

HOTEL INDY

Address 141 E Washington Street, Indianapolis, IN
Category Preservation / Adaptive Reuse / Renovation
Project Type Hospitality
Substantial Completion 09/17/2021



ARCHITECT'S STATEMENT

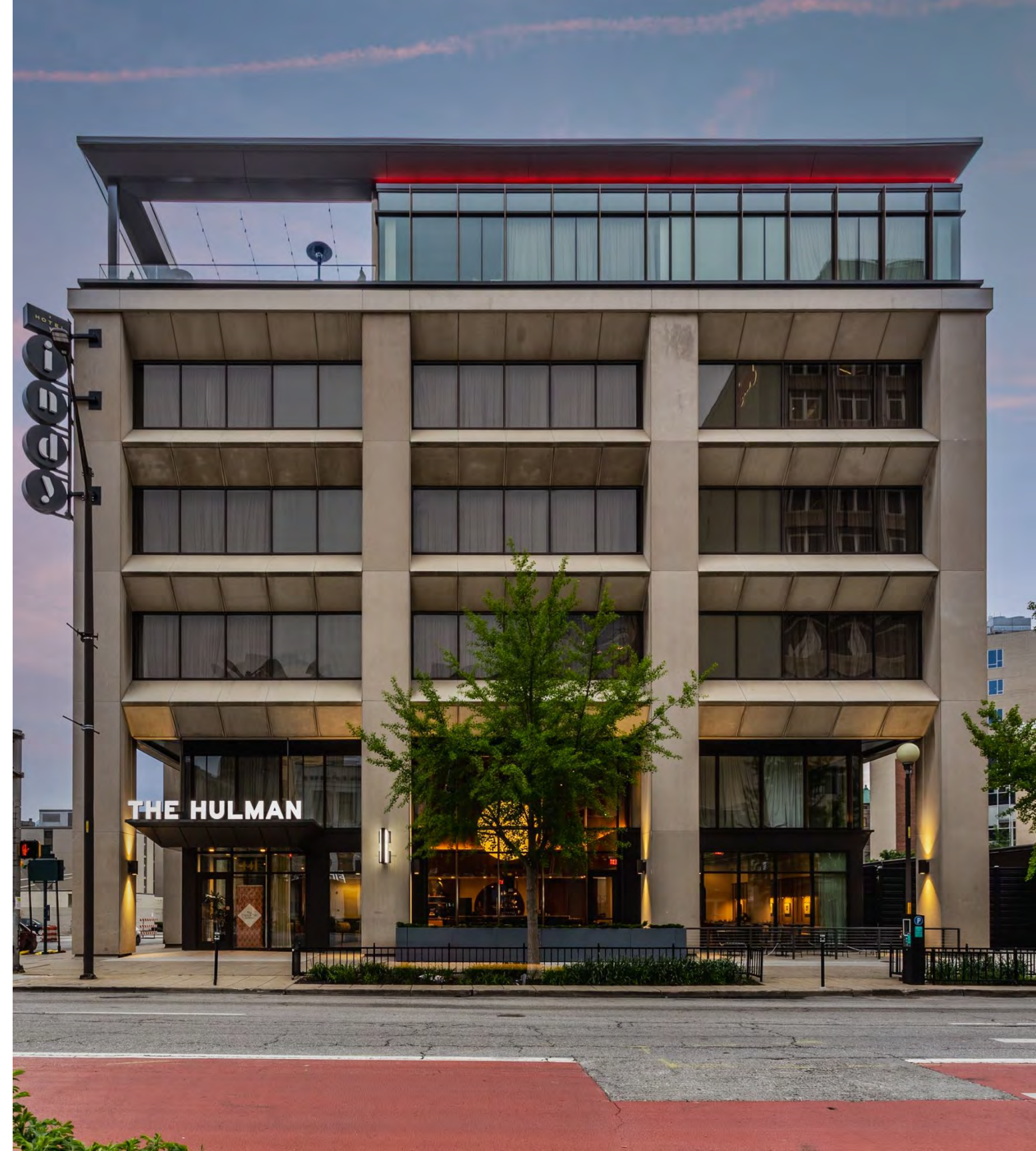
Prominently located at the intersection of East Washington and Delaware Streets in downtown Indianapolis, this 1969 office building was ready to emerge from its Brutalist movement roots into the 21st century. We saw the opportunity to leverage the existing building's simple and rational architectural forms and evolve them into something softer and more sophisticated, creating a uniquely Indy hospitality experience.

The \$35 million, 70,000 square foot Hotel Indy is part of the Tribute Portfolio by Marriott—a collection of independent, design-forward boutique hotels that inspire a sense of local connection. To set this more open and inviting tone with an imposing cube of stone and concrete, we replaced the first and second floors' granite cladding with glazing. The fortress-like parapet wall atop the original five-story building was also removed and replaced with a sixth-floor addition that includes guestrooms and a rooftop bar. In between, the concrete and glass on the hotel's upper floors remain untouched and serve as evidence of the original building that's been respectfully and responsibly edited rather than completely overhauled in order to better integrate with downtown Indy's modern urban fabric.

The once-centered main entrance toward Delaware Street was offset in order to maximize Hotel Indy's real estate and provide ample space and Washington Street frontage for the ground floor restaurant. This shift also enables dramatic double-height space to be used for the restaurant bar, while the arrival and entry experience is improved by realigning circulation with the sidewalk, and by easing vehicular drop-off and parking connections that occur to the south and east. Inside, guests are invited to uncover "icons of Indy" inspired art commissions depicting renegades and racing innovators who broke records and barriers. Represented amongst the collection is Janet Guthrie, the first woman to race the Indy 500, Major Taylor, the record-breaking African American bicyclist, and movie icon, Steve McQueen. Similarly, the key pieces of the building's original structure and architecture have been uncovered and repurposed. The iconic concrete waffle slab, covered since the building's original construction, is exposed throughout the public spaces as well as the hotel's 90 guestrooms. And sections of the original granite, once shielding the building's interior from the public have been repurposed into the table tops and feature walls in key gathering spaces.

The western edge of the property presented another opportunity: a high brick wall had originally been erected at the property line to allow the building to be set back and enable natural light to flow through large windows on all four sides of the building—a rarity in many urban buildings from this era, but an asset for owners and a benefit for occupants. The wall also created a unique and attractive courtyard experience that Hotel Indy can now leverage for outdoor dining, events and meetings.

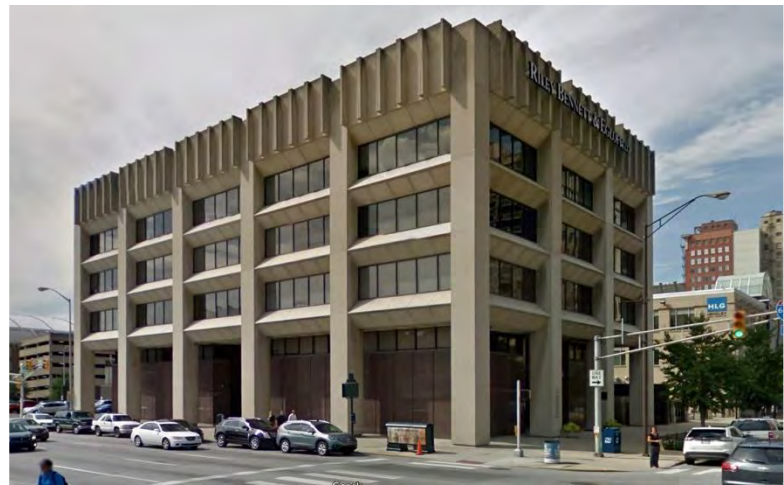
The 110 people who constructed the building and the current 85 employees working there today have made Hotel Indy project transformational. An inward looking, fortress-like office building has been turned into an open and welcoming hospitality and gathering space on downtown Indianapolis' eastern edge.





NORTHEAST CORNER

PREVIOUS NE CORNER





RECEPTION



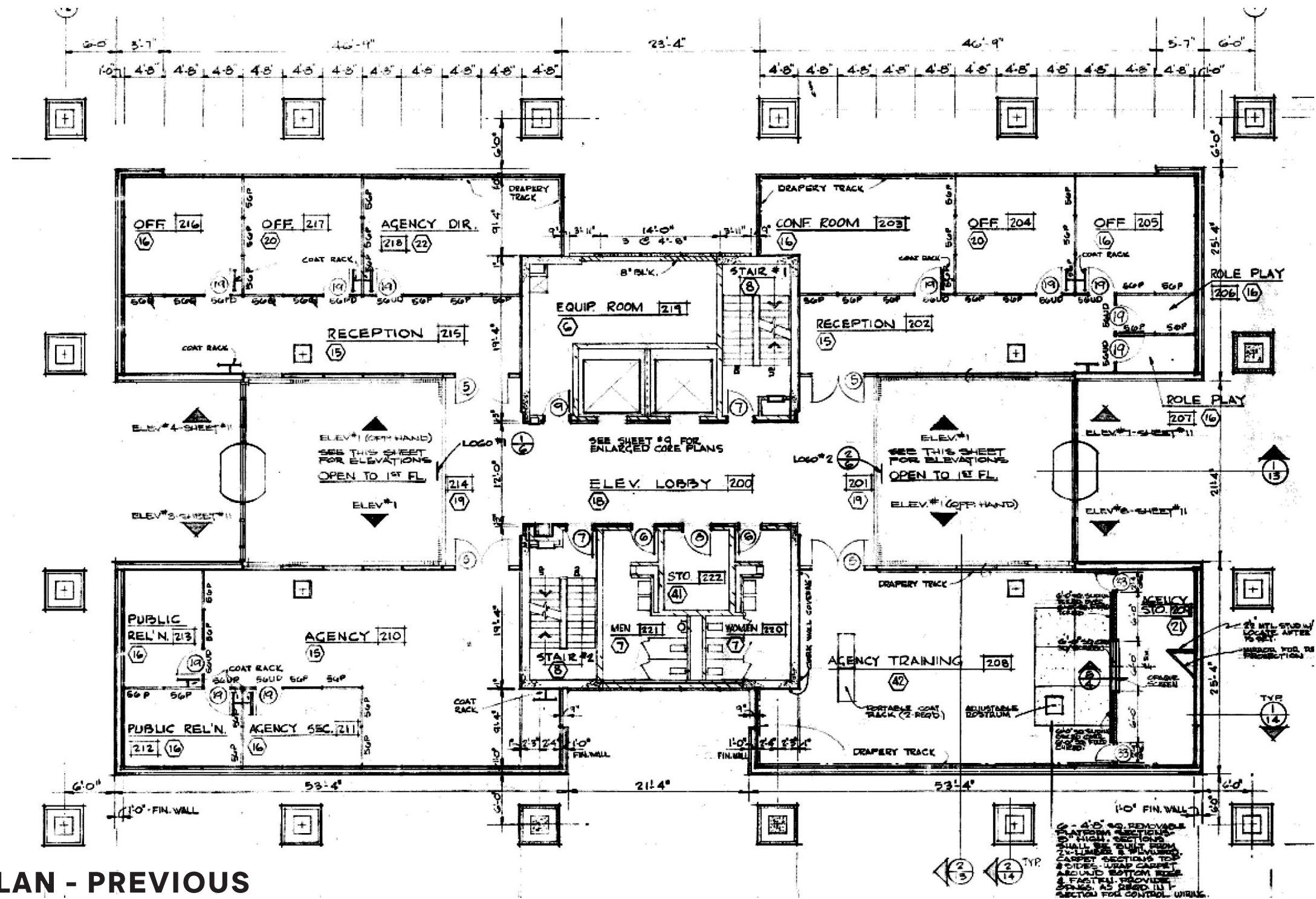
BAR / LOUNGE



RESTAURANT



COURTYARD



1st FLOOR PLAN - PREVIOUS

ELEVATOR LOBBY – 1st FLOOR



ELEVATOR LOBBY – GUEST FLOORS



KING GUEST ROOM





**DOUBLE QUEEN
GUEST ROOM**



ROOFTOP BAR



ROOFTOP TERRACE



ROOFTOP TERRACE