

COA # 2010-COA-164 (WP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 2, 2010
698 Woodruff Pl East Drive WOODRUFF PLACE		NEW CASE
Applicant STEPHEN M DOWNS mailing address: 698 Woodruff Pl East Drive Indianapolis, IN 46201		Center Township Council District: 16 Brian T. Mahern
Owner: Same		
EXPEDITED CASE		
IHPC COA: 2010-COA-164 (WP)	<ul style="list-style-type: none"> • Construct rear addition • Modify north side porch 	
STAFF RECOMMENDATION: Approval		
STAFF COMMENTS		

Background of the Property

The house is a two-story wood frame structure with a hipped roof, clapboard siding below, shingle shakes above, and a brick front porch. The house was built as a single family dwelling on a double lot c.1915. The original historic rear addition was modified and expanded in the late 1970's creating the exterior extensions that are visible today.

Proposed Modifications

The owner is seeking to add a one-story rear addition to the back northwest corner of the house. The addition would add approximately 60 square feet of interior space to the kitchen. Access to the rear yard will be through the existing rear sunroom. On the north side on the house, the applicant is requesting to modify an existing porch and install a new set of French doors with wood columns, railings, and a pergola structure above to provide access to the large side yard. As a part of this request the roof line of the existing one-story additions would be modified to provide a more cohesive design that is more compatible with overall configuration of the house. The applicant has met with the neighborhood association twice to review the request.

Design of the Rear Addition and Side Porch

The design of the proposed rear addition and side porch pergola structure is simple and will have limited visibility from the street. The addition is small and will not overpower the original structure. The two new elements will help correct the awkward roof lines on the back of the house and make the addition more compatible with the original structure. The existing non-historic rear deck will be eliminated and the new side porch will be more in keeping with the overall character of the house. Although the front porch of the house is masonry, the materials on the side porch and rear addition will be wood. The existing historic double-hung wood window, being removed to make way for the French doors, will be relocated to the back of the house overlooking the rear yard. The reused window and new wood doors will be framed with wood trim to match the house. The foundation will be brick and will match the height of the existing foundation. The side porch floor and steps will be concrete. The proposed addition will be a compatible expansion of the historic house.

Woodruff Place Preservation Plan

- *Additions should be located at the rear, away from the front façade.*
- *The scale, height, size, and mass should relate to the existing building and not over power it. The mass and form of the original building should be discernible, even after an addition has been constructed.*

Expedited Case

Plans are complete, staff has no unresolved issues, Woodruff Place Civic League fully supports the request, and there is no known opposition.

STAFF RECOMMENDED MOTION

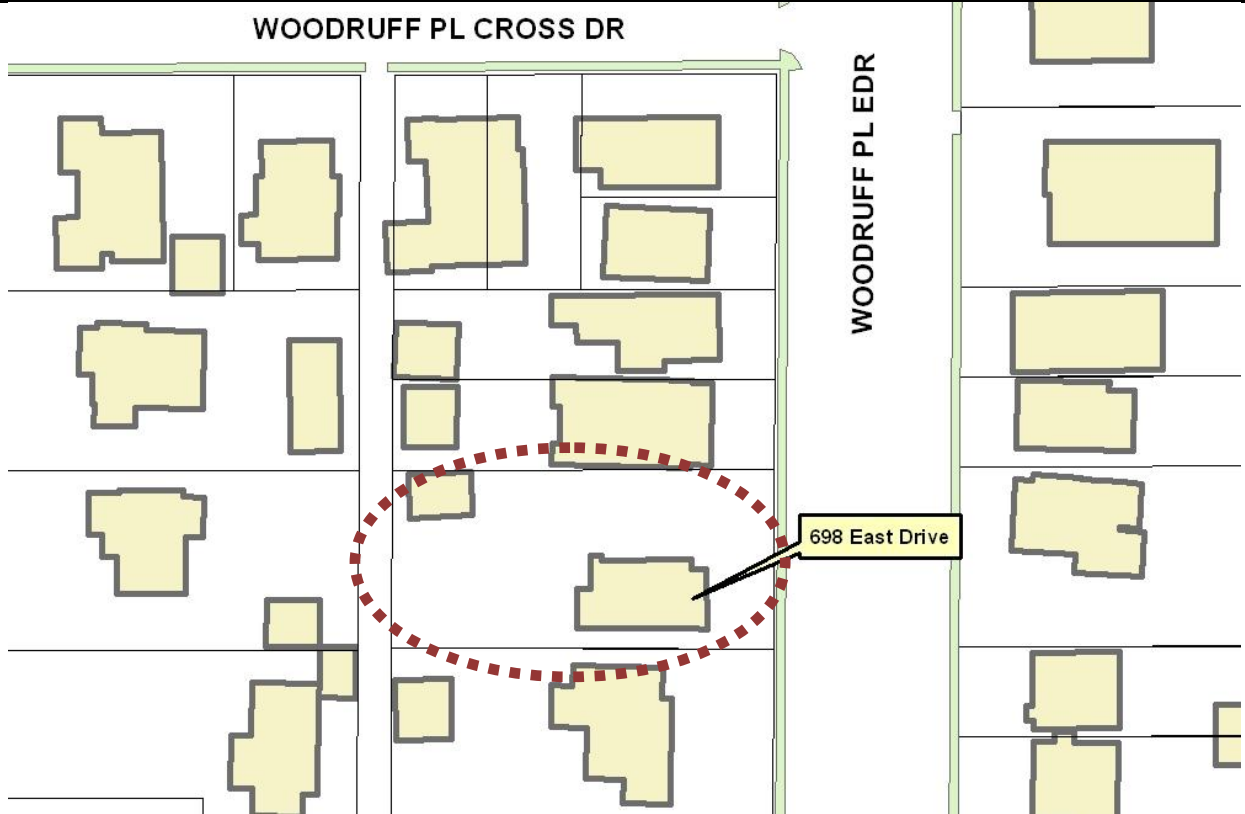
CASE #2010-COA-164 (WP):

To approve a Certificate of Appropriateness to construct a rear addition and modify the north side porch; per the submitted documentation and subject to the following stipulations:

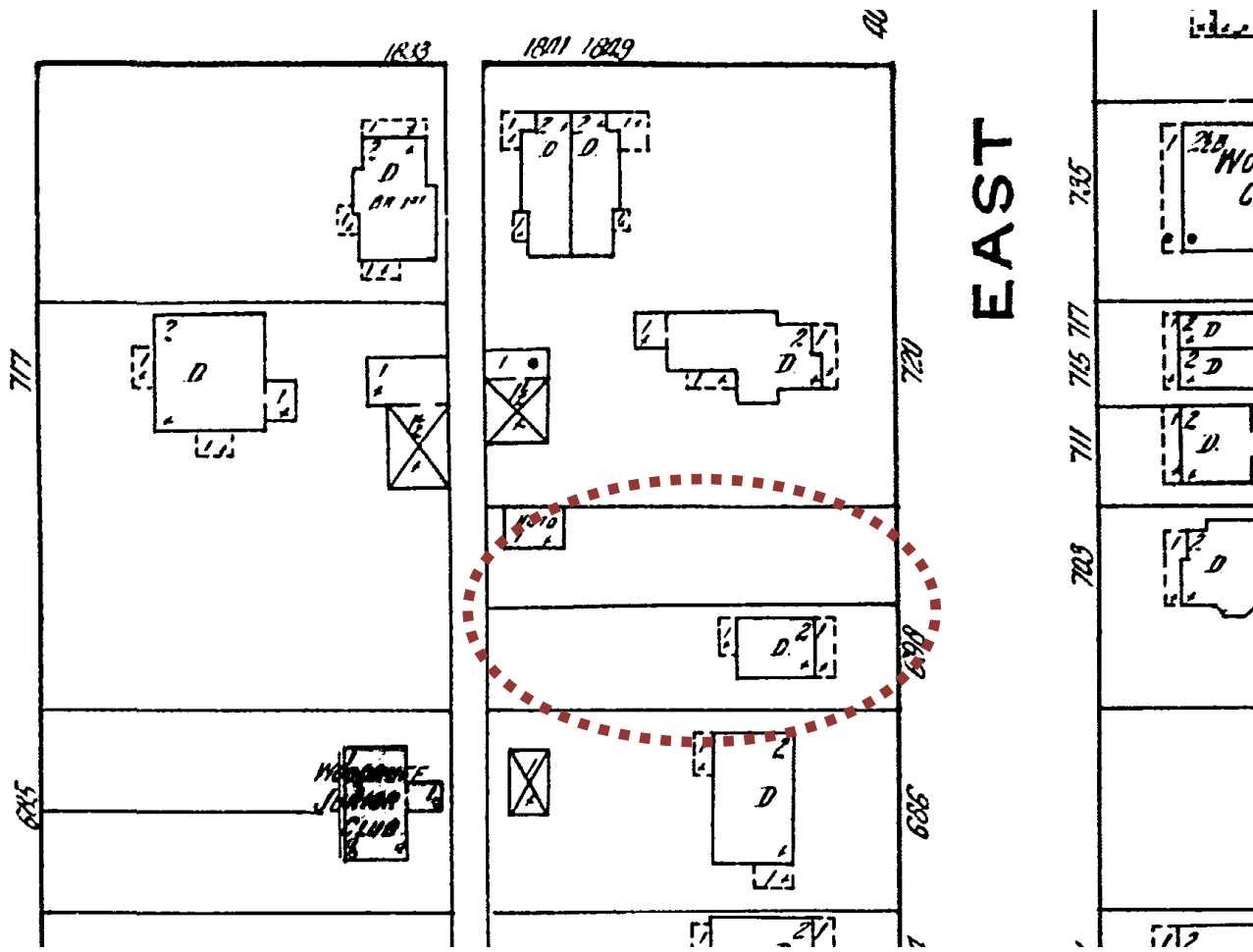
- 1) Construction must not commence prior to approval by IHPC staff of final construction drawings.
Approved: _____ Date: _____
- 2) A pre-construction meeting between IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ 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) Siding, trim materials, columns, 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



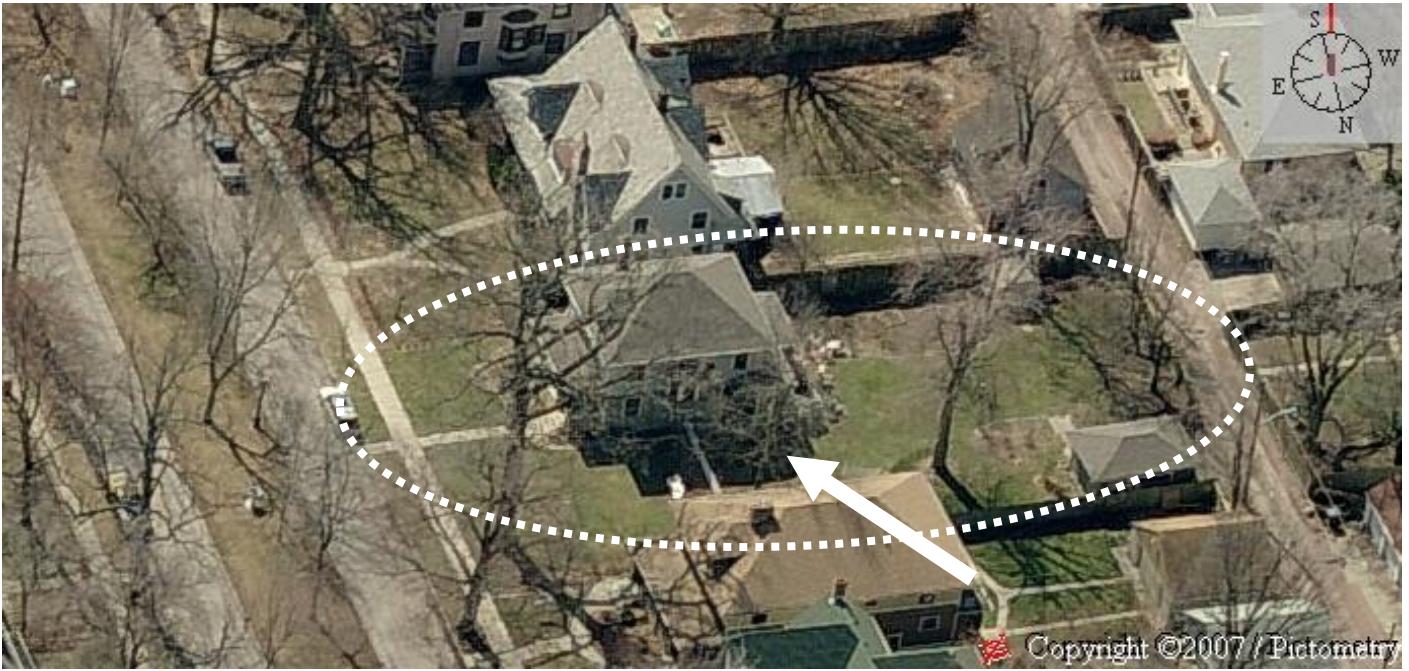
Map of subject property



1915 Sanborn Map



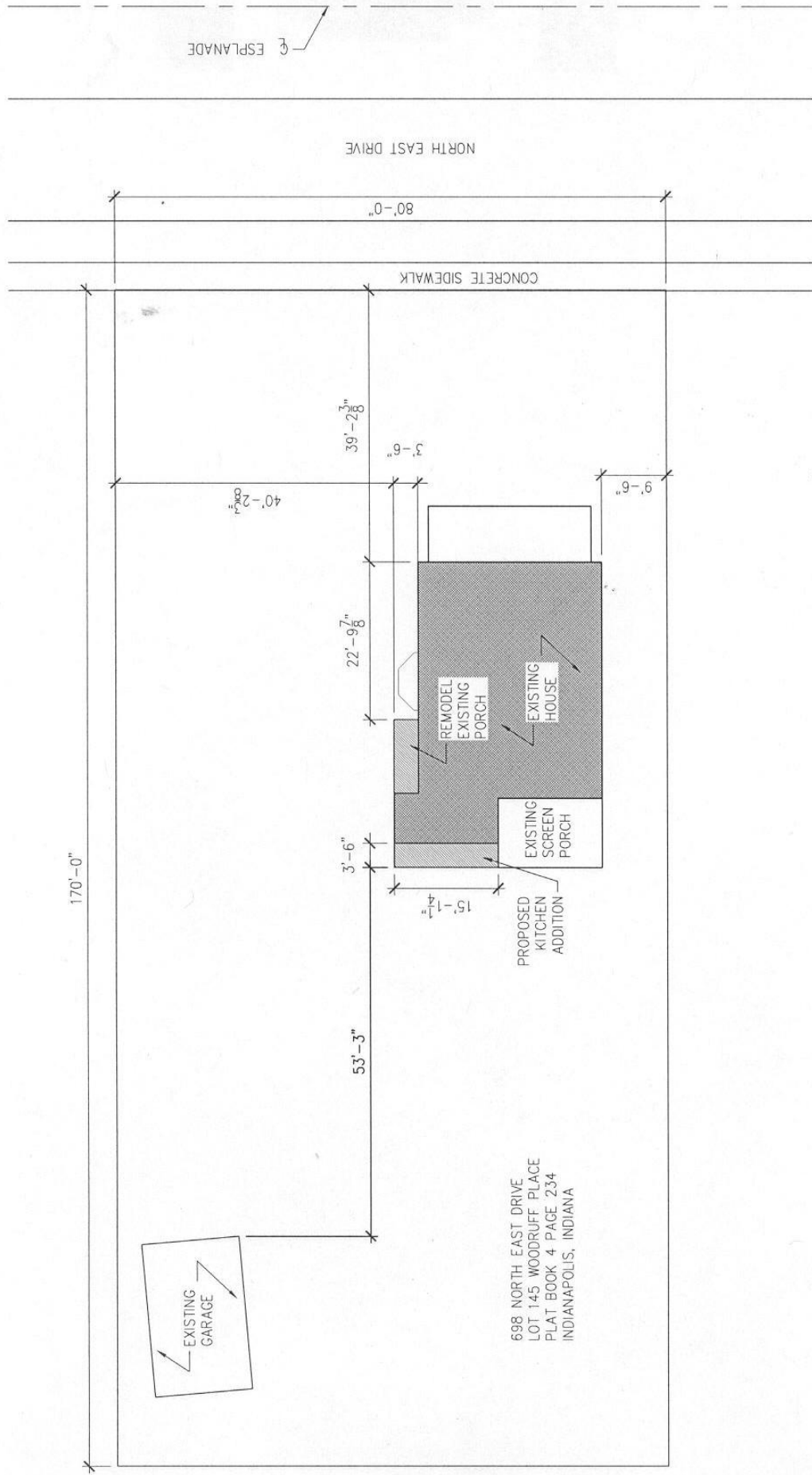
Photo of property at 698 Woodruff Pl East Drive



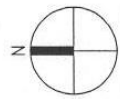
Aerial photo looking at north side of house



View of west side of house where rear addition is proposed



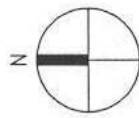
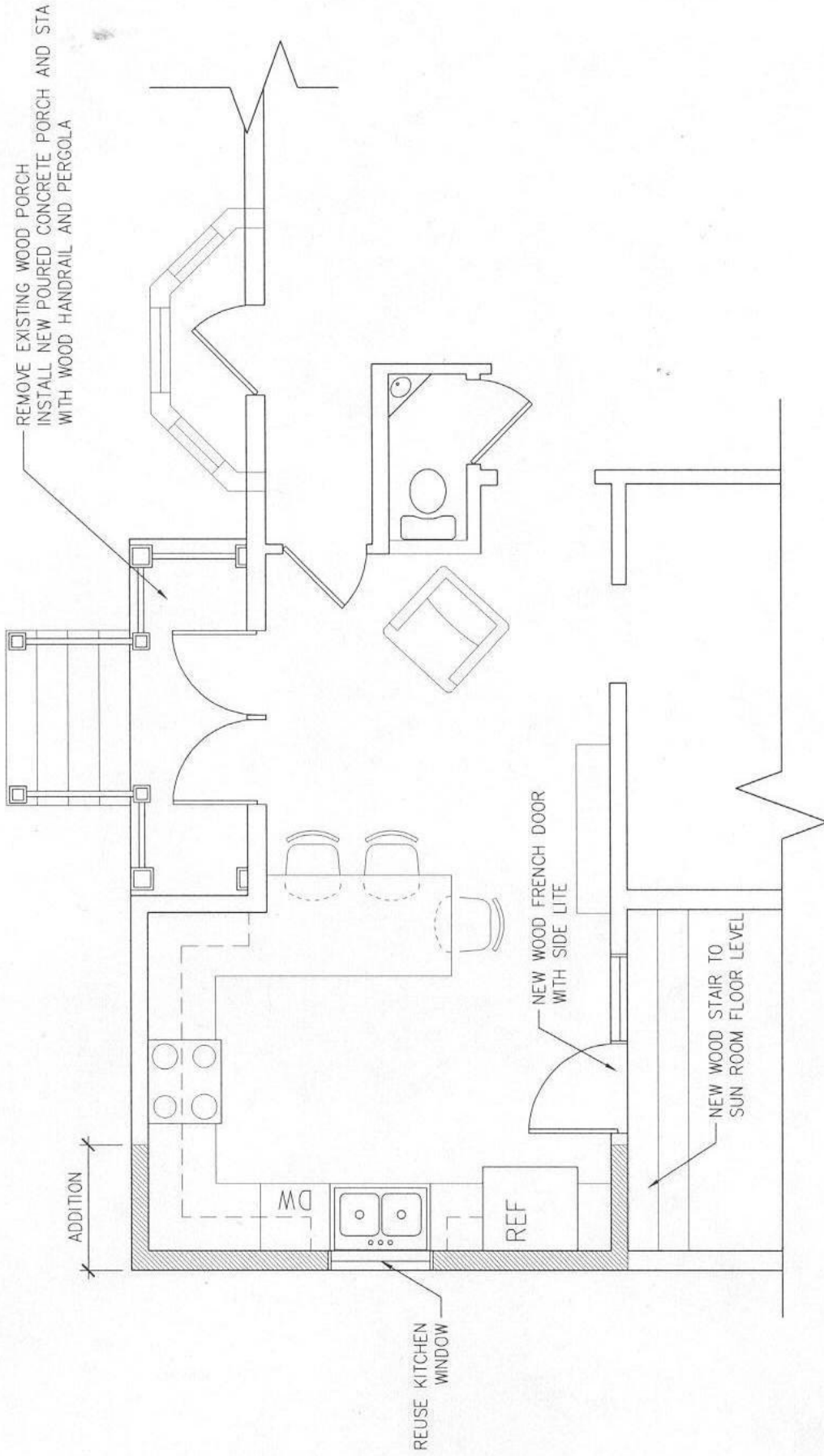
698 NORTH EAST DRIVE
 LOT 145 WOODRUFF PLACE
 PLAT BOOK 4 PAGE 234
 INDIANAPOLIS, INDIANA



SITE PLAN

1/16" = 1'-0"

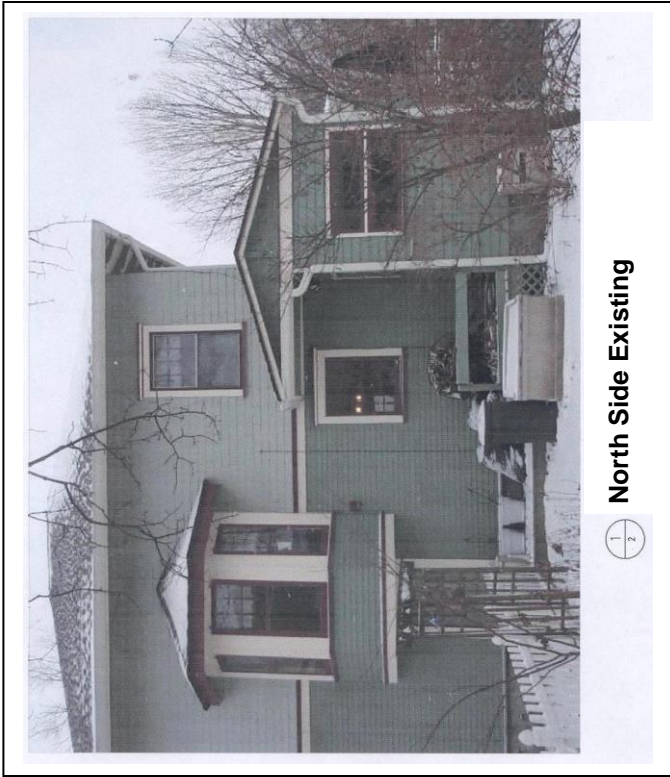




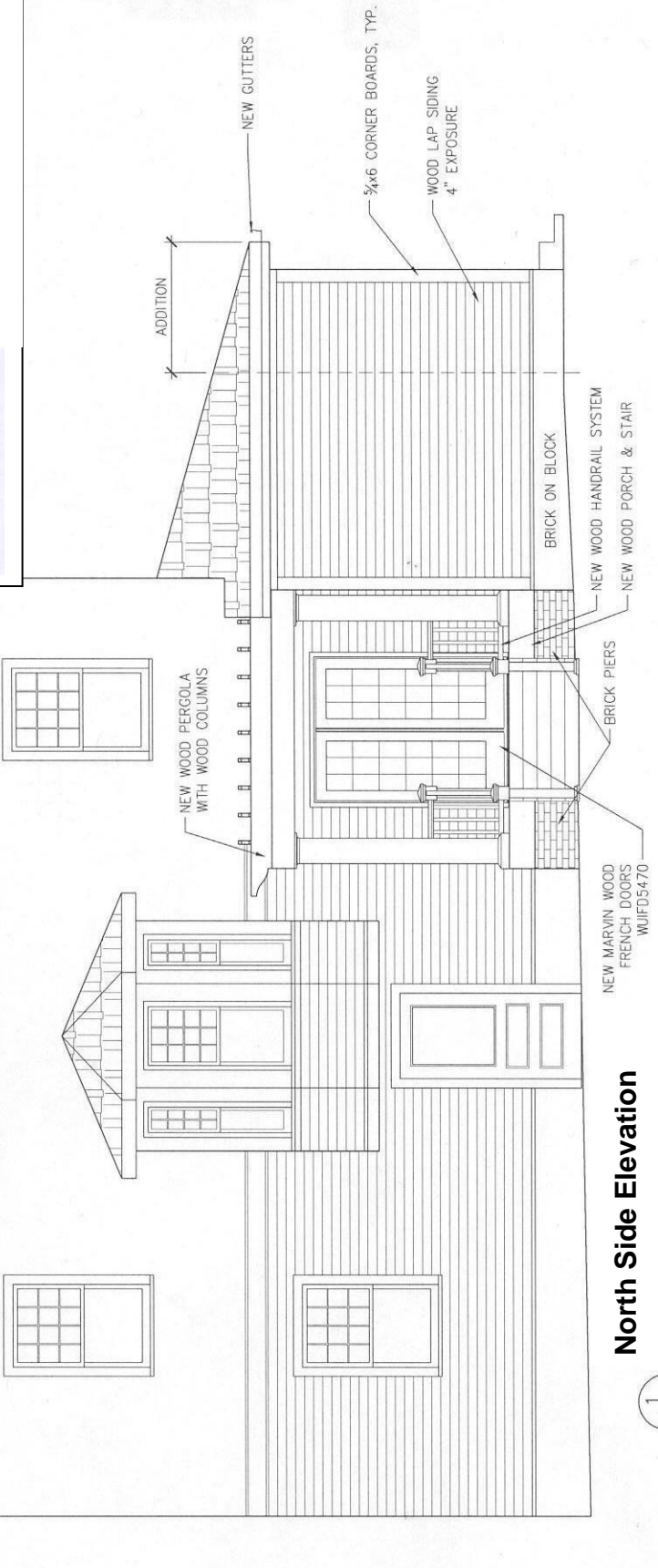
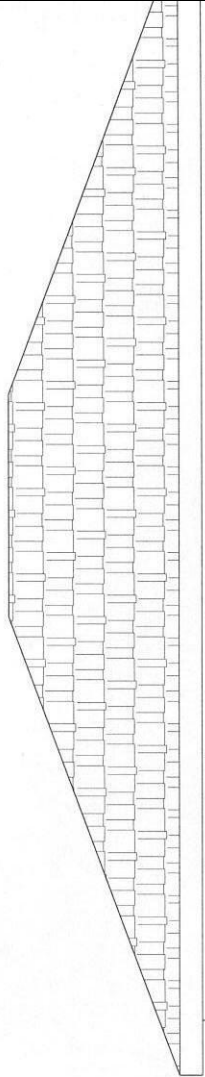
PROPOSED KITCHEN PLAN

1/4" = 1'-0"





North Side Existing



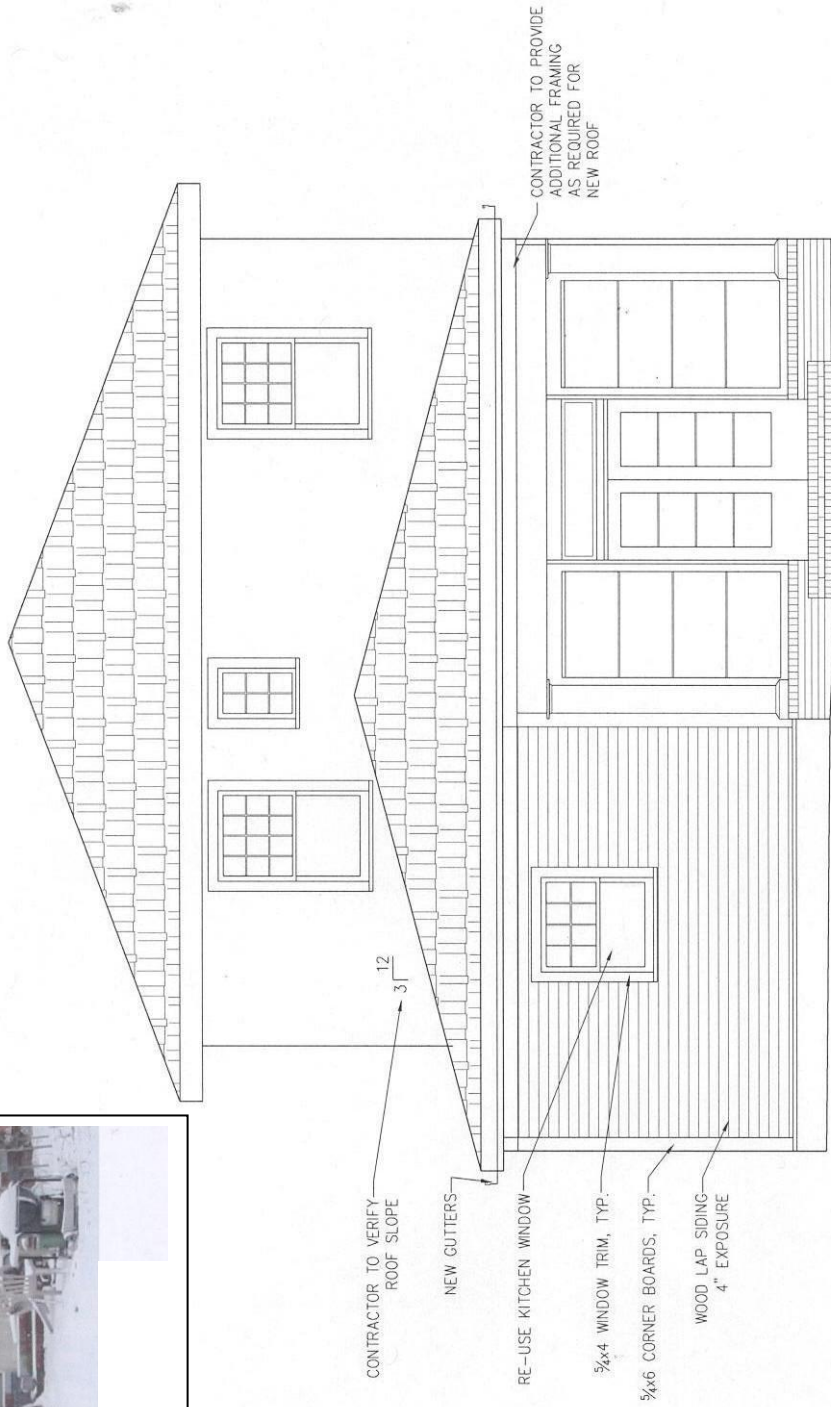
North Side Elevation



1/4" = 1'-0"



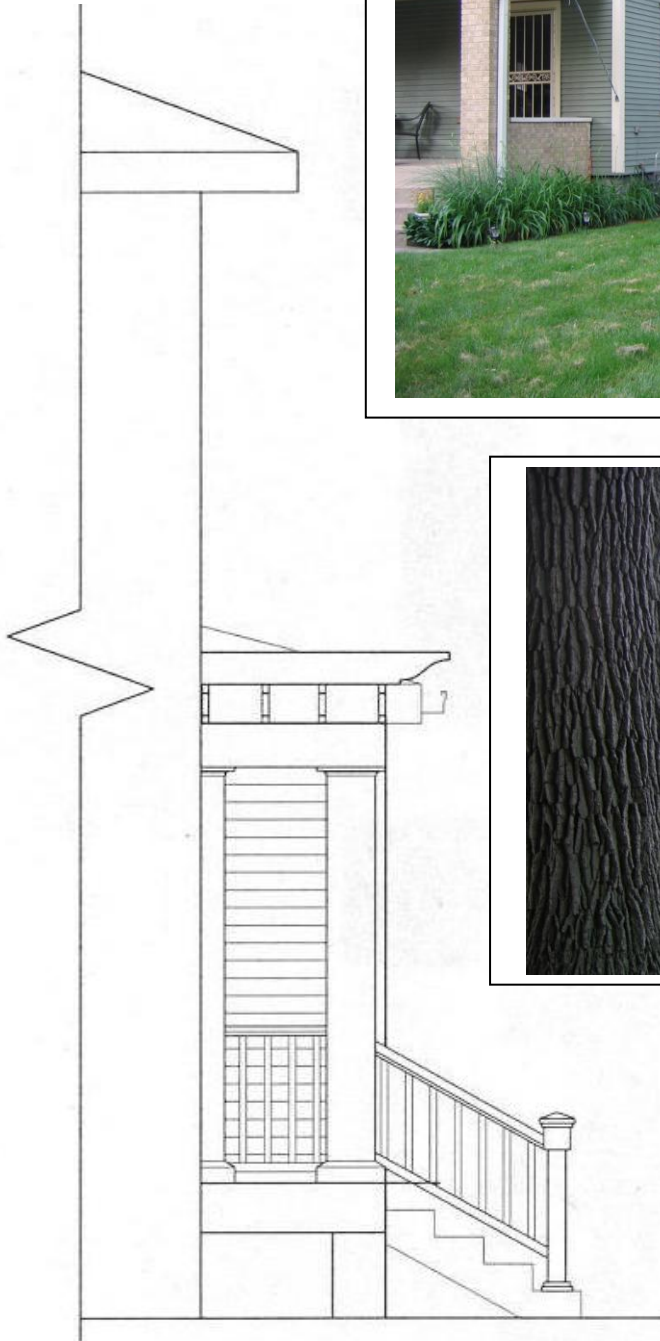
Rear Existing



Rear Elevation



1/4" = 1'-0"

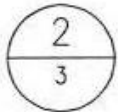


Top: View of the front and north side of the house seen from the street.

Middle: View of the north side of the house seen from the street.

Bottom Left: Proposed new porch addition built towards the back of the north wall.

Views from the street

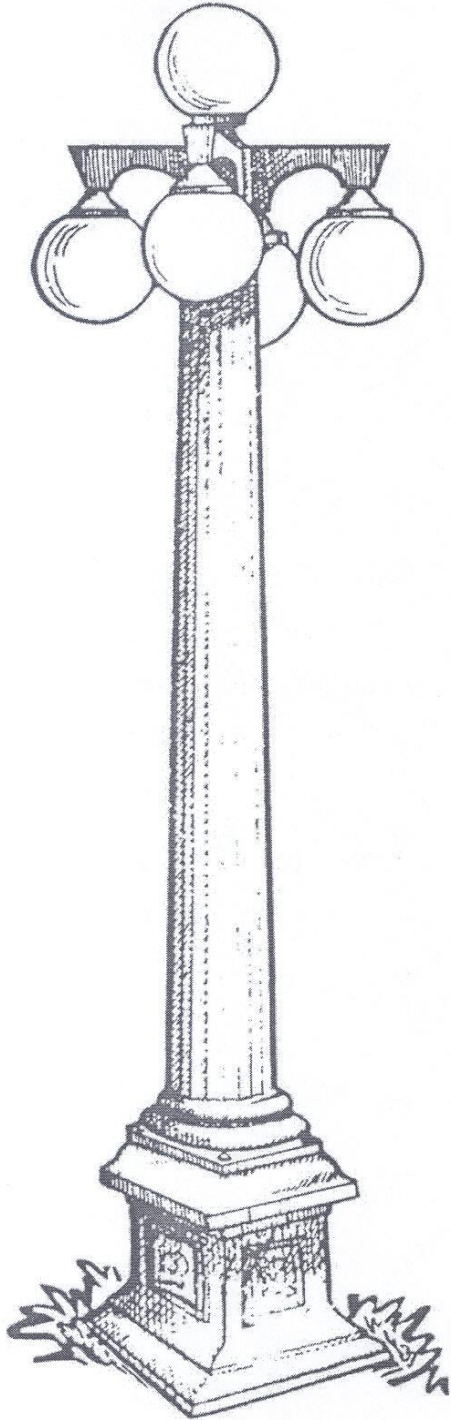


Partial Front Elevation

1/4" = 1'-0"

Woodruff Place Civic League, Inc.

735 Woodruff Place East Drive, Indianapolis, Indiana 46201
www.woodruffplace.com



May 25, 2010

Ann Steadham-Ray
Indianapolis Historic Preservation Commission
200 East Washington Street, Suite 1801
Indianapolis IN 46204

RE: 2010-COA-164 WP

Dear Ann:

The Woodruff Place Historic Preservation Committee (WPHPC) has reviewed the request for a Certificate of Appropriateness to remove a window, install a new door, and construct a new pergola at 698 Woodruff Place East Drive. The Committee supports this petition. WPHPC would like for the salvaged historic window to be relocated to the west elevation of the house. We would also like to see any wood trim to match existing and any infill siding to match adjacent siding and be blended in so as not to have strong vertical seams.

Should you have any questions please feel free to contact me.

Sincerely,

Brent Roberts
WPHPC Chairperson

CC: Petitioner
WPHPC File

RECEIVED
MAY 25 2010
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Placed on the National Register of Historic Places July 31, 1972

Letter of support submitted by WPHPC