

COA # 09-109(CAMA) Part A	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 5, 2010
863/875 Massachusetts Ave CHATHAM ARCH-MASSACHUSETTS AVE		Continued from: April 7, 2010
Applicant & mailing address:	RILEY AREA DEVELOPMENT CORPORATION 430 Massachusetts Ave Suite LL1 Indianapolis, IN 46204	
Owner: mailing address:	Center Township Trustee 863 Massachusetts Ave Indianapolis, IN 46202	Center Township Council District: 9 Jackie Nytes
CASE		
COA: 09-109 (CAMA) Part A	<ul style="list-style-type: none"> • Construction of a new four-story multi-family/mixed use building and free-standing 3-car garage structure • Site Improvements 	
STAFF RECOMMENDATIONS: Approval with Stipulations		
STAFF COMMENTS		

Background of the Application

The above project is being undertaken by the not-for-profit Riley Area Development Corporation (RADC). At the April 7, 2010 IHPC hearing, the following actions occurred:

1. The IHPC approve the demolition of the existing building on the site.
2. The IHPC granted a variance of development standards to “...*allow 133 on-site parking spaces when 165 spaces are required...*,” but with a condition that a parking agreement be recorded committing *to providing parking consistent with the variance and the approved plans for the life of the 45 year lease. The agreement shall demonstrate that 66 parking spaces are available to the applicant’s project at all times and 67 spaces are available to the applicant’s project during the hours from 5:30 p.m. to 7:00 a.m. and all the time on weekends and legal holidays.*
3. The IHPC provided a preliminary review of the design for the new 4-story structure, 3-car garage and site development.

Considering whether or not to grant a COA for the building and site design was continued to May 5, 2010.

Project Description

The Riley Area Development Corporation, in partnership with Monument Realty, has secured a 45 year lease with the Center Township Trustees Office, which owns the property on which they plan to build, as well as the building next door which it occupies. The agreement allows RADC to demolish the existing building and build a new affordable housing multi-family/mixed use development project.

The project is classified by the Indiana Housing and Community Development Agency as a "not-for-profit, set aside development". Like all section 42 affordable housing developments, the project will be owned by a limited partnership. RADC will be the majority/controlling general partner of the partnership and Monument Realty will be the minority interest GP and developer. The funding sources are:

- Equity generated by the sale of the tax credits (this equity goes into the limited partnership)
- Conventional loan to the limited partnership

- HOME, CBDG, and other "program dollars" that are dispersed to RADC and then RADC loans those funds to the limited partnership.

Site Plan

The following is a summary of the site improvements and layout of the site plan:

1. The footprint of the new building is slightly shallower at the rear than the existing building allowing for new parking spaces to be added behind the building.
2. There is a dedicated alley that runs through the parking lot, but no variances are needed to maneuver vehicles within this alley.
3. The lot will be resurfaced and striped.
4. The applicant is asking to remove a brick wall at the rear of the site and install new fencing or new wall and landscaping according to the proposed site plan.

Staff, in general, has no concerns about the proposed site plan. However, a stipulation has been added that the final construction drawings show a landscape plan.

Design of the New Mixed-Use Building and Garage

The following is a summary of the major elements of the design:

1. The proposed massing of the structure is taller than the existing building.
2. The recessed balconies are showing a metal material for the back walls and there are also metal sunscreens over these spaces as well.
3. The design is showing brick as the main material with metal panels.
4. The proposed stair towers (one on the front and one on each end of the building) will provide access to a "green roof" for the residents to use. There will be no rooftop railing, but rather a parapet wall around the roof. This parapet wall is shown on the proposed plans.
5. A small garage structure is proposed at the rear of the parking lot. It will be used exclusively by The Center Township Trustees Office and will have a total of three spaces. This structure is to be brick to match the proposed design of the mixed-use building (see image of garage in packet).

PROJECT CHANGES – in response to Preliminary Review

Parking Plan Changes

After being challenged to improve the parking situation, the project development team revisited its options. The result is changes that accomplish the following:

1. Retains the mixed residential/commercial nature of the project, while only slightly reducing the size of the commercial area,
2. Removes previous uses in the basement and converts it to a garage for 69 cars, accessed by a ramp from 9th/Davidson Streets.
3. Reduces the number of required parking spaces by reducing usable space in the building.
4. Renegotiates the parking arrangement with Center Township Trustee so that 11 surface parking spaces will be available to the project at all times,
5. Provides all 97 required parking spaces at all times of the day and night, and
6. This change eliminates the need for the variance granted on April 7, 2010 since 97 spaces are now required and the applicant can provide 105 spaces 24/7 within 400 feet of the building:
 - a. 69 spaces are to be in the building,
 - b. 25 surface spaces are provided along the south side of the building, and
 - c. 11 more spaces will be available via lease agreement at the rear of the parking lot near Davidson Street and behind the proposed building.

Building Design Revisions

1. First Floor - Retail has been reduced and previous functions that were located in the basement have been relocated here.
2. Hardipanel has been eliminated from the design and replaced with a metal panel system.
3. Main entrance tower has been redesigned.
4. Signage has been designed.
5. Rendering for an example of night lighting has been commissioned (will not be included in the packet but will be brought along to the hearing)

Staff believes all of the proposed changes and overall design are appropriate. A stipulation is recommended that the signage and lighting specs are to be presented as part of the preconstruction meeting.

Construction of the Cultural Trail

The Indianapolis Cultural Trail has begun construction of the Northeast Corridor which will be located directly in front of the proposed building. The architect is in communication with RW Armstrong, who is the engineering company on the project, and an overlay of the proposed trail is shown on the site plan. The drawings show the trail proposed so that the Commission can see the two projects together. The construction schedules will overlap, so the architect is coordinating the schedules with RW Armstrong to avoid conflicts.

CAMA Preservation Plan Recommendations

- *“New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. The architectural design of any period reflects the technology, construction methods, and materials available at the time. Therefore, today’s architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of “period” styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structures and will threaten the integrity of the district”.*

Staff believes the overall design is a reflection of modern architecture, but also compliments the variety of brick and architectural designs that line the street.

- *“Newly designed buildings should not detract from the character of the historic area. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.”*

Staff believes the introduction of this architecture is significantly improved from the building that exists on the site today because it creates character, scale and style that currently does not exist at this location.

- *“A new building’s setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.”*

The setback of the proposed building is consistent with its surroundings.

- *“Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.”*

The newly proposed structure is a vast improvement compared to the existing building in scale and height. When you look at the proposed streetscape, the new structure dramatically fills in the height difference that exists in comparison the Center Township Trustee’s Building.

STAFF RECOMMENDED MOTION

COA #09-109 (CAMA) PART A:

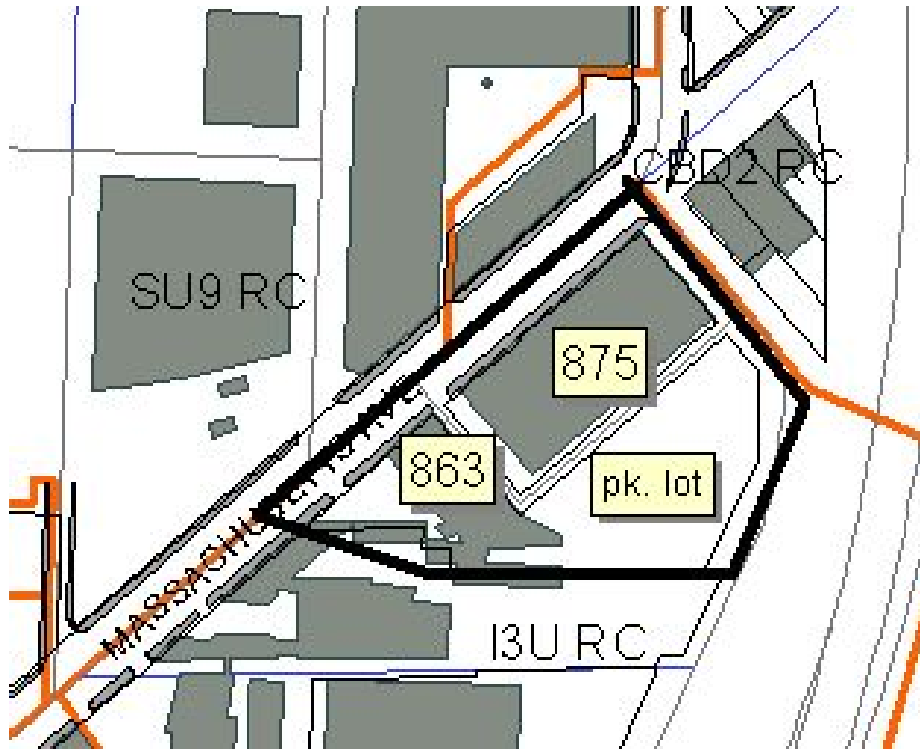
To approve a Certificate of Appropriateness to construct a four-story mixed-use commercial and residential structure, a 3-car free-standing garage, and site improvements as per submitted documentation and subject to the following stipulations:

- 1) **Construction must not commence prior to approval by IHPC staff of final construction drawings including specs for the proposed signage and lighting as well as a proposed landscape plan.**
Approved: _____ Date: _____
- 2) **A pre-construction meeting between IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction.**
Approved: _____ Date: _____
- 3) **The construction site must be field-staked with no offsets and reviewed by IHPC staff prior to commencement of construction.** *Approved: _____ Date: _____*
- 4) **All trim and cement-fiber siding/panels must have a smooth texture free of embossed woodgrain textures and major imperfections. No rough-sawn finishes or embossed wood grain are permitted.**
- 5) **Final brick and other materials are to be approved by IHPC staff prior to installation.**
Approved _____ Date _____
- 6) **A durable marker indicating the date of construction must be incorporated into the front foundation of the building and approved by IHPC staff prior to installation.**
- 7) **Work on exterior details must not commence prior to the approval by IHPC staff of each element. These may include, but are not limited to all finish material: doors, windows, exterior lighting, colors, roofing, landscape materials, etc.**
- 8) **Any changes to the approved design shall be approved by IHPC staff prior to starting work.**

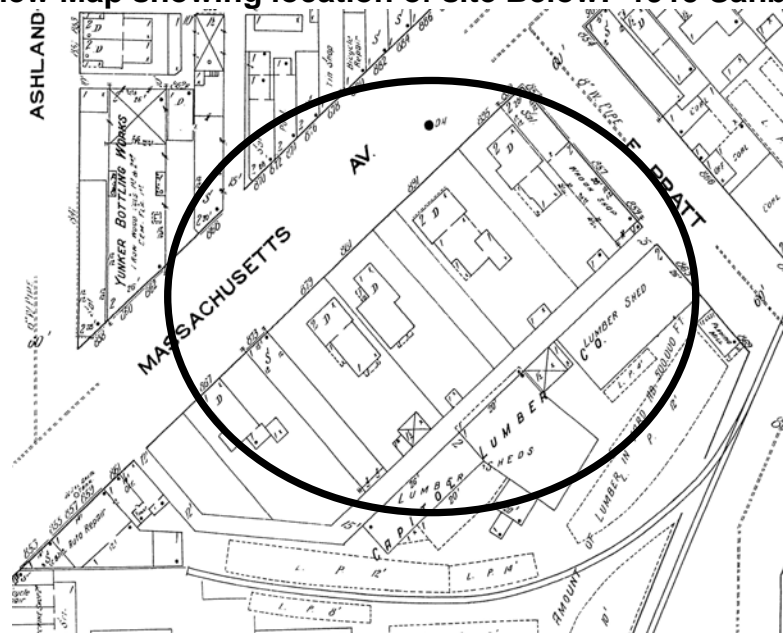
NOTE 1: The applicant is responsible for ensuring that all required parking for the building at 875 Massachusetts Avenue is available for use by the users of that building at all times. Failure to maintain control of all of the required parking for the building may result in the need for a parking variance.

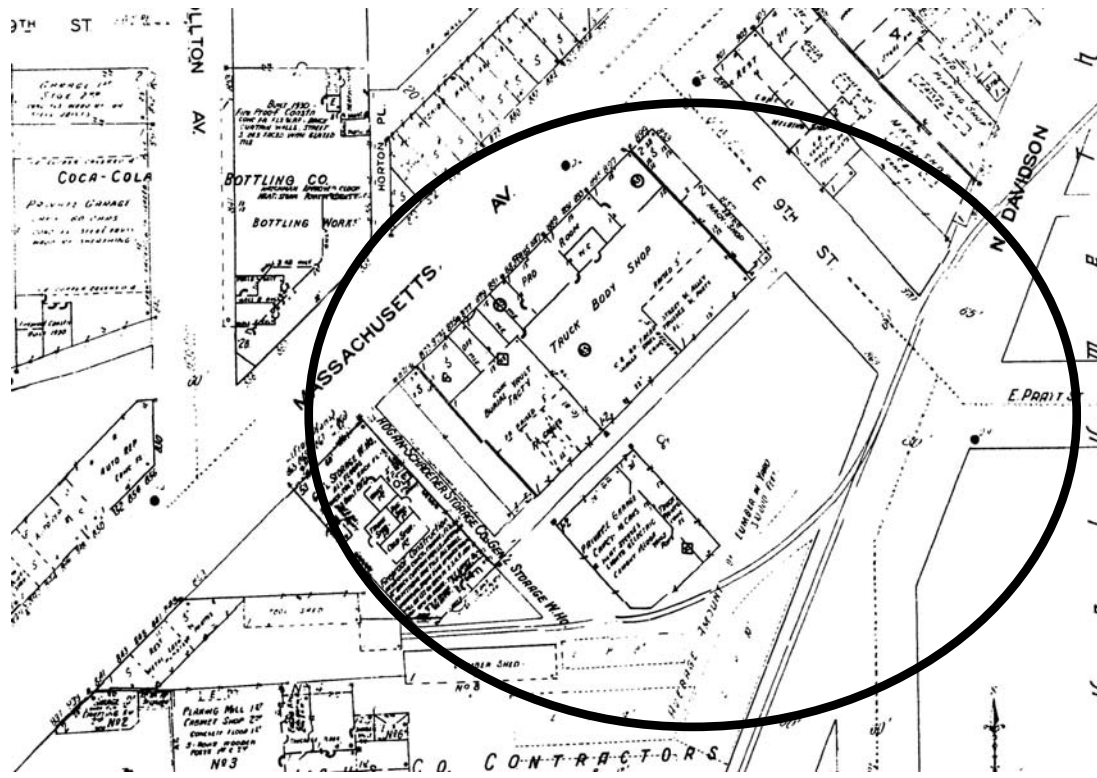
NOTE 2: Stipulations 1, 2 and 3 must be fulfilled prior to issuance of any permits

Staff Reviewer: Meg Purnsley



Above: Arc View Map showing location of site Below: 1915 Sanborn Map of site





1956 Sanborn



Aerial view of building and surrounding area