

COA # 2010-COA- 170 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 2, 2010
2170 N. PENNSYLVANIA ST. HERRON MORTON PLACE		NEW CASE
Applicant CHRIS COTTINGHAM mailing address: 5129 Brookstone Ct Indianapolis, IN 46268 Owner: Chris Cottingham		Center Twp. Council District 15 Doris Minton-McNeill
EXPEDITED CASE		
IHPC COA: 2010-COA-170 (HMP) Construction of a single-family residence and detached garage.		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The site is currently vacant. The 1898 Sanborn maps show a one-story residence. By 1915, it had been replaced with a two-story double residence. The double was demolished c. 1979, prior to Herron Morton Place’s designation, and the lot has been vacant since that time. The applicant is proposing construction of a new single family residence with a detached garage. The property is zoned D-8, which permits such development.

Site Plan

The site is approximately 40 ft wide by 125 ft long. The proposed plan includes a 14 ft front yard setback to match the historic structure to the north and the new construction to the south. There is a four foot side yard setback on the north and a 6 ft setback on the south. *(There is a concrete ramp located at the midpoint of the house running west to the detached garage that is within this 6 ft. setback.)* The detached garage is set approximately five foot off the alley and aligns with the garage to the south. There is 40 ft of rear yard between the house and the garage.

Design of the House

The proposed house is a two-story structure, 29 ft. 6 in. in height and 30 ft. in width, with a raised concrete foundation and a cross gable plan. There is a covered porch on the front and rear of the house. The front porch height and cornice height are in line with the range of heights that exist on this block.

The proposed siding is hardiplank with a 4-4-6 exposure pattern and with redwood trim on the bulk of the house. The upper level of the east/west running gable will be hardiplank with applied redwood battens. The gable roofing will be dimensional shingles and the porch roofing will be standing seam metal material. The chimney is stucco. All windows are aluminum clad casement style windows. The front door is a stainless steel full light door. The rear entry doors are aluminum clad sliding glass doors.

Overall, the forms and detailing of the design are compatible with the historic resources in the district and the structures on this block.

Garage/Carriage House

The garage complements the house. It is a two story structure, 3 bays in width, but with only a double overhead door opening. The siding and roofing will replicate the house. There will be windows on the east and west. The upper level of the garage will include a study, half bath and storage.

Herron Morton Place Preservation Plan

The Plan states that "new construction should reflect the design trends and concepts of the period in which it is created." Staff finds this house appropriately meets the district design guidelines for new construction and believes it is an excellent example of how contemporary design can make references to historic architecture without copying authentic historic resources.

HMP Neighborhood Association

The applicant indicates he presented the design to the neighborhood association on May 25, 2010, and received a vote of support. No letter has been submitted to the IHPC by the association at this point.

STAFF RECOMMENDED MOTION

2010-COA-170 (HMP):

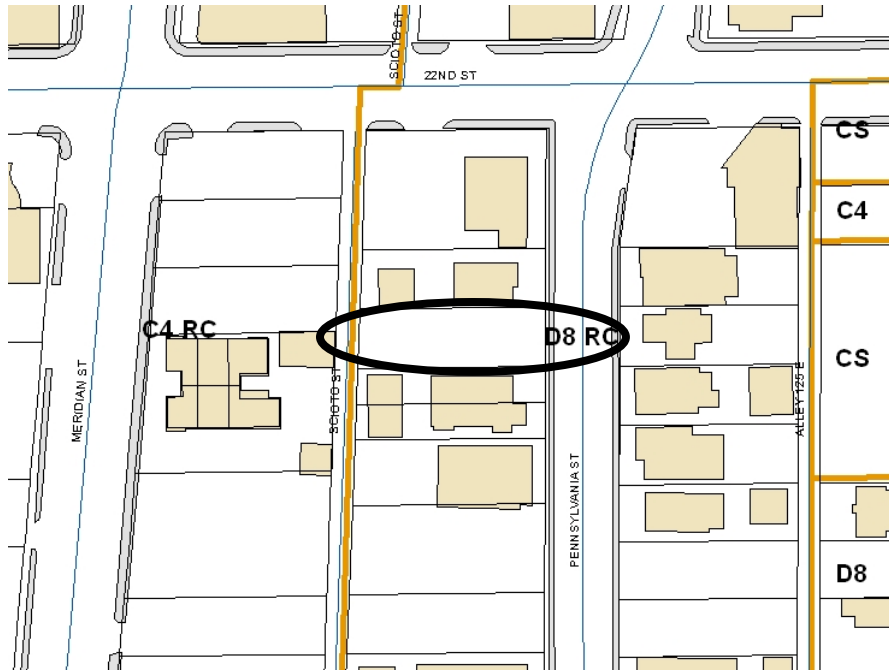
To approve a Certificate of Appropriateness for construction of a single-family residence and detached garage per submitted documentation and subject to the following stipulations:

- 1. Construction must not commence prior to approval by the IHPC staff of final site plan and construction drawings of the house including alteration of the foundation plan to support the chimney. *Approved: _____ Date: _____***
- 2. A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____***
- 3. The construction shall be field staked and reviewed by IHPC staff prior to the commencement of construction. *Approved: _____ Date: _____***
- 4. Siding and trim materials must be comprised of wood or cement fiber and must have a smooth texture free of major imperfections. No rough-sawn finishes are permitted.**
- 5. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.**
- 6. All utility wires and cables must be relocated underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
- 7. Work on exterior details must not commence prior to the approval by the IHPC staff of each. These may include, but are not limited to all finish material for: doors, windows, foundations, exterior light fixtures, paint colors, roof shingles, landscape materials etc.**

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

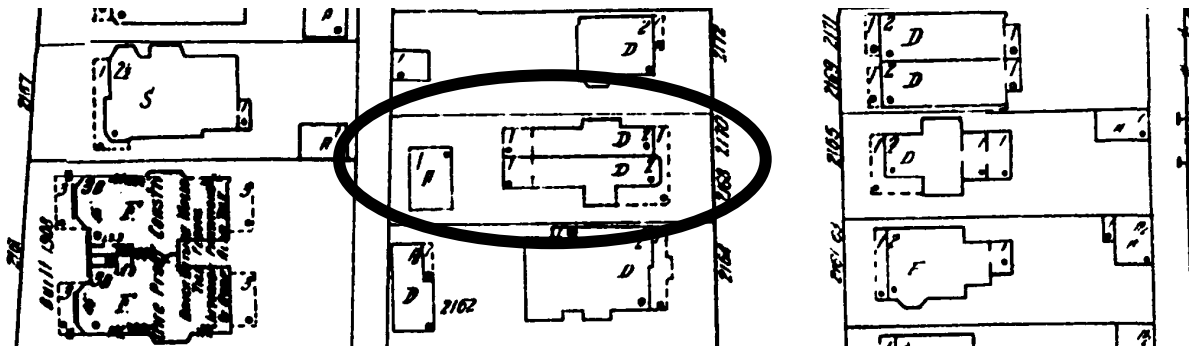
Note #2: The second floor in the garage/carriage house may not be used as a dwelling unit, or a home occupation as defined by the zoning ordinance, unless a variance of use is granted first.

Staff Reviewer: Amy L. Bear

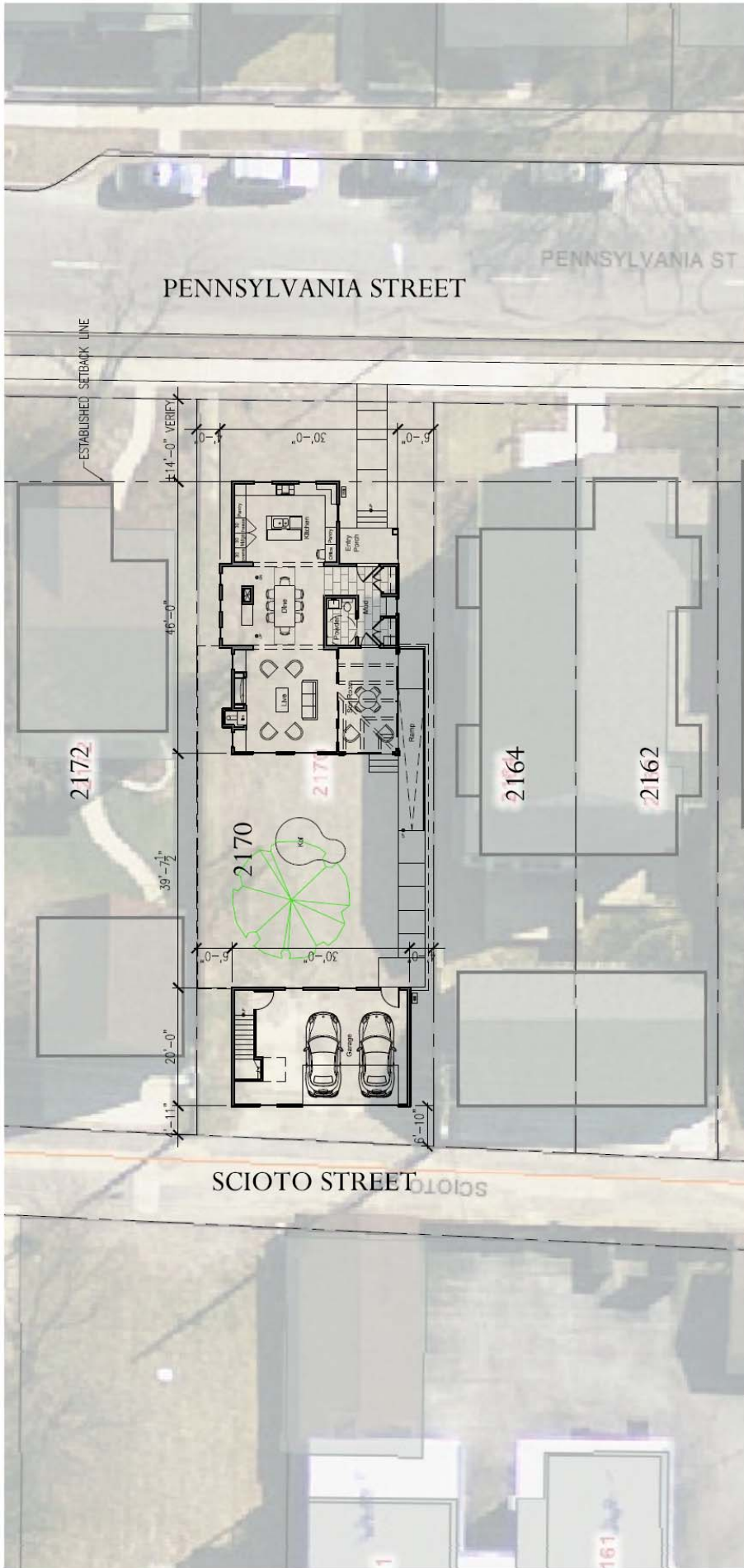


Looking north up Pennsylvania Street to 22nd St.

12 212
412
014
20



1915 Sanborn Map



PENNSYLVANIA STREET

PENNSYLVANIA ST

ESTABLISHED SETBACK LINE

14'-0" VEREY

46'-0"

39'-1/2"

20'-0"

11'-11"

SCIOTO STREET

2172

2170

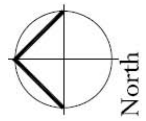
217

2164

2162

Square Footages:

- Lot: 5008 SF
- Lower Level: 1176 SF
- First Floor: 1176 SF
- Second Floor: 996 SF
- Garage First: 600 SF
- Garage Second: 449 SF



1 Site Plan

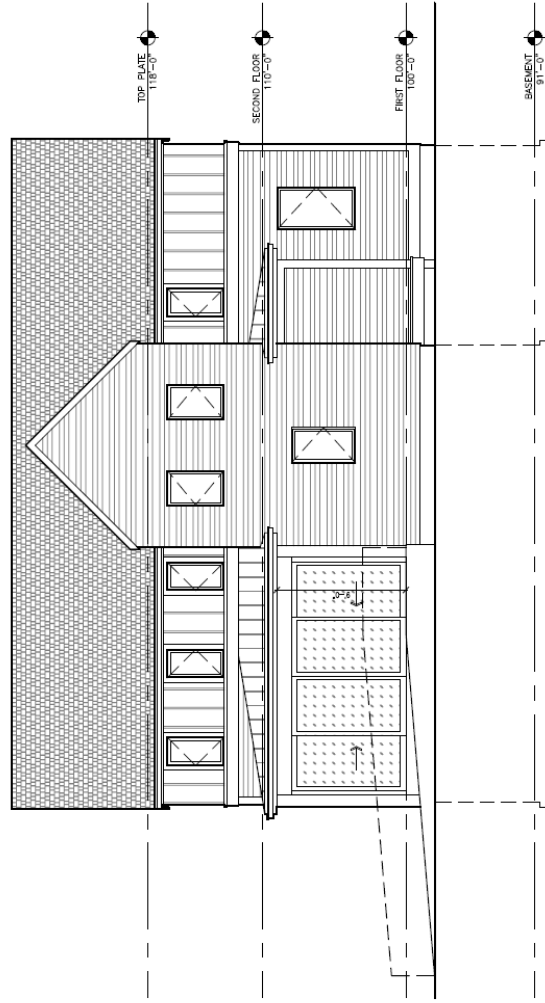


Cottingham Residence
2170 Pennsylvania Street, Indianapolis

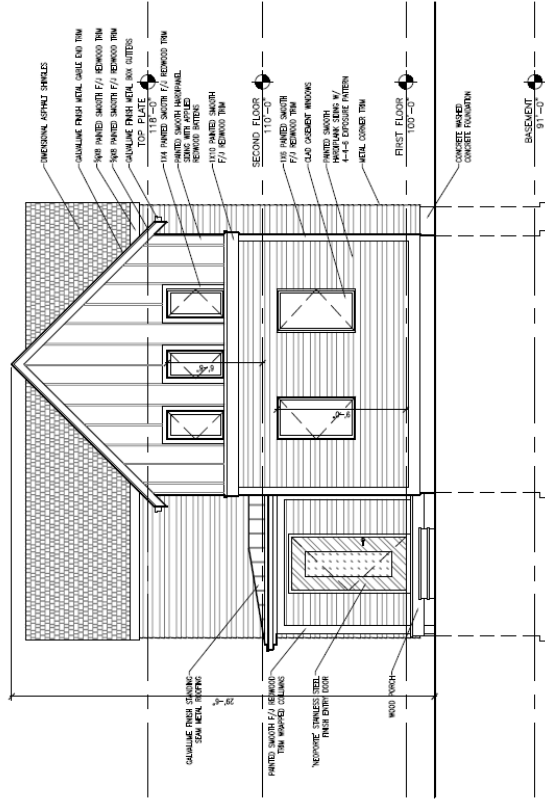
Site Plan

SCALE: 1/16"=1'-0"
DATE: 04.24.10
PAGE: 1 of 1
REVISE:

SD001



South
Exterior Elevation



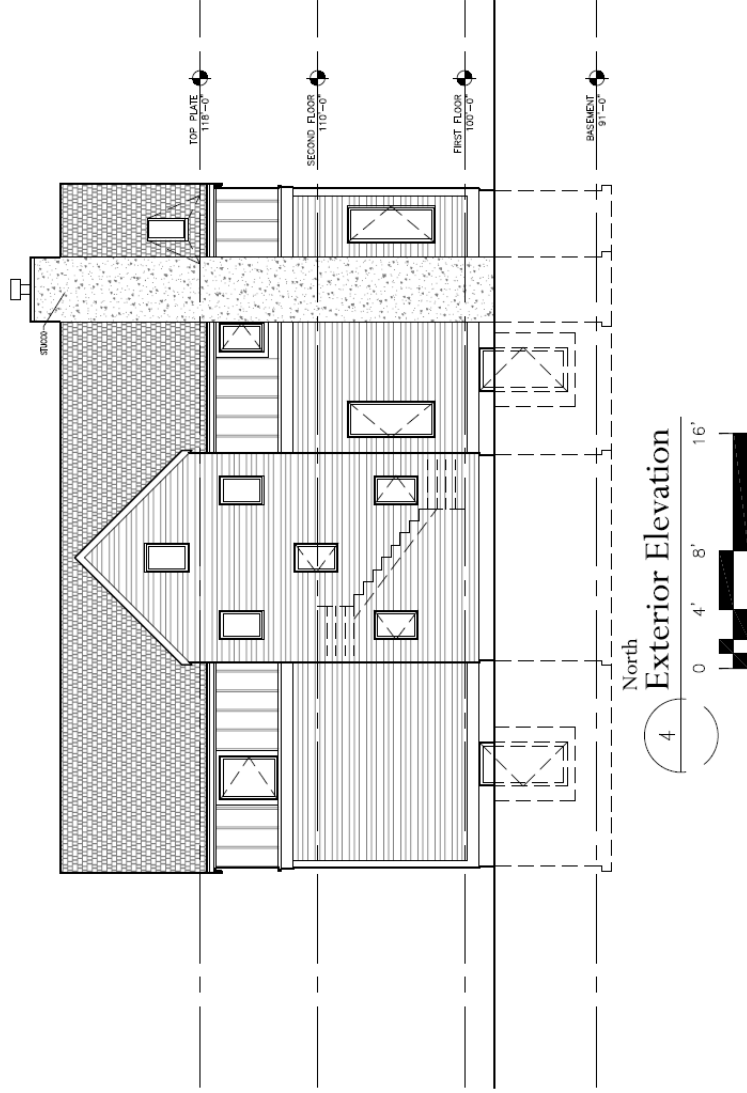
East
Exterior Elevation

Cottingham Residence
2170 Pennsylvania Street, Indianapolis

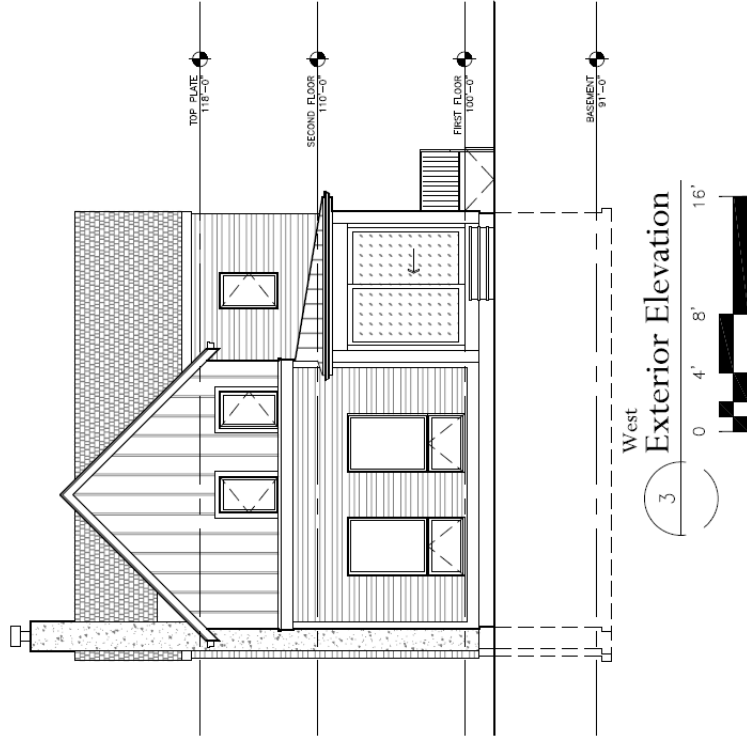
Exterior Elevations

SCALE: 1/8"=1'-0"
DATE: 05.18.10
PAGE: 1 of 1
REVISE:

SD 201



North
Exterior Elevation



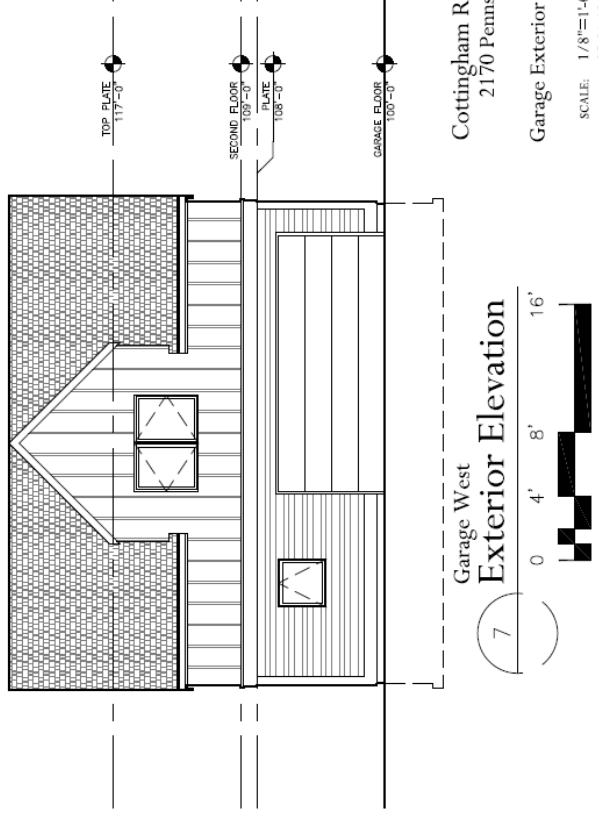
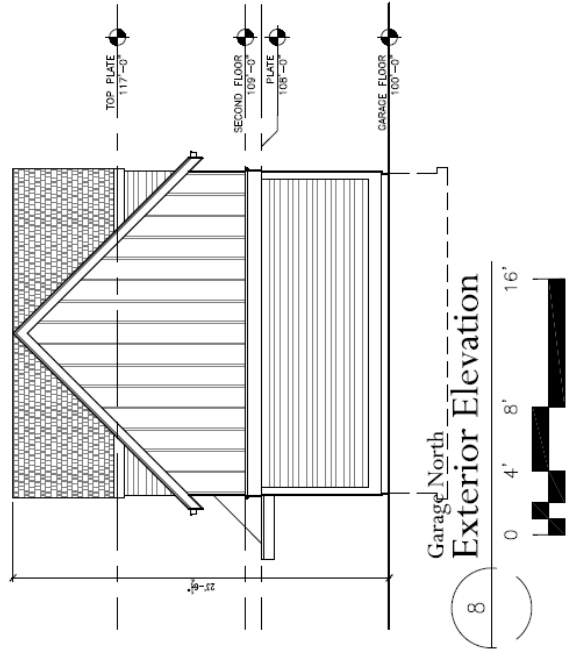
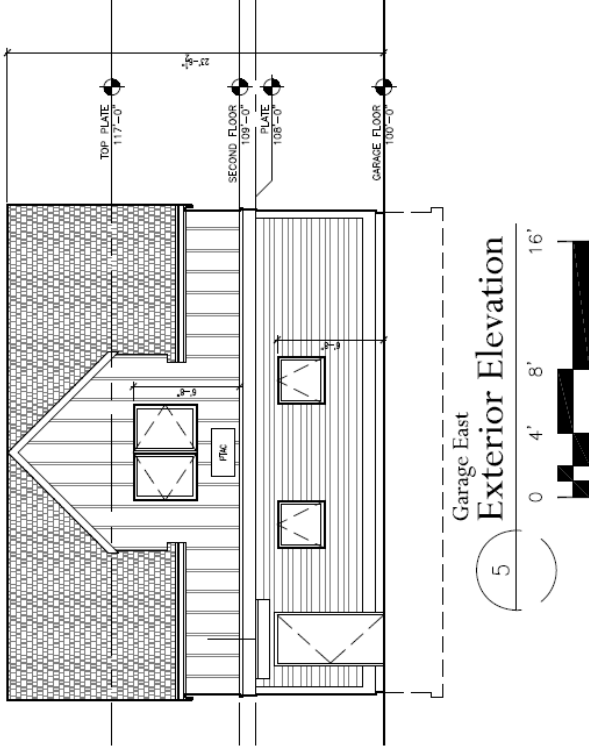
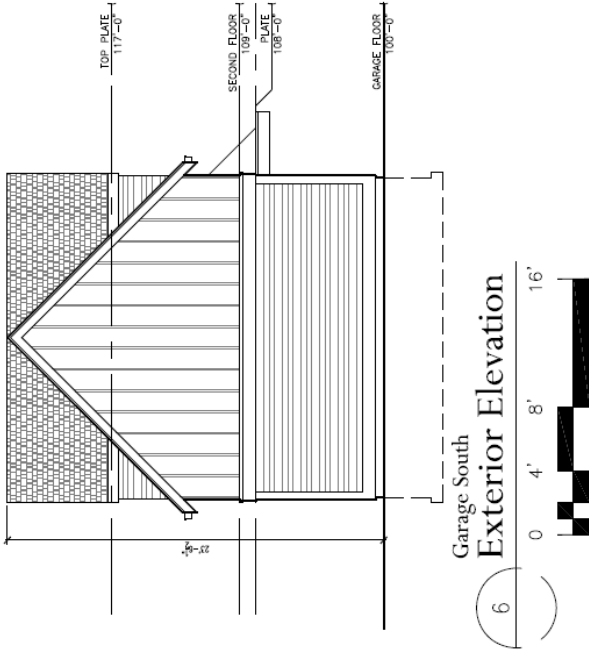
West
Exterior Elevation

Cottingham Residence
2170 Pennsylvania Street, Indianapolis

Exterior Elevations

SCALE: 1/8"=1'-0"
DATE: 05.21.10
PAGE: 1 of 1
REVISE:

SD 202



Cottingham Residence
2170 Pennsylvania Street, Indianapolis

Garage Exterior Elevations

SCALE: 1/8"=1'-0"
DATE: 05.21.10
PAGE: 1 of 1
REVISE:

SD 203



Cottingham Residence
 2170 Pennsylvania Street, Indianapolis

Streetscape Elevation

SCALE: NTS
 DATE: 04.24.10
 PAGE: 1 of 1
 REVISE:

SD 204

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Not to Scale
 Streetscape Elevation
 0 4' 8' 16'