

CASE # 2010-COA-176 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 2, 2010
69 N. Layman Avenue IRVINGTON		NEW CASE
Applicant JEFF HIGBIE mailing address: 5611 E Michigan Street Indianapolis, IN 46219		Warren Township Council District: 21 Benjamin Hunter
Owner: Same as above		
CASE		
IHPC COA: 2010-COA-176 (IRV)		<ul style="list-style-type: none"> • Demolish detached historic garage • Install two (2) sets of steps to existing parking pad
STAFF RECOMMENDATION:		Approval

STAFF COMMENTS

Background of the Property

The site is the location of a two-story apartment building with four apartments and a three car detached garage. Mr. Higbie purchased the building in September 2009. Due to the extensive repairs that would be required, he decided to request that the garage be demolished. He plans to leave the foundation as a pad for continued on-site parking.

Background of the Case – Demolition Approved in 2008

In August 2008, the IHPC unanimously voted to grant the previous owner a Certificate of Authorization to demolish the garage. He did not remove or repair the garage before selling the property to Mr. Higbie. The certificate of authorization has since expired. In January 2010, Mr. Higbie received a Notice of Violation from the Marion County Health Department, citing the poor condition of the roof, soffits, rafters, exterior siding, windows and doors.

Condition of the Garage

The structure is an architecturally interesting historic 3-car garage. However, the building is in an extreme state of disrepair. Staff noted the following conditions in its 2008 report and they all still exist today:

1. Significant roof failure including partial structural collapse, water damage, rot and termite damage
2. Siding is bowing on the west and south elevations and portions are rotted
3. Foundation has caved in at least two locations causing structural failure to the wall systems above
4. Historic garage doors are splitting, contain significant rot and warping, and show some signs of fire damage to the exterior (three doors appear to be later replacements.)
5. Termite damage and rot to portions of the structural framing exists
6. Exterior structural walls are separating causing the corners to open up

Justification for Approval

Staff recommended approval of demolition in 2008 and still believes the condition of the structure warrants demolition. The garage has deterioration to enough of the structure that significant replacement of materials would be necessary in order to restore the structure into a sound and working order. Replacement of most of the siding, most of the roofing system, all of the garage doors, portions of the foundation and possibly framing of the structure would be required.

Staff continues to believe, as it did in 2008, that this request meets the criteria set out in the Irvington Historic Area Plan.

From the Irvington Historic Area Plan: *The IHPC will consider demolition if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. Factors considered may include, but are not limited to, the following:*

- a. Quality of original construction*
- b. Bowing walls*
- c. Lack of a foundation*
- d. Extensive siding repair*
- e. Termite damage*
- f. Rotted wood*
- g. Integrity of roof system*

New Steps

In order to access the remaining parking pad area, the applicant is requesting to build two (2) sets of wood steps from the rear yard down onto the existing slab. The steps would be approximately 36” wide, 36” long and 24” high to get from the rear yard down to the surface of the parking pad. The parking pad area inside the foundation wall is 28’8” wide x 16’11” deep. The existing parking pad would allow three (3) cars to be located there.

Certificate of Authorization

The State statute states: “... *the commission shall issue a certificate of authorization... [if it] finds an application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial.*”

Staff believes the commission should reaffirm its 2008 decision, allowing Mr. Higbie to carry out the demolition it approved in 2008.

STAFF RECOMMENDED MOTION

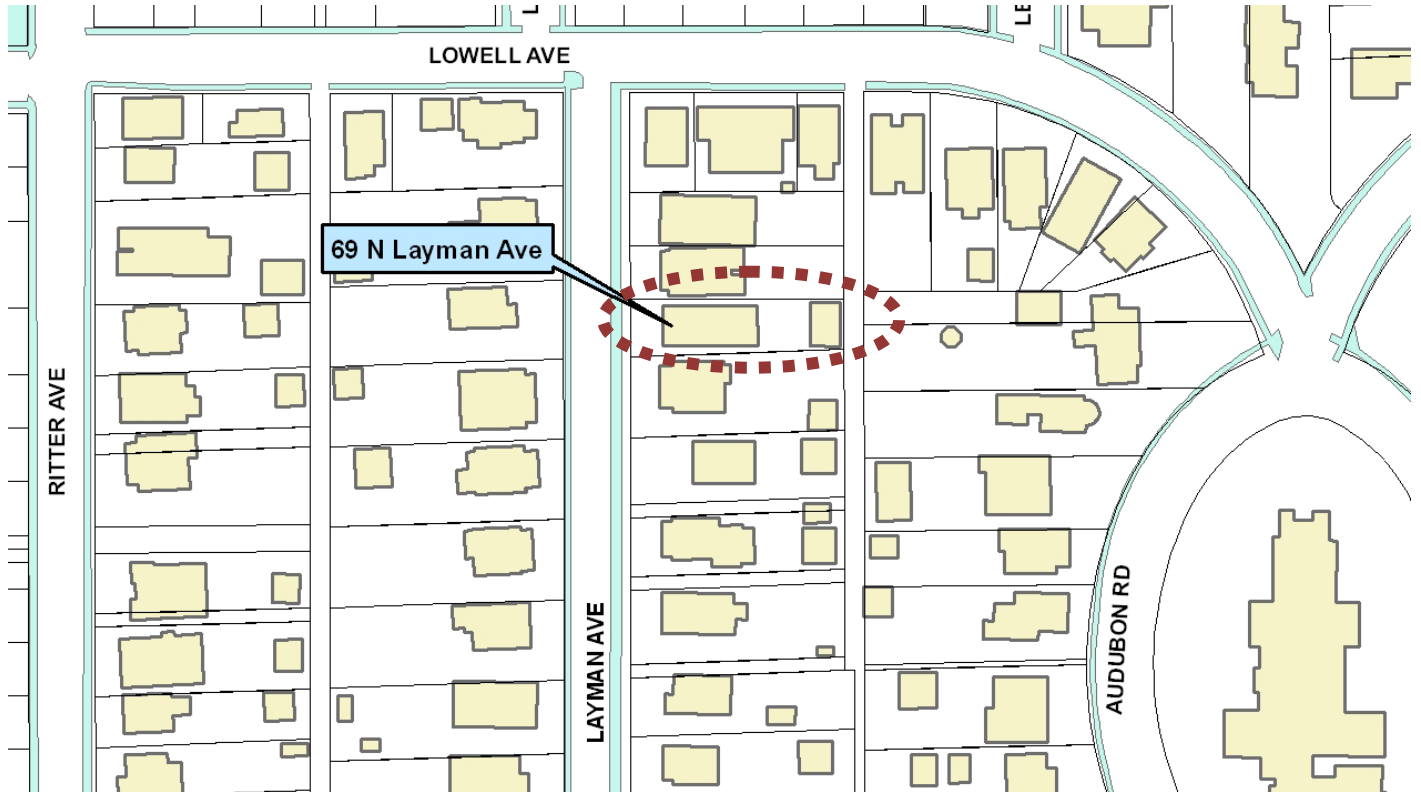
CASE #2010-COA-176 (IRV):

To approve a Certificate of Authorization to demolish the detached historic garage and install two (2) sets of steps to existing parking pad; per submitted documentation and subject to the following stipulations:

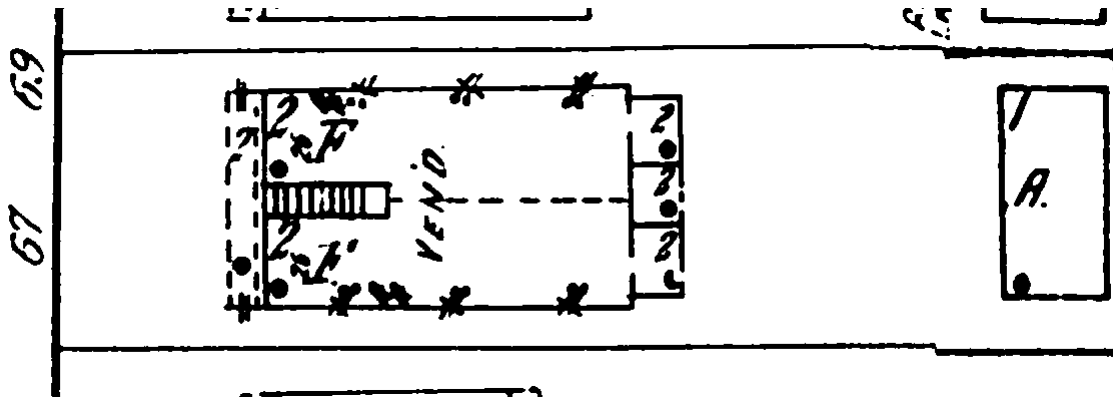
- 1. All debris shall be removed from site within seven (7) days of substantial completion.**
- 2. The final design and location of the steps to the parking pad shall be approved by IHPC staff prior to installation. *Approved: _____ Date: _____***

NOTE: Permits are required for this work. Please contact the Permits Division at 1200 Madison Ave, (317) 327-8700, to acquire all applicable permits prior to starting any project.

Staff Reviewer: Ann Steadham



Map of subject property



1915 Sanborn map showing the garage



Photo of front of primary building



Aerial photo looking at garage and back of building



Photo of garage taken from the alley



West elevation of garage facing back of building (wall is currently bowed out)



Bottom of one of the three garage doors

FOUNDATION CONDITIONS





Roof conditions



Bowing walls