

COA # <b>2010-COA-044 (ONS)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>APRIL 7, 2010</b>
<b>1422 N. Broadway Street OLD NORTHSIDE</b>		NEW CASE
<b>Applicant</b> TOM MOTE mailing address: 1422 N. Broadway Street Indianapolis, IN 46202  <b>Owner:</b> Same as above		Center Township Council District: 9 Jackie Nytes
<b>EXPEDITED CASE</b>		
<b>IHPC COA: 2010-COA-044 (ONS)</b> Reaffirm approval to construct a sunroom addition originally approved in 2007 with a COA that is now expired.		
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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**Background of the Case**

This case was originally approved at the October 3, 2007 IHPC hearing. The vote was unanimous and there was no remonstrance. The COA expired on October 3, 2008 without the applicant beginning construction. IHPC policy only allows the administrator to extend the deadline for another year if the applicant requests the extension before it expires. In this case, the COA had been expired for almost 1 ½ years.

**Expedited Case**

Given that nothing has changed since the commission approved this sunroom, staff is recommending a new COA be granted without further discussion, effectively extending Mr. Mote's approval until April 7, 2011. Reasons include:

- The applicant has not changed.
- The plans are complete and have not changed.
- Staff has not found any new information concerning the plans, the site or its surroundings that would alter its recommendation.
- Staff has no unresolved issues and its recommended motion is the same as in 2007.
- The ONS Land Use Committee submitted a new letter reaffirming its support.
- There is no known opposition.

Excerpts from the previously published staff report are attached to this report.

<b>STAFF RECOMMENDED MOTION</b>
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**COA #2010-COA-044 (ONS):**

**To approve a Certificate of Appropriateness to construct a one-story sunroom addition per the submitted documentation and subject to the following stipulations:**

- 1) **Construction must not commence prior to approval by IHPC staff of final construction drawings.**  
*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) Trim materials, siding panels, pilasters, and balustrade shall be wood and shall have a smooth texture free of major imperfections. Rough-sawn finishes are not permitted.
- 5) All exposed wood shall be pre-finished or painted.
- 6) 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, foundations, exterior lighting, finishes, roofing, landscaping, etc.
- 7) Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.

**Note:** Stipulations 1, 2, and 3 must be completed prior to the issuance of any building permits.

**Staff Reviewer:** Ann Steadham

### EXCERPTS FROM THE 2007 STAFF REPORT

#### Background of the Property

This large brick home is a fine example of the Victorian Gothic style, with decorative bargeboards and steeply pitched roof. It was built in 1876 and served as a single family dwelling through the mid-1950s. Later it was used as a boarding house before being converted back into a single-family dwelling in the 1980s. Several small additions have been added to this house over the years.

#### Proposed Sunroom Addition

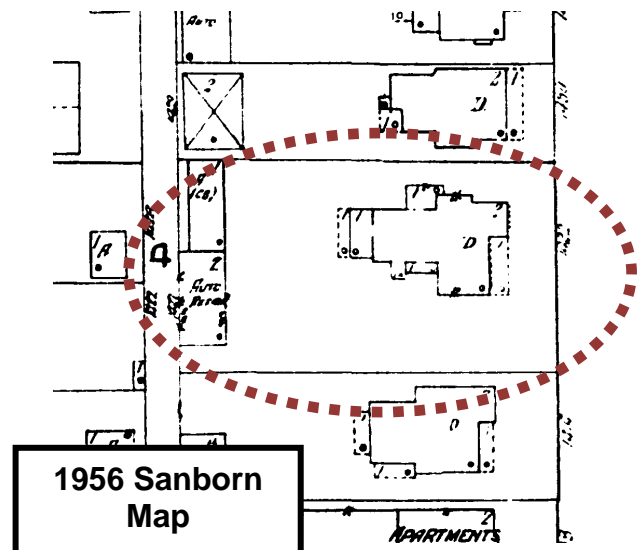
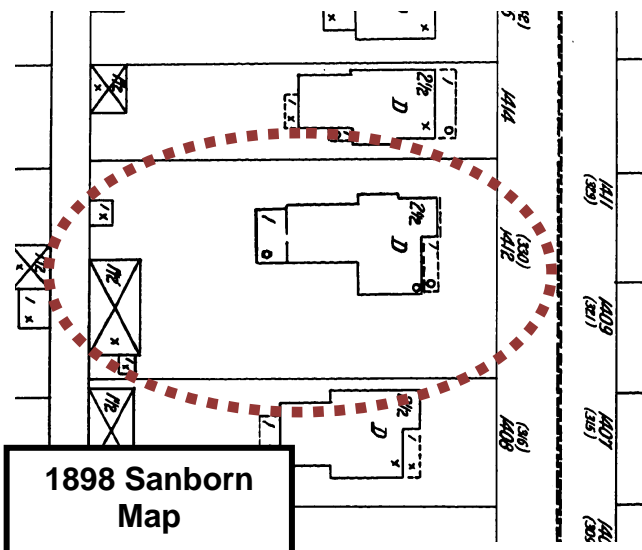
The owners seek to add a 15' by 17'6" sunroom to the south side of their house. This sunroom will be built on an existing patio. A wooden deck had been built in this location in the late 1980s, but the deck had since been removed, leaving an exterior door several feet above grade. The owners are requesting to enclose this area by building a sunroom.

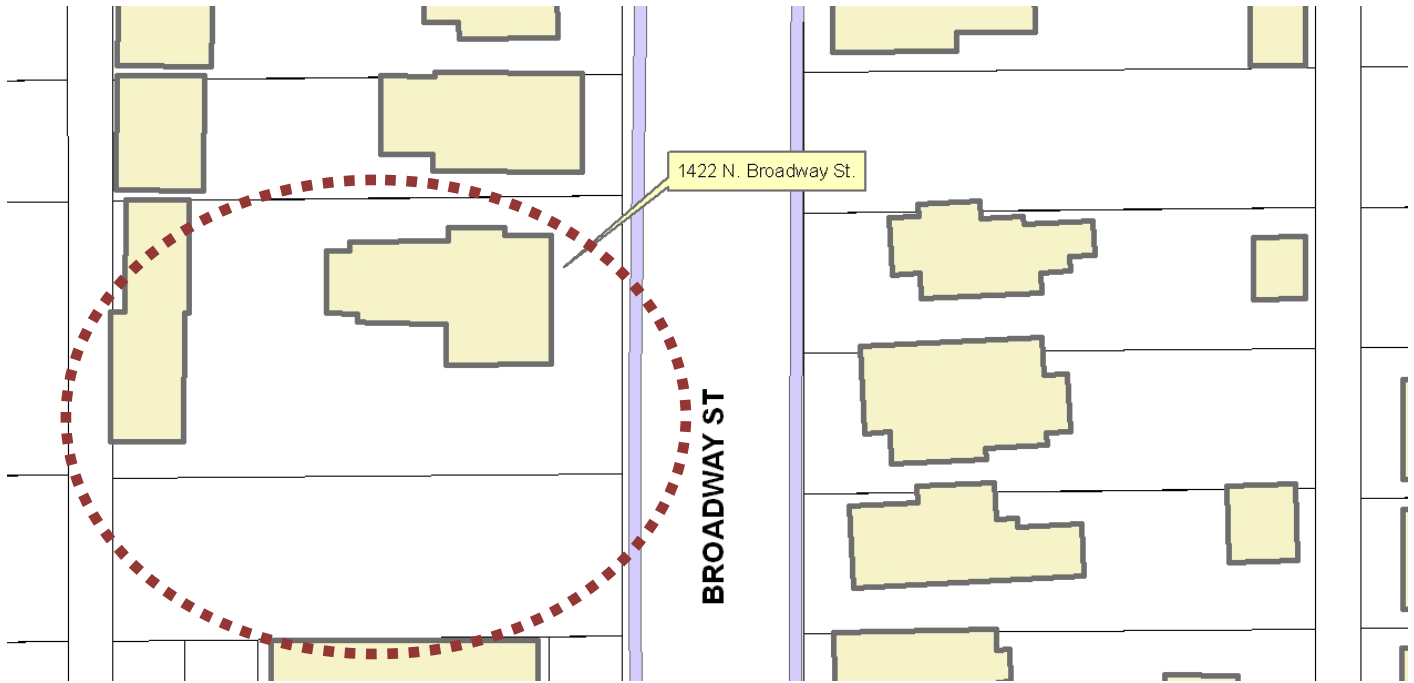
#### Design of the Sunroom Addition

The design of the proposed sunroom addition is simple and will have very limited visibility from the street. The addition is small and will not overpower the original structure. It will have a flat roof, built out from an existing, small, shed-roof addition. The flat roof will feature a balustrade around the perimeter. Although the main house is masonry, the materials on this addition, like other existing additions, will be wood. Double-hung wood windows that match the proportions of existing windows on the house will cover most of the wall space. The windows will be framed by wooden pilasters and wooden panels painted to match the house. The foundation will be brick and will match the height of the existing foundation. The proposed sunroom will be a compatible expansion of the historic house.

#### Old Northside Preservation Plan

- *Avoid designing new additions which are incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.*





**Map of subject property**



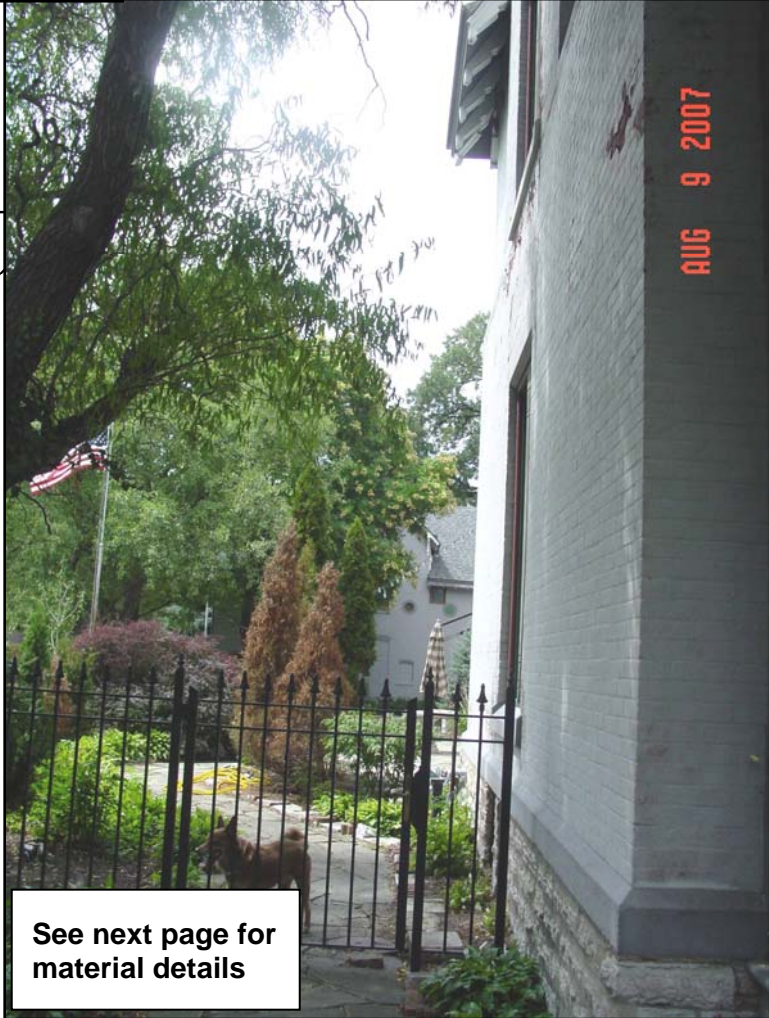
**Aerial view looking north**



**Left:** view of house from street – proposed sunroom will not be very visible from street due to foliage.

**Below Left:** proposed new sunroom addition – east elevation.

**Below Right:** addition will be built at rear of this wall. The elevation drawing (below left) will extend south (left) from rear of this wall.



See next page for material details

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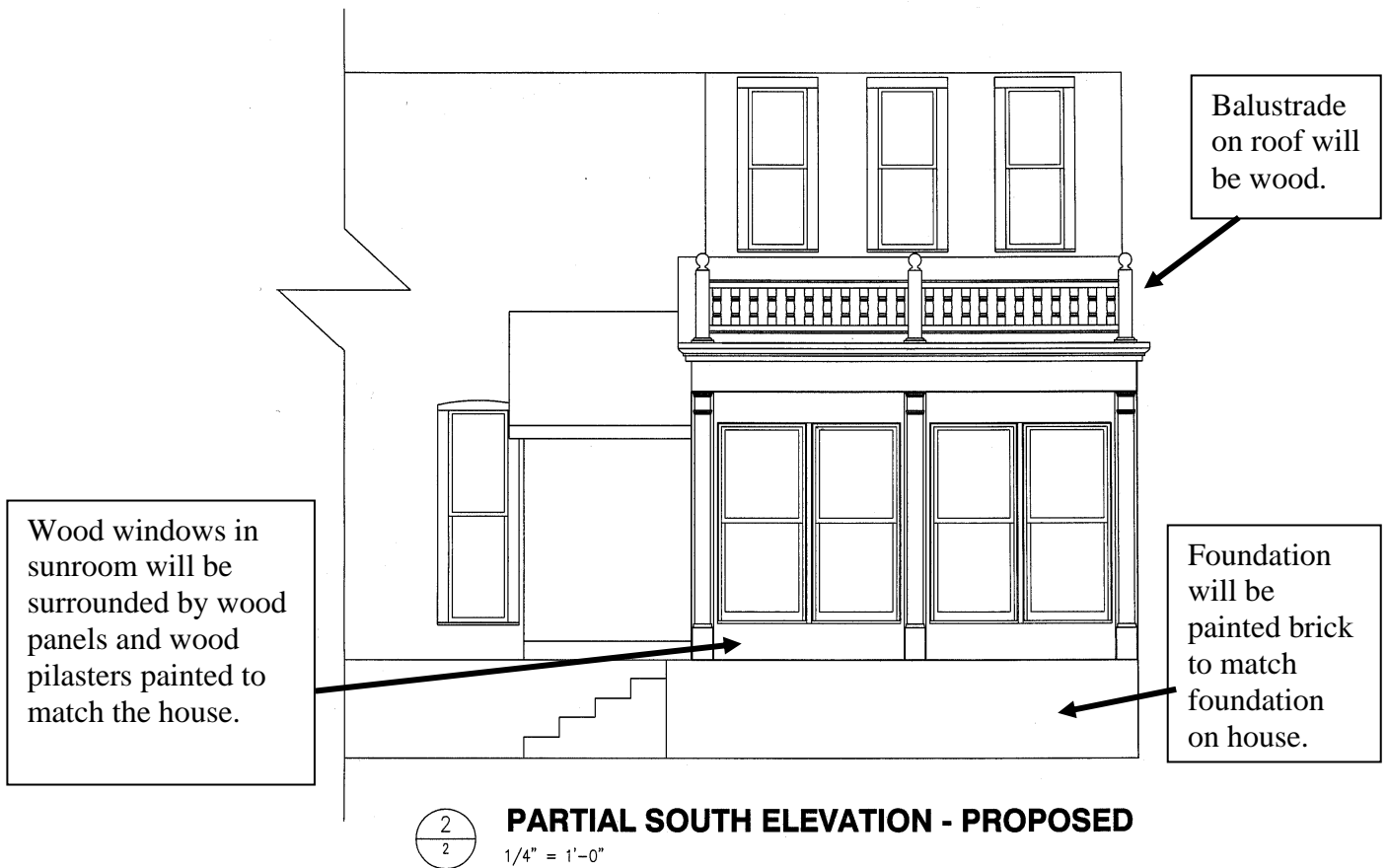
**PARTIAL EAST ELEVATION - PROP.**

1/4" = 1'-0"

Views of East Elevation



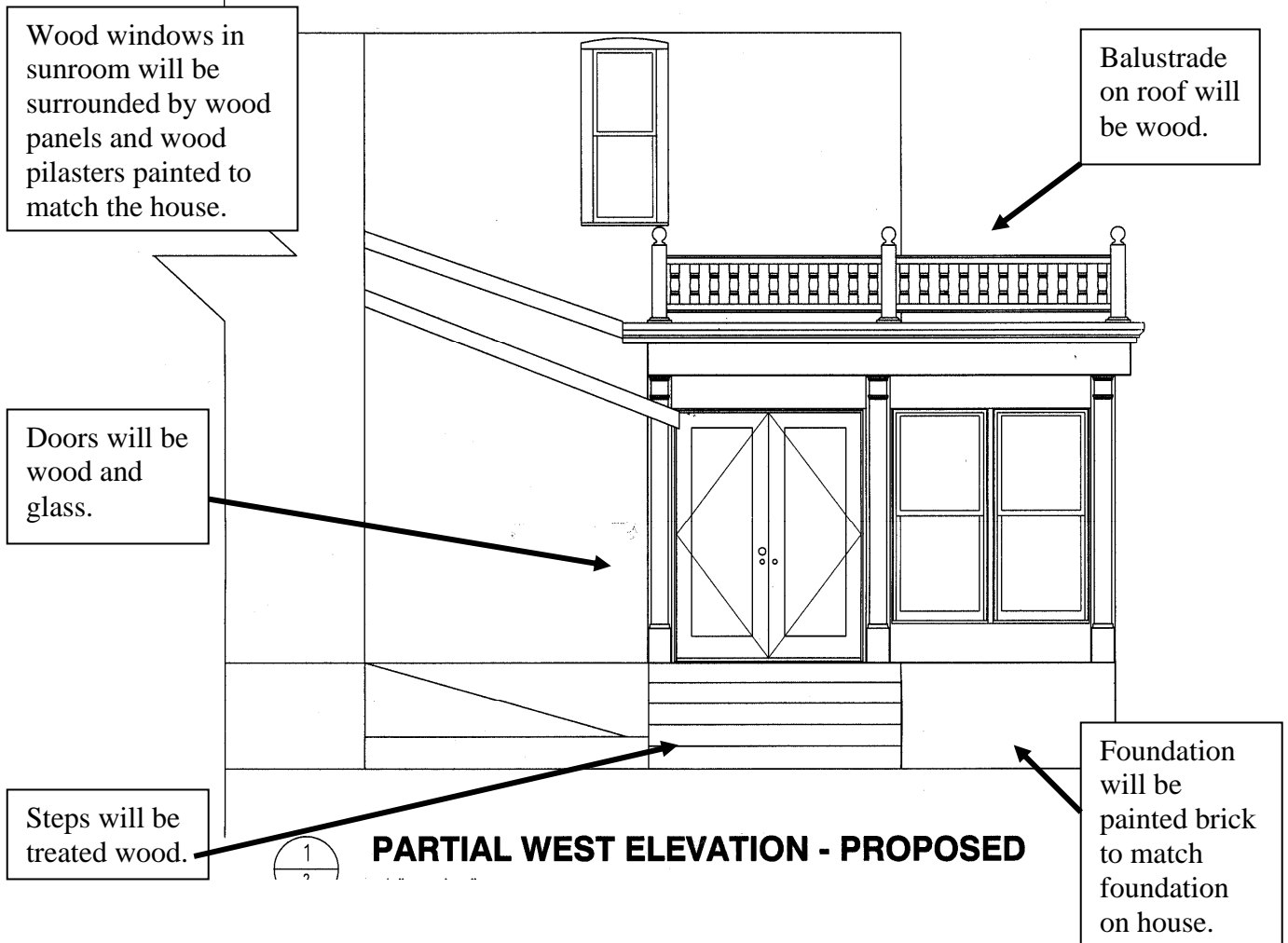
**Above: Sunroom will be built on South elevation, extending south from shed-roof addition**

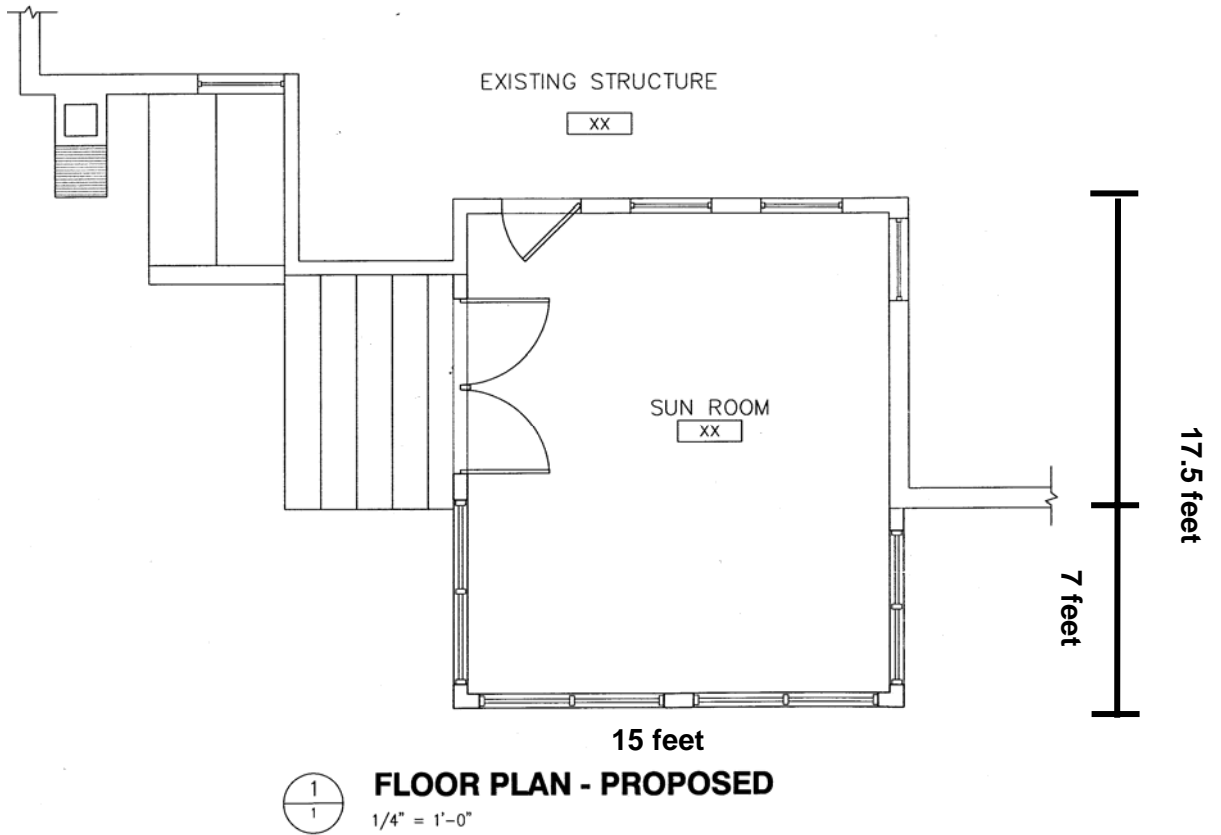


**New sunroom will be centered below the three existing second-story windows**



Close-up view of area where proposed Sunroom will be built





**1422 N. Broadway - View looking northwest at house – with arrow pointing at area where addition will be built**

**The Old Northside, Inc.**  
Land Use Committee  
1412 N. Central Avenue  
Indianapolis, IN 46202-2618

30 March 2010

**VIA FACSIMILE 327-4407**

Mr. James Kienle, President  
Indianapolis Historic Preservation Commission  
200 East Washington Street, Suite 1801  
Indianapolis, IN 46204

RE: RE: 2010-COA-044 (ONS)  
1422 North Broadway  
Tom and Deanna Mote

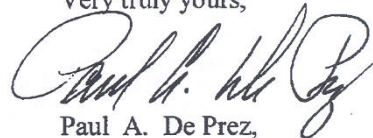
Dear Mr. Kienle,

At its meeting on 3 October 2007, the IHPC approved the application of Mr. and Mrs. Mote to construct a sunroom addition to the south side of their home. The Old Northside Land Use Committee provided a letter of support for that application dated 27 September 2007.

We are told that the current application is for a sunroom addition identical to that which we supported and which previously was approved by IHPC. Therefore, the Old Northside Land Use Committee sends this letter of support for the current application.

Thank you for your consideration.

Very truly yours,



Paul A. De Prez,  
Chairman

cc: LUC  
ONS Board  
Mr. Tom Mote

**RECEIVED**

MAR 31 2010

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

**Letter of support submitted by the Old Northside Land Use Committee.**