

<b>COA # 2014-COA-351(CAMA)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	<b>Hearing Date OCT. 1, 2014</b>
<b>333 N. Delaware CHATHAM-ARCH/ MASSACHUSETTS AVE</b>		New Case
<b>Applicant &amp; mailing address:</b>	GP Mass Ave, LLC 600 E. 96 <sup>th</sup> Street Indianapolis, IN 46240	
<b>Owner:</b>	Same	Center Twp. Council District: 9 Joseph Simpson
<b>PRELIMINARY REVIEW</b>		
<b>IHPC COA: 2014-COA-351 (CAMA)</b>	• Construct four-story commercial office building	
<b>STAFF RECOMMENDATION: No Recommendation---The IHPC will make no decision</b>		

**What is a Preliminary Review?**

The purpose of a preliminary review is to afford an applicant the opportunity to have a discussion with the Commission in a public forum. A preliminary review is not a public hearing. IHPC staff does not review the proposal and does not offer any recommendations. The applicant is responsible for providing any information he or she wishes the Commission to see.

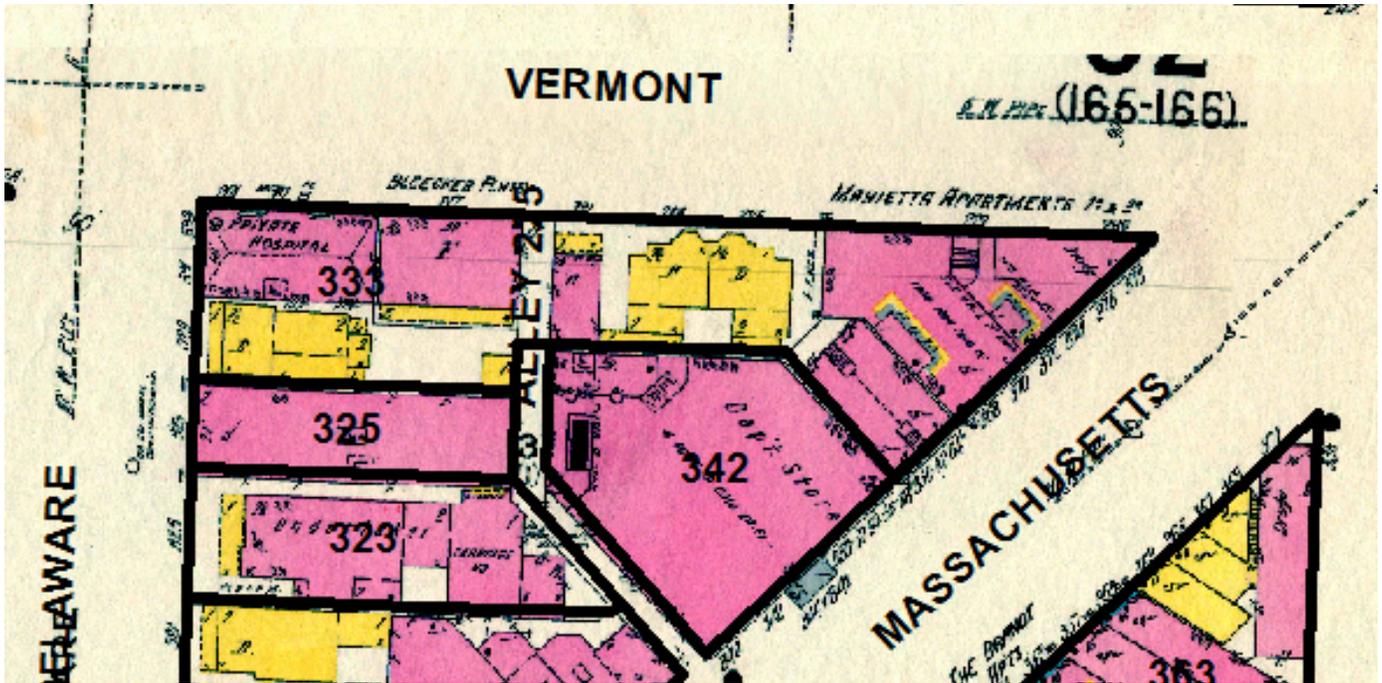
**Ground Rules for Preliminary Review**

1. Unless the Chair provides more time, the applicant will be given 20 minutes to discuss his or her matter with the Commission.
2. Commission members may ask questions, offer suggestions, and express concerns. However, neither the Commission nor individual Commission members are bound by any opinions expressed during a preliminary review.
3. The Chair may ask for public comments (not “support” or “opposition”), but it is not required.
4. The Commission shall take no vote, nor make any decisions with regard to the matters being discussed.
5. The Commission may continue the matter to a future meeting date for a de novo public hearing and may waive the need for additional public notice if it believes the public notice for the preliminary review was sufficient, or
6. If the matter is not continued to a future public hearing date, then at such time as the applicant asks the matter to be placed on a public hearing agenda, public notice shall be required in the same manner as a new application.

**Request for Preliminary Review**

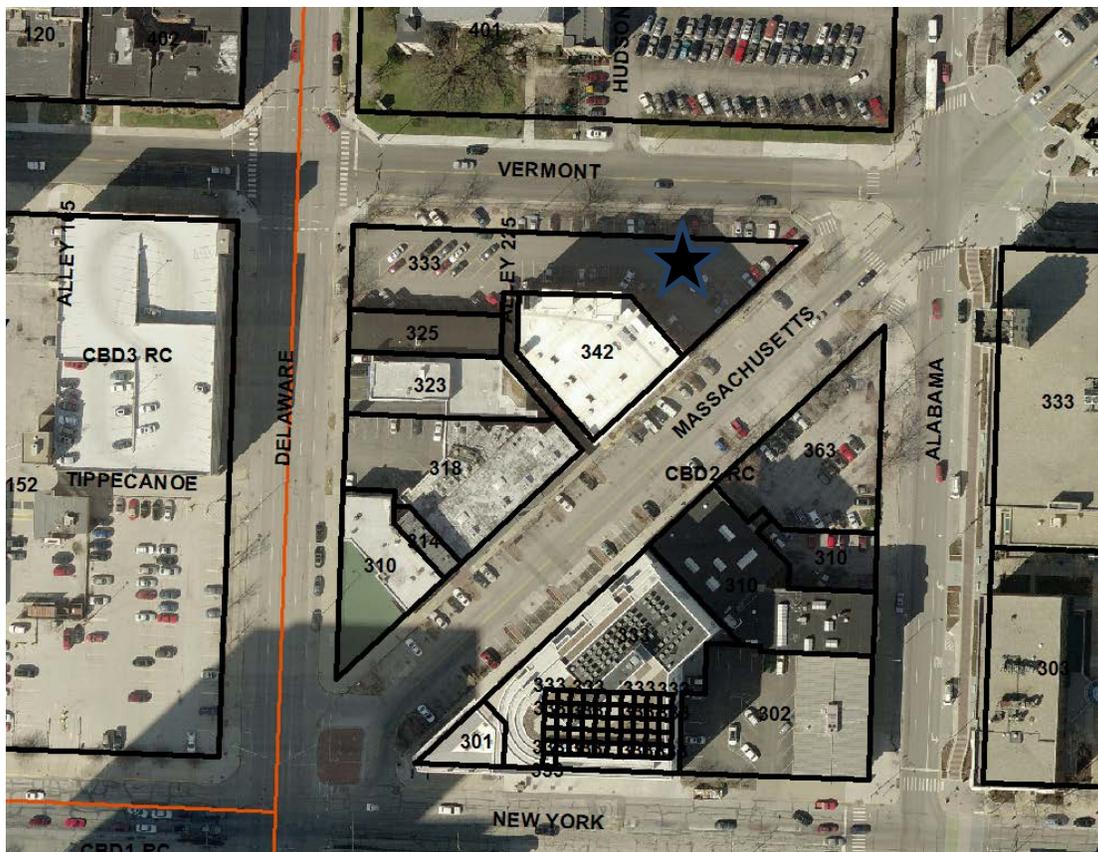
The applicant is asking for Preliminary Review for construction of a four-story commercial office building. The applicant has provided preliminary renderings of the proposed building on the subject site. These drawings are found in this staff report and will also be provided to the Commission in 11x17 color format in a supplemental packet.

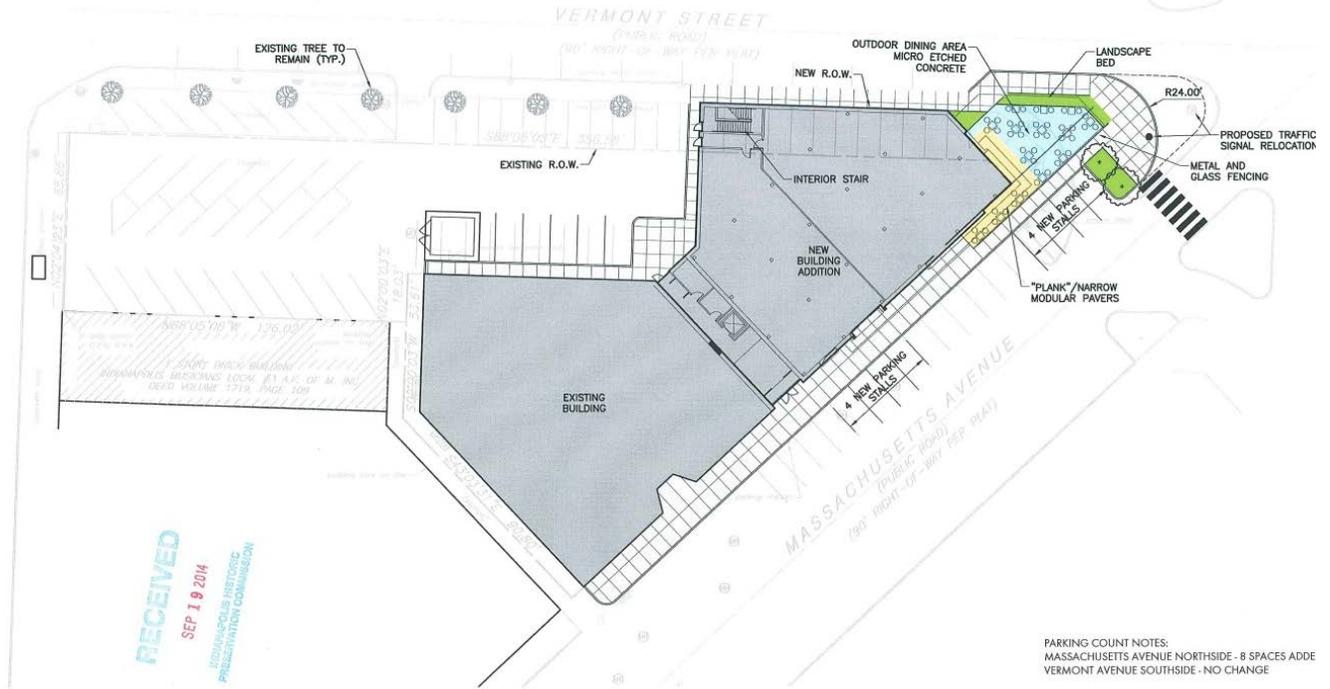
<b>Staff Reviewer:</b> Meg Purnsley
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Above: 1915 Sanborn Map (former site of Marietta Apartments)

Below: Aerial Photo-Proposed building has a Delaware Street address but will actually face Massachusetts Ave and Vermont St.





MAROTT CENTER ADDITION | SITE PLAN  
SEPTEMBER 19, 2014



MAROTT CENTER ADDITION | MASSACHUSETTS AVENUE ELEVATION  
SEPTEMBER 19, 2014





MAROTT CENTER ADDITION | VERMONT STREET PERSPECTIVE  
 SEPTEMBER 19, 2014



DARK IRON SPOT BRICK



TRESSPA PANELS

MAROTT CENTER ADDITION | VERMONT STREET ELEVATION  
 SEPTEMBER 19, 2014





MAROTT CENTER ADDITION | VERMONT STREET PERSPECTIVE  
 SEPTEMBER 19, 2014



MAROTT CENTER ADDITION | MASSACHUSETTS AVENUE PERSPECTIVE  
 SEPTEMBER 19, 2014





**Above: View of site from Massachusetts Ave**

**Below: View of site from Vermont Street**

