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January 16, 2015

Indianapolis Historic Preservation Commission
200 E. Washington Street – Suite 1801
Indianapolis, IN 46204

Re: Proposal for 718 & 720 N. College Ave.

Attn: Meg Purnsley

Please allow this letter to explain and cite the revisions that have been made in our proposal per the comments made in our preliminary hearing;

- **We propose to relocate the dumpster enclosure and make wider to allow for two containers – the new enclosure will have masonry side walls and opaque wood gates to conceal the dumpsters within – Revision – We have added a screen over the top of the unit to help limit the view of the garbage to the neighbors**
- **We propose as part of relocating the dumpster unit, to adjust the parking stalls along the common property line (718 -720). Side will not be reduced, but spaces will be shifted to East, and green space along east façade will be slightly reduced.**
Revision – No revision
- **We propose to create some green planters in parking area to protect pedestrian access to Western internal courtyard and dumpster area.**
Revision – No revision
- **We propose to redevelop the existing Eastern façade. The proposal includes raising the height of the existing wall and adding a new “wing” wall on the North edge towards the alleyway. This will create some “presence” and visibility to an otherwise small street face. The construction will intermix existing historic elements such as brick, and storefront with solid base panels; but also introduce some steel elements to reflect the new construction occurring directly across College Ave. This façade will also receive a new fabric awning, which is applicable to the age and style of the building. The fabric color will be black and the sub-structure will be matte aluminum.**
Revision – The front façade has been completely reworked – It will include the following
 - 1. Stepped back façade at existing building**
 - 2. Stepped back screen wall at north side of existing building to allow for grass area**
 - 3. Screen wall will be metal screen – semi-transparent which will show activity behind wall**
 - 4. Additional planting – Trees to either end of frontage**
 - 5. Black “pucks” to mount screens to structure – final profile TBD**

- We propose to delete the existing parking area on the north side of the single story portion of the building. In deleting these parking stalls we will install an exterior seasonal patio seating area. This area will be protected from alley traffic by the installation of a 3' tall wrought iron metal fencing system with two gates as required by building code.
Revision – We have added two operable screens and structure to support. This will allow for installation of an exterior trellis style lighting system and make the area more functional for weather and daylight conditions
- We propose to install a new exterior stair from the seasonal seating area to the roof.
Revision – Stair will be finished wrought iron black
- We propose to install up to four (4) aluminum and glass OH sectional door units in the north wall of the single story portion of the building. This will tie the seasonal dining area to the interior dining area, and create a more cohesive developed structure.
Revision – We have reduced this number to two sectional door units in lieu of four in original proposal
- We propose to develop roof top dining and green space. The center roof area will have roof top dining and will have access to an interior stair and the exterior stair as noted above. The eastern portion of the single story roof structure will have rooftop gardens installed. This will also help buffer the dining area from the street front zone. Also it will develop gardens that can be enjoyed by the occupants of the two adjacent condo buildings.
Revision – No major revisions; area will still have limited access
- We propose to install two new single man doors in the western two story structure. One on the south and one on the north facades. This will allow for better access to the building and provide a code compliant egress point from the existing second floor. We also propose to install a new entry system to in the existing boarded over entry area on the North façade. This will be similar to the entry system installed on the Eastern façade.
Revision – The “eastern” entry will be revised to have door on north end of system. This will allow for a continuous 3 pane window system south of door and give better visibility to interior
- We propose to install new roof top mechanical equipment as required to comply with building code. These units will be screened as much as is reasonable.
Revision – No revision

Additionally we have added a few lights to front façade to better highlight screen wall and proposed vegetation. We intend to plant hearty vine based planting on front screen wall. This will develop the screen wall into a living screen, rather than a hard stationary element. During harsh cold weather months the exterior patio area will have limited to no use, and steel screening will be exposed. This industrial look is in the same vein as other development in the area, and will maintain the continuity of the street scape.

We hope that this will explain in detail what is represented graphically and if there are any questions please contact this office.

Thank you for your attention

John Bennett