

BOTTLEWORKS HOTEL

INDIANAPOLIS, IN





CATEGORY: Historic Preservation / Restoration

PROJECT TYPE: Hotel and Retail

ADDRESS: 850 Massachusetts Avenue, Indianapolis, IN

COMPLETION: 12/01/2020

ARCHITECT'S NARRATIVE

Located in downtown Indianapolis on the north end of Massachusetts Avenue, the Bottleworks Hotel is a marquee property in the Bottleworks District, a \$300 million, 12-acre development that reimagines an iconic former Coca-Cola Bottling Plant built in 1931. Founded by the Yuncker family, the Coca-Cola Bottling Plant was once the largest bottling plant in the world, with 260 employees who produced more than 2 million bottles of Coca-Cola per week. In 1964, Indianapolis Motor Speedway owner Tony Hulman bought the Coca-Cola franchise and moved bottling operations to Speedway using the Mass Ave building to store his vintage automobile collection. Indianapolis Public Schools bought the building in 1968 and used it as a support building. In 2016 Hendricks Commercial Properties was selected to redevelop the Coca-Cola Bottling Plant which opened in late 2020/early 2021.

The former bottling plant is an Art Deco showpiece with a white terracotta façade, glazed tile mosaics, bronze finishes, and terrazzo flooring. Respecting the building's historic character was always at the forefront in the design process. The historic reviews included the Indianapolis Historic Preservation Commission locally, and the pursuit of federal historic tax credits required reviews and approval by the National Park Service.

The building's change in use from an industrial building to a 139-key hotel required other structural and architectural interventions, from introducing elevators to creating column-free event spaces. The addition of a third story and the removal of part of the building to create a courtyard took significant demolition of the existing roof structure while protecting the interior finishes. Architecturally the third floor addition had to be done in a manner sensitive to the original building facades. One of the unique structural elements in the facility was a 20,000 square foot roof truss system that suspended the second floor of the main building on its north end. This suspended system created a space between the trusses that fit nicely with the hotel room module, allowing the third-floor addition to highlight the building's historic features while adding a modest third floor addition.



A new hotel construction the size of Bottleworks would cost around 209 billion BTUs of energy, so it was important to utilize existing architecture as much as possible in the renovation plans. Ultimately the building's architectural detailing and layering of new and old creates a modern luxury guest experience that should resonate with both local community members and travelers from other cities.



PROPOSED USE

- 1** HOTEL / RETAIL
- 2** OFFICE / RETAIL / CONDOMINIUMS
- 3** FOOD HALL
- 4** FOOD HALL
- 5** RESIDENTIAL
- 6** RETAIL / RESIDENTIAL
- 7** PARKING GARAGE
- 8** CINEMA / RETAIL
- 9** RESIDENTIAL
- 10** RETAIL / RESIDENTIAL
- 11** RESIDENTIAL
- 12** RETAIL / RESIDENTIAL
- 13** OFFICE / RETAIL
- 14** OFFICE / RETAIL
- 15** OFFICE RETAIL
- 16** PARKING GARAGE
- 17** RETAIL

BOTTLEWORKS DISTRICT



HOTEL

BOTTLEWORKS HOTEL



INDIANAPOLIS
S.C.I.P.S.
SERVICE CENTER
801 N. CARROLLTON AVENUE
PUBLIC SCHOOLS



...ING

Coca-Cola

COLA BOTTLING COMPANY



COCA COLA BOTTLING CO



850
SUITE 100



The hotel lobby was once a tasting room featuring conveyor belts that brought Coke bottles from the factory into the tasting room. The area had a bronze storefront facing Mass Ave, with the intent to draw people in. The storefront was at one point removed after the building was no longer a bottling plant, and cinderblocks were installed to create a secure storage place. In the hotel design the cinderblocks were removed and the original bronze storefront was re-built. It's a beautiful re-creation and one of the highlights of the building today.







Ground Floor Plan



Second Floor Plan



Third Floor Plan



2034

2032







