

COA # 2010-COA-192 (CAMA)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 1, 2010
612 East 9th Street CHATHAM-ARCH MASSACHUSETTS AVENUE		Continued from: <i>July 7, 2010 August 4, 2010</i>
Applicant PATRICIA BIDDINGER mailing address: 612 East 9 th Street Indianapolis, IN 46202	Owner: Same as above	Center Twp. Council District 9 Jackie Nytes
CASE		
IHPC COA: 2010-COA-192 (CAMA) Retain siding as installed on garage not in compliance with previously issued COA.		
STAFF RECOMMENDATION: Approval of staff recommended compromise, or Denial		

STAFF COMMENTS

Update from the August 4, 2010 Hearing

During the last hearing, the applicant requested a continuance to the September 1, 2010 hearing given that her case was at the end of the agenda and she could not stay to the end of the hearing. The content of this report has not changed since last month. Staff's recommendation remains the same.

Background of the Property

The two-story brick primary structure was built in 1992 in the Chatham-Arch Historic District. The rear detached garage was constructed in 1996. Portions of the main house and the entire rear garage were originally sided with pressed hardboard siding. The siding has suffered some deterioration as a result of water infiltration.

Background of the Case

The property owner applied to replace all of the deteriorating pressed hardboard siding with new fiber cement siding with a matching dimension, lap and surface texture. A staff level Certificate of Appropriateness (#2009-COA-464) was issued stipulating that all new siding have a smooth surface and the new siding must match the existing siding in dimension and surface texture. Rough-sawn finishes were called out as not permitted. After the contractor began work on the project, staff received an inquiry about the siding that was being installed on the garage. Upon investigation, staff found that the siding installed had an embossed rough-sawn pattern and was not the same as the siding that had previously existed on the buildings. The property owner immediately had the contractor switch to a smooth faced fiber cement siding material to complete the work that had not yet occurred on the upper gable ends of the main house.

The applicant was informed that the siding installed on the detached garage is not considered "appropriate." The applicant applied to retain the siding as-is. Staff recommended the applicant either plane down (sand) the surface of the fiber cement siding or replace the siding with new material with a smooth surface texture.

Problem with the Siding

The siding that was approved on the upper floor of the house and the detached garage was a fiber cement siding with a smooth, ungrained surface texture. The Chatham-Arch Massachusetts Avenue Plan specifically recommends "new architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within the district". The siding installed on the detached garage is Hardie-Plank with an embossed wood grain surface texture. This heavy graining effect is not consistent with the visual quality of smooth sanded siding traditionally found in the historic area. The commission has consistently rejected this siding since it developed its "hardboard siding" policy in the mid 1980s. The use of the embossed siding is very visible on the detached garage from the alleys. Its use will have a substantial visual effect on the building.

Proposed Solution - Certificate of Authorization vs. Appropriateness

Staff recently proposed to the applicant to apply a product called Porter-Flex Elastomeric Patching Compound over the existing textured siding. This is a product that was approved by the Commission in November, 2002 on a similar project where embossed rough-sawn fiber cement siding was installed in non-compliance in the Saint Joseph (SJ) Historic District. A picture of the siding from the SJ project with and without the patching compound is in this staff report. Staff has viewed the completed installation of the compound material and finds the result to be visually acceptable in mitigating the effect of the siding. If the same compound is applied to this detached garage, the embossed rough-sawn texture of the siding could be visually diminished to a point that a Certificate of Authorization could be justified for insubstantial effect. The cost of applying the compound material is about \$6900 including painting. Total replacement of the siding on the detached garage is estimated to be \$9700 including painting. Sanding the surface of the fiber cement siding is an alteration that is believed to void the warranty of the product and is therefore not feasible for the property owner. Cost is a motivating factor for the applicant to request the retention of the existing embossed siding as is.

STAFF RECOMMENDED MOTION

CASE #2010-COA-192 (CAMA):

Option ‘A’ – if the applicant agrees to the compromise outlined in the staff report

To approve a Certificate of Authorization to retain siding as installed on garage not in compliance with previously issued COA #2009-COA-464 (CAMA); per submitted documentation and subject to the following stipulations:

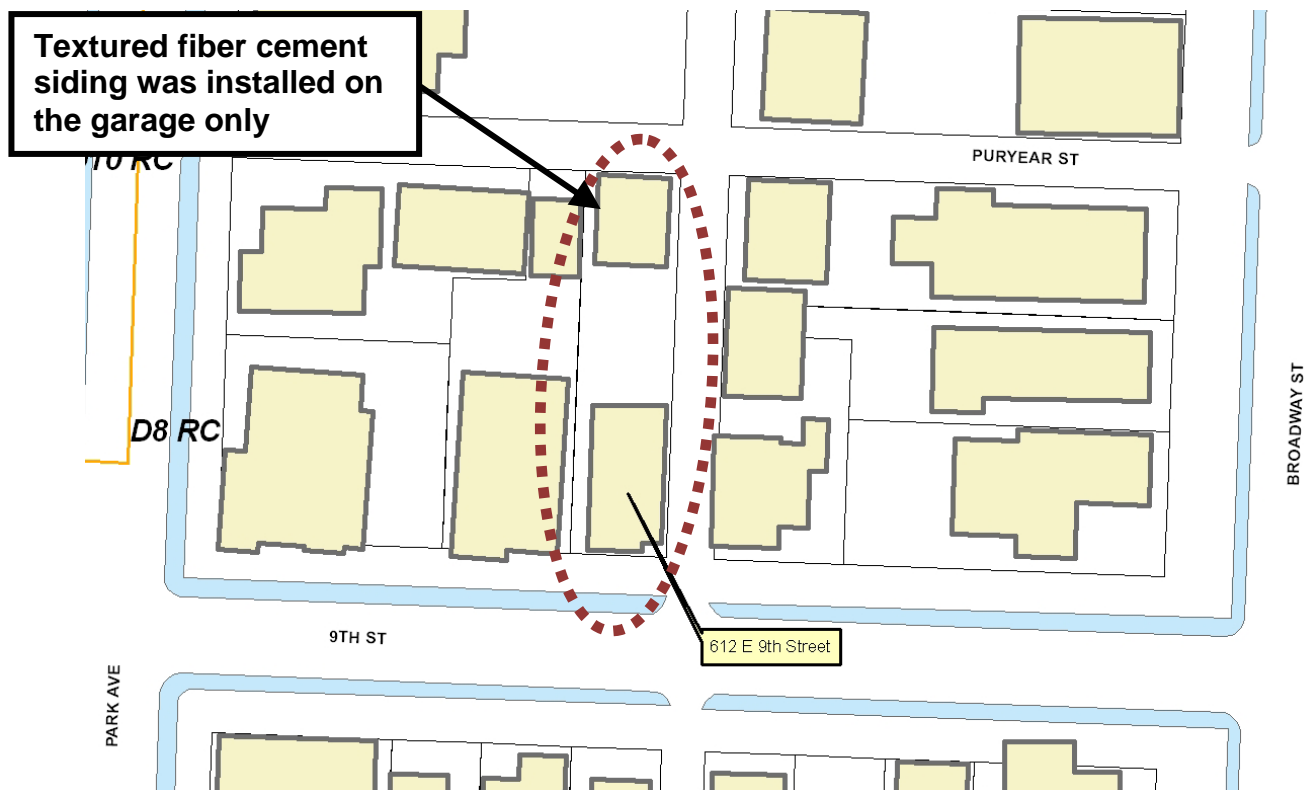
- 1. Two-coats of Porter-Flex Elastomeric Patching Compound must be applied on the surface of all existing textured siding on the garage to give the siding the appearance of a smooth surface texture.**
- 2. The patching compound shall create a smooth surface free of apparent trowel lines or marks.**

or

Option ‘B’ – if the applicant *does not* agree to the compromise outlined in the staff report

To deny a Certificate of Authorization for the retention of siding installed on garage not in compliance with previously issued COA #2009-COA-464 (CAMA).

Staff Reviewer: Ann Steadham



Map of subject property



View of front of primary structure



View of back of primary structure seen from the adjacent alley



View of detached garage seen from the intersection of the rear alleys



View looking at the northwest corner of the garage seen from the alley



Detail of rough-sawn embossed surface texture evident on the detached garage



Close up view of siding texture



View of siding with and without Elastomeric Patching Compound on similar property in St. Joseph Historic District approved in November 2002