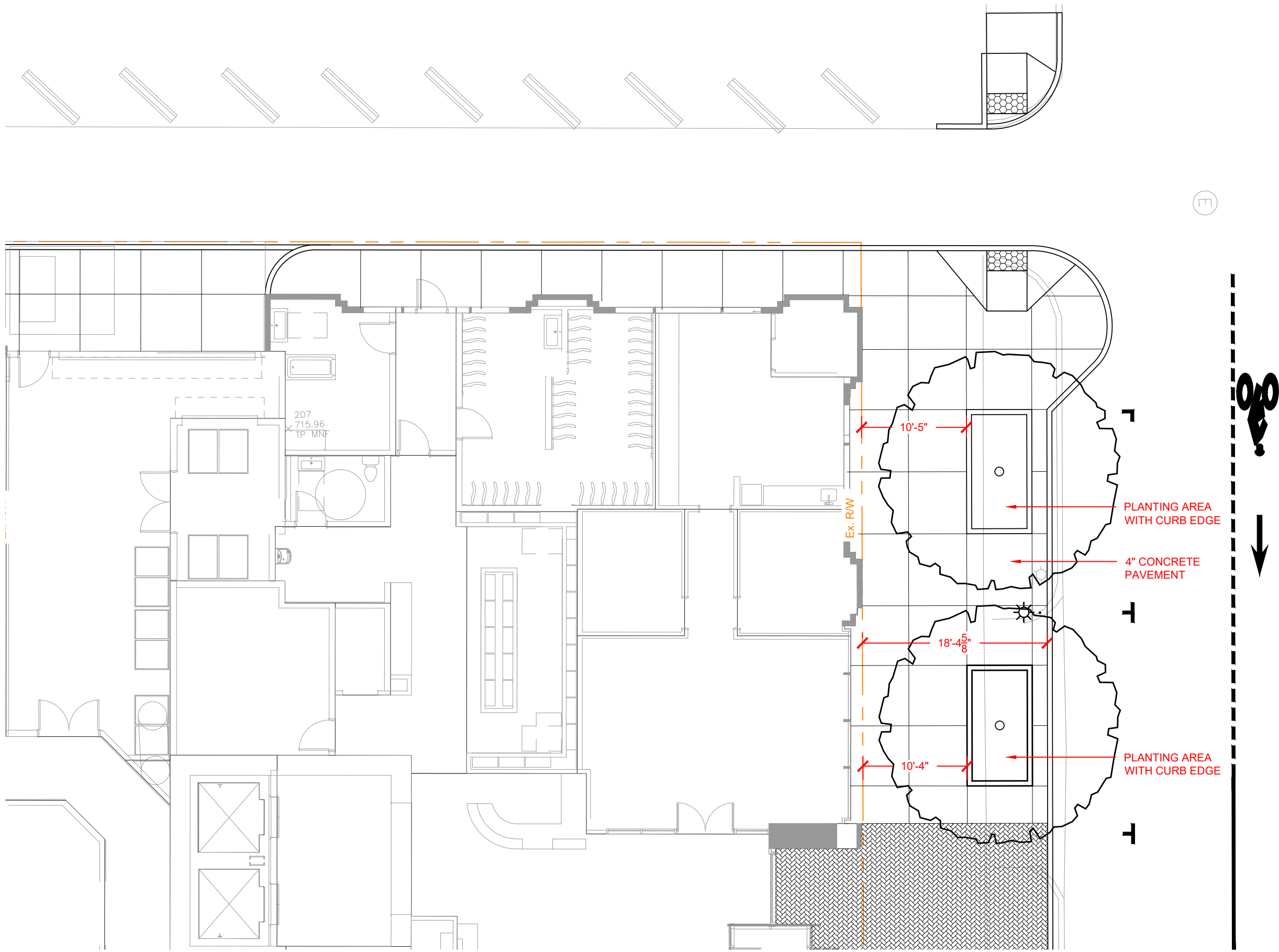


206
 X 714.96
 TP MNF

ALABAMA STREET



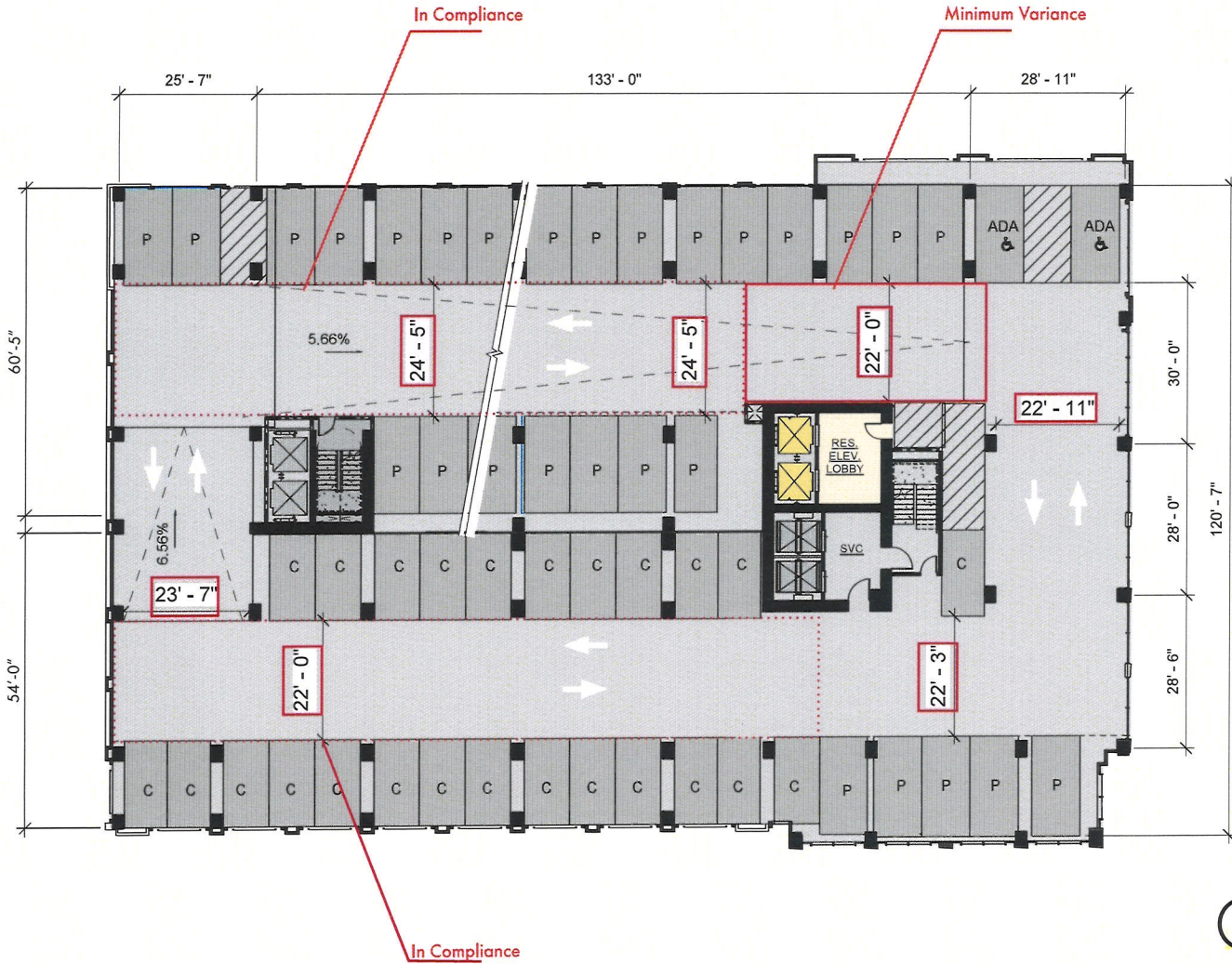




List of Variances for 222 North Alabama Street

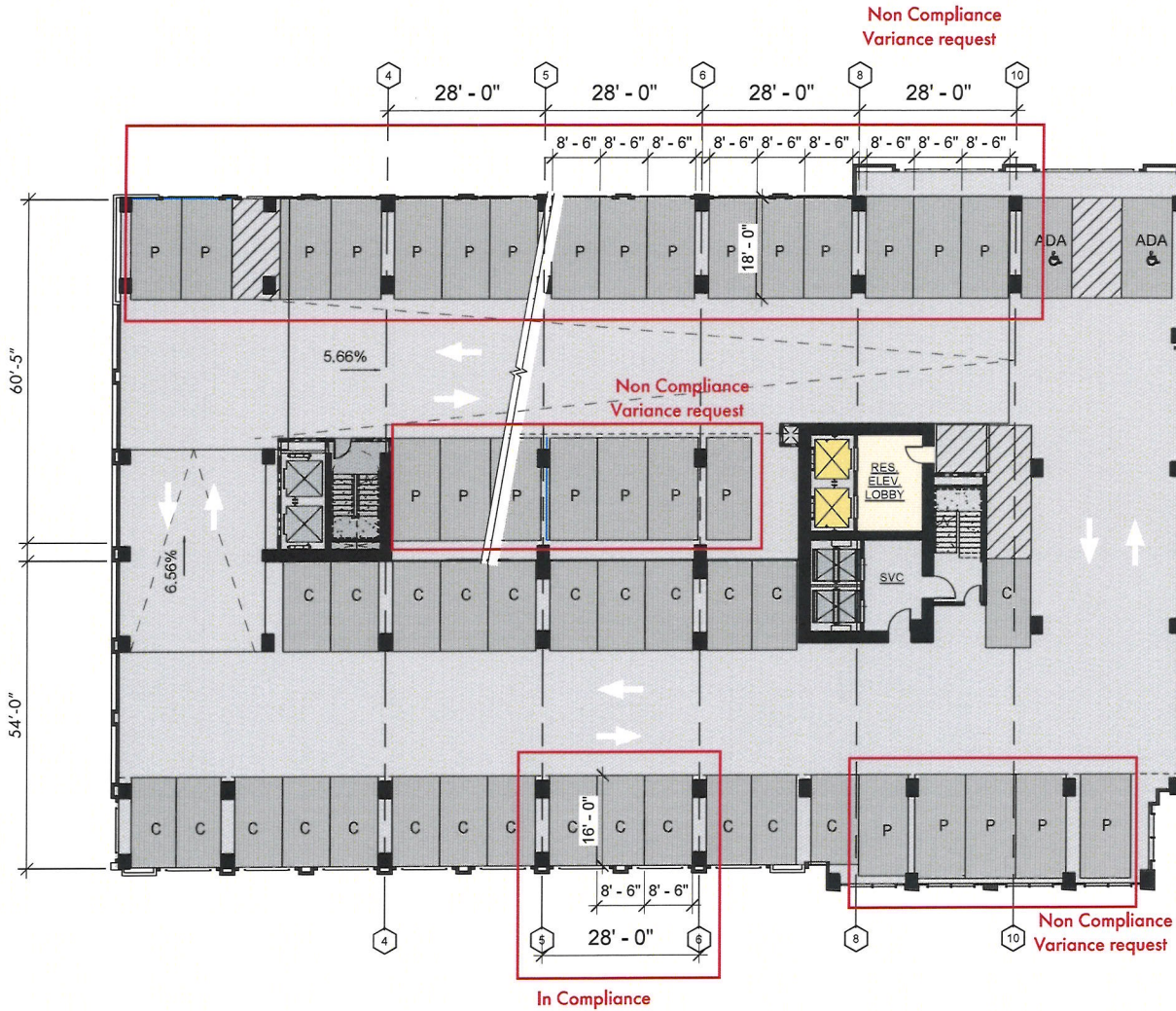
*All Section references are to City of Indianapolis Consolidated Zoning / Subdivision Ordinance, last effective date of May 8, 2023.

1. Ch. 744, Art. IV, Sec.01.I., Figure 744-401-1:
Parking bay dimension of 63 feet with 90 degree parking stalls required, proposed minimum bay dimension of 58 feet proposed (See Exhibits “A” and “B”).
2. Ch. 744, Art. IV, Sec.01.I., Figure 744-401-1:
Minimum drive aisle width for 2-way traffic (for standard size vehicles) of 23 feet required, 22 feet provided (See Exhibit “A”).
3. Ch. 744, Art. IV, Sec.01.I., Figure 744-401-1:
Standard vehicle stall dimensions of 9 feet by 20 feet required, standard vehicle stall size of 8.5 feet by 18 feet proposed (See Exhibit “B”).
4. Ch. 744, Art. IV, Sec.01.I., Figure 744-401-1:
Small vehicle stall dimensions of 8 feet by 16 feet required, minimum small vehicle stall size of 7.5 feet by 16 feet proposed (See Exhibit “B”).
5. Ch. 744, Art. IV, Sec. 05.A., Table 744-405-1:
3 loading spaces for 400,000 – 500,000 square foot buildings in CBD-2 required; 2 loading spaces provided (See Exhibit “C”).
6. Ch. 744, Art. IV, Sec. 05A, Table 744-405-1:
Minimum dimension for loading spaces are 30 feet by 12 feet for first loading space, and 55 feet by 12 feet for each additional loading space required; minimum loading spaces of 10.33 feet by 35 feet proposed (See Exhibit “C”).
7. Ch. 742, Art. I, Sec. 06.C.4.a.:
Sky Exposure Plane Two requiring 60 degree incline from base centerline of Alabama Street to 200 feet, and thereafter at 90 degrees – 75 degree incline to 200 feet and 90 degrees thereafter proposed (See Exhibit “D”).
8. Ch. 744, Art. IV, Sec.02.C., Table 744-302-1:
Minimum sidewalk width of 12 – 20 feet required along both Alabama and New York Street frontages; minimum sidewalk width of 8 feet on Alabama Street and minimum sidewalk width of 10 feet on New York Street proposed (See Exhibit “E”).



DRIVE AISLE VARIANCE DIAGRAM

EXHIBIT A

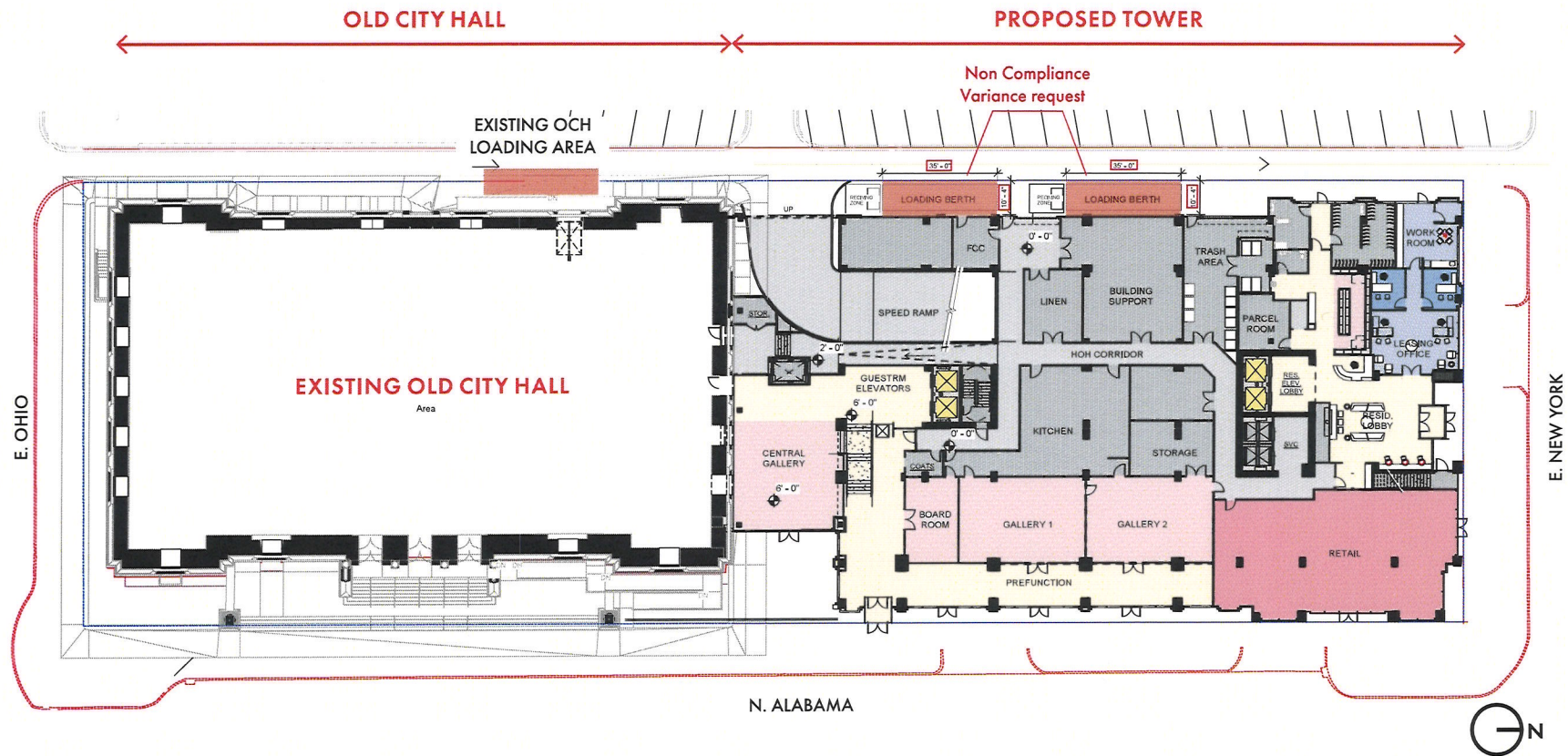


P= Standard size space variance requested 8.5'x18'

C= compact (Small) size space 8'x16', 7.5'x16' minimum

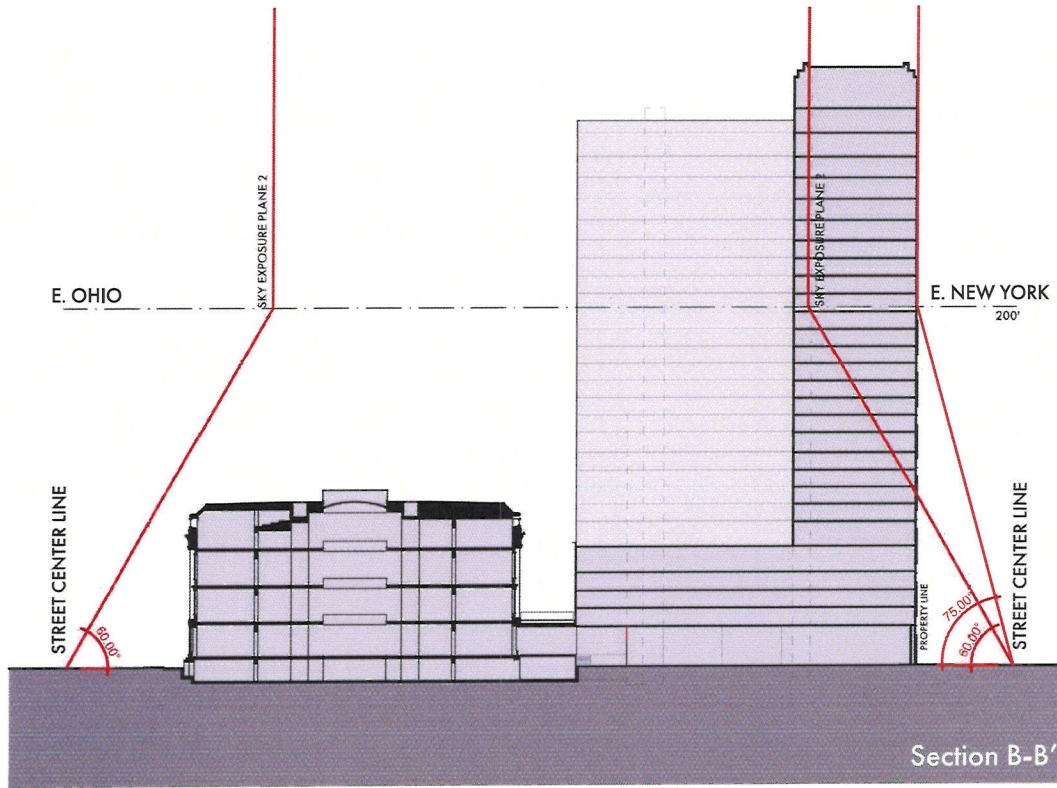
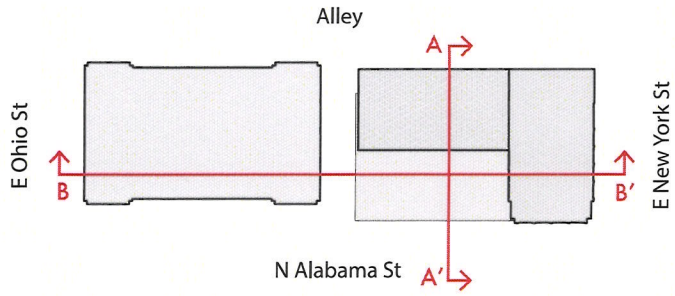
PARKING VARIANCE DIAGRAM

EXHIBIT B



LOADING DOCK BERTH DIAGRAM

EXHIBIT C



SKY EXPOSURE DIAGRAM

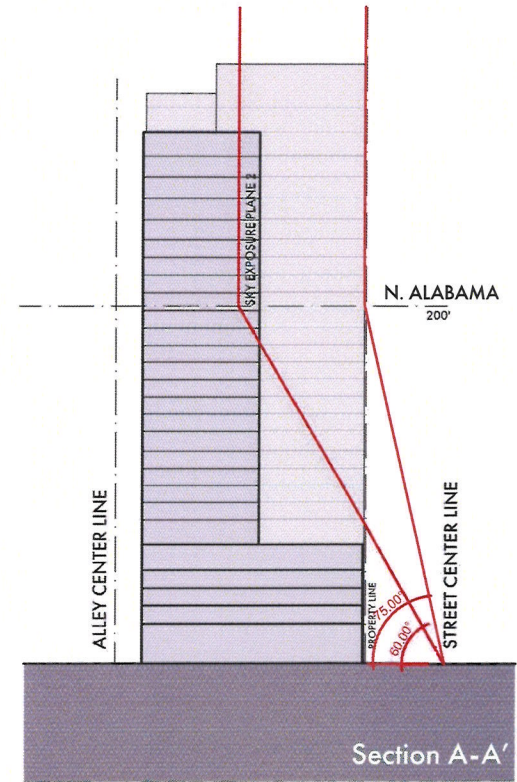


EXHIBIT D

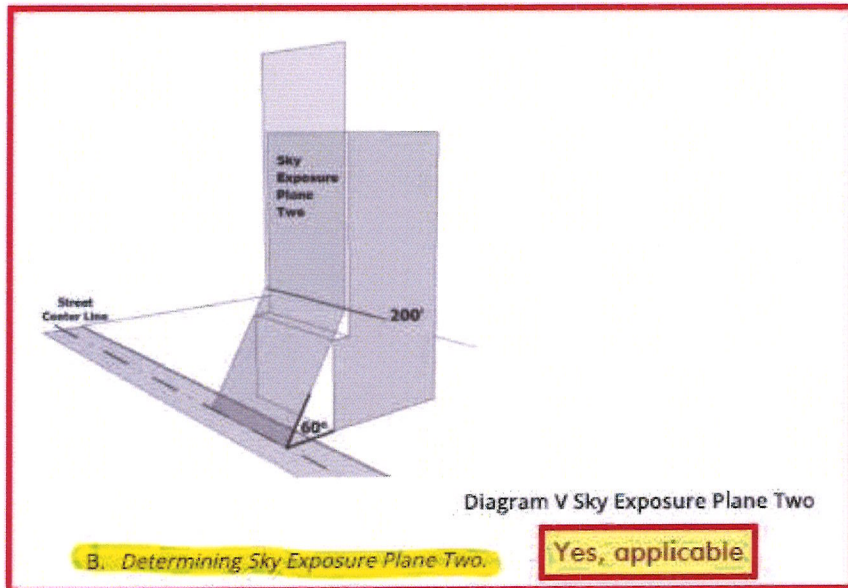
Parking Angle	Vehicle Size	Curb Length (CL in figure)	Stall Width [1] (SW in figure)	Stall Length [2] (SL in figure)	Aisle Width (A in figure)	Direction of Travel
90°	Small vehicle	8 ft.	8 ft.	16 ft.	20 ft.	2-way
	Standard	9 ft.	9 ft.	20 ft.	23 ft.	2-way

Buildings in the CBD-1, CBD-2, or CBD-3 Districts with an aggregate gross floor area of:

400,001 to 800,000 sf

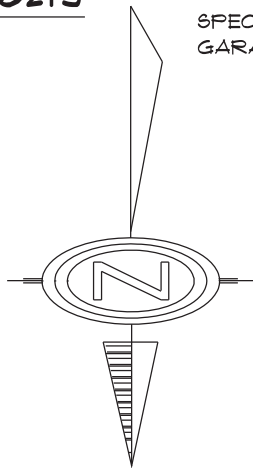
3

First berth 30 × 12; additional berths
55 × 12

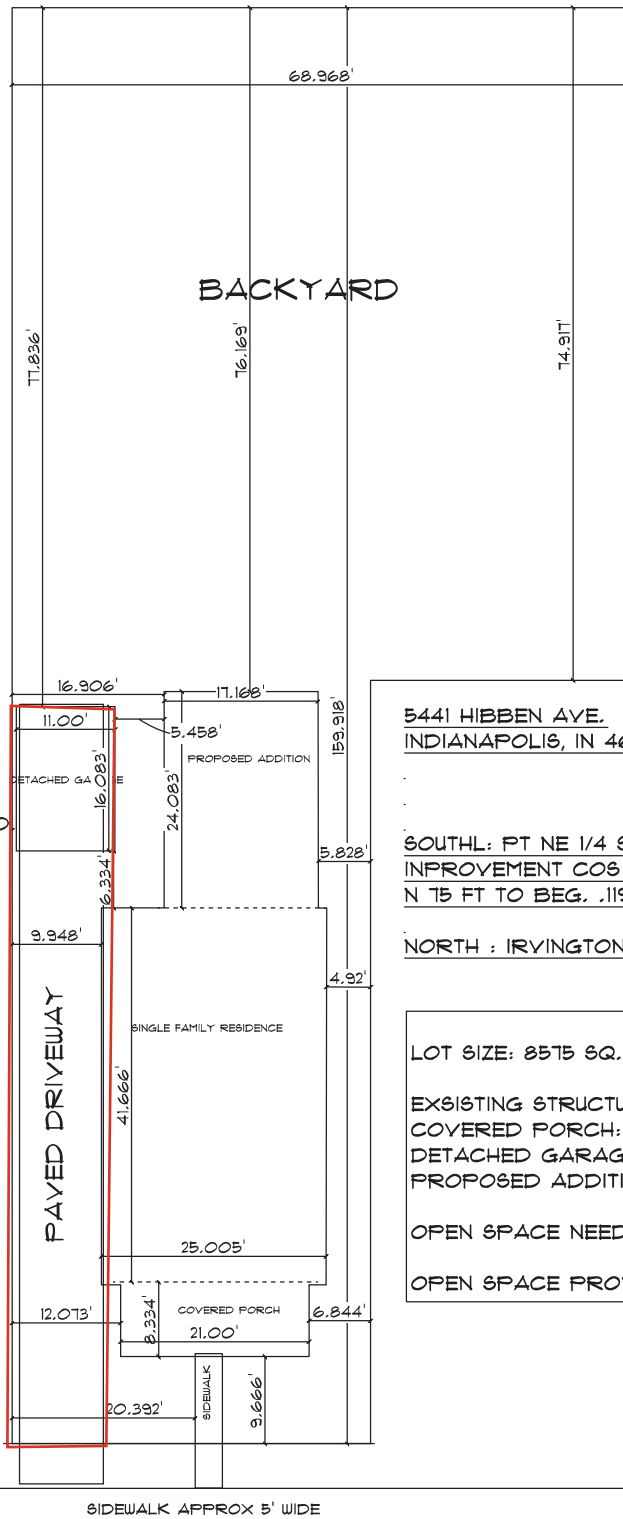


2024-COA-241 (IRV)
5441 HIBBEN AVENUE

SITE PLAN
5441 HIBBEN AVE.
INDIANAPOLIS, IN
46219



SPECIAL NOTE:
 GARAGE ALSO PAVED.



5441 HIBBEN AVE.
 INDIANAPOLIS, IN 46219

SOUTH: FT NE 1/4 S10 T15 R4 BEG SE COR LT 8 IRVINGTON
 IMPROVEMENT COS 1ST ADD W 69FT S 75 FT E 69 FT
 N 75 FT TO BEG. .119 ACRE

NORTH : IRVINGTON IMP CO 1ST ADD L8

LOT SIZE: 8575 SQ. FT.
 EXISTING STRUCTURE: 1050 SQ. FT. ON BASEMENT
 COVERED PORCH: 168 SQ. FT.
 DETACHED GARAGE: 176 SQ. FT.
 PROPOSED ADDITION 433.5 SQ. FT.
 OPEN SPACE NEEDED: 8575 X 60% = 5145
 OPEN SPACE PROVIDED: 8575-1827.5 = 6747.5

HIBBEN AVE. HIBBEN AVE. HIBBEN AVE.

2024-COA-260 (IRV)

5270 EAST WASHINGTON STREET

We are requesting to resize the window on the left hand side of this picture. We would like to make it the same size as the one on the right hand side. The window on the right hand side appears to be the original window that was placed there. This is according to pictures that you can see the framing on the inside.

The window on the left is where the fire occurred that previously damaged the house. We have a new kitchen layout that should make the flow of that side of the house, interior wise, work better. And this change is also based on the fact that there was previous neglect in that area which has resulted in replacing much of the wood in that area. We've included a design layout of what the kitchen will look like.

It is important to note that outside of the window on the left is where the HVAC equipment is going to go. We plan on planting some bushes, or possibly a small fence with approval to cover up the HVAC equipment. By making the window smaller this will help draw away attention from the HVAC equipment. And since this is the side of the house that is facing the street, we're hoping to have the eyes drawn upwards towards the smaller window.

To be clear, the window is currently a 60" x 64" double window and we would like to make it a 28" x 39" double window, which is the same size as the one on the right.

In the report you'll see a picture of what the interior wood currently looks like. A design layout for the proposed kitchen. And a picture of the windows from the outside.





