

COA # 2010-COA- 245 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JULY 7, 2010
1711 N. DELAWARE ST. HERRON-MORTON PLACE		NEW CASE
Applicant MICHAEL & MARIE BEASON mailing address: 1711 N. Delaware Indianapolis, IN 46202 Owner: Same as above		Center Twp. Council District 15 Doris Minton-McNeill
CASE		
IHPC COA: 2010-COA-245 (HMP) Demolish historic rear addition and construct new 2 ½ -story rear addition		
STAFF RECOMMENDATION: Approval of Certificate of Authorization		
STAFF COMMENTS		

Background

This brick cottage was probably constructed between 1872 and 1883. The 2-story house was originally a 1-story cross-gable cottage similar to its neighbor just to the south. The frame second story was added sometime between 1898 and 1913. The applicant is proposing demolition of historic rear addition, likely added c. 1915, and construction of a new 2 ½ story rear addition. The property is zoned D-8, which permits such development.

Demolition of the Existing Rear Addition

The rear addition is approximately 14 ft. x 16 ft. It has a block foundation, hip roof and wood siding. There are paired, casement windows on each side. While historic, the addition offers little architectural significance or integrity to the structure and very limited visibility from the street or anywhere except the rear yards of the adjacent properties. Structurally, it appears sound, but in need of some cosmetic repair but it does not offer the functionality that the applicant desires to achieve with their proposed replacement plans.

Certificate of Authorization

The IHPC’s statute states: “*If the commission finds... any 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, the commission shall issue a certificate of authorization*” Staff believes that a Certificate of Authorization can be justified based on the insubstantial effect of the loss of this addition on the neighborhood as a whole and the applicant’s proposed replacement plans to increase the functionality of the space.

Design of the Addition

The applicant proposes a 2 ½ story rear addition for a kitchen and master bedroom/bathroom. It is approximately 17 ft. x 23 ft. in plan and 31 ½ ft. in height (1 ft. shorter than the peak of the existing gable) with a gable roof pitched to match the existing. The width of this addition will align with the width of the existing 2nd story which extends about 1 foot beyond the first floor plan on each side (north and south), and it will be setback approximately 3 ft. off the north property line and 10 ft. off the south.

The design incorporates a block foundation, wood siding with a reveal to match the existing, double-hung windows and trim to match the existing on the house and a half lite door with transom on the first floor of the east elevation.

Staff has worked with the applicants through several major revisions of their plans to improve the roof line, window dimensions and configurations and trim details on the addition. The existing 2nd story which extends beyond the footprint of the 1st floor created a unique situation for offsetting and ensuring the addition is differentiated from the original structure, but staff finds the proposed solution appropriate.

Herron-Morton Place Preservation Plan

The Plan recommends:

- *Additions should be located away from the front façade and at the rear.*
- *The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.*
- *Additions and accessory buildings should be discernible as a product of their own time.*
- *Do not obscure significant architectural detailing with new additions.*
- *Avoid altering the roof line of an historic building in a manner which affects its character.*
- *Avoid additions which look as though they were a part of the original house. Additions should be differentiated from the original building.*
- *Avoid imitating historic styles and details although they may be adapted and reflected.*

STAFF RECOMMENDED MOTION

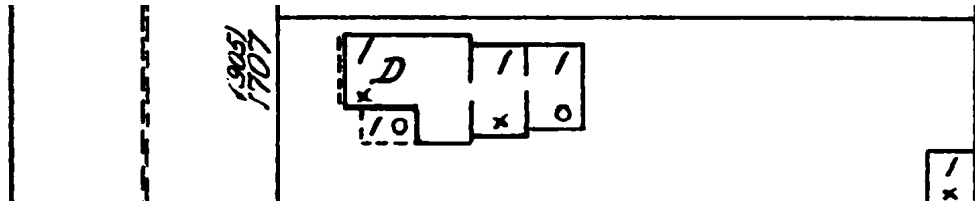
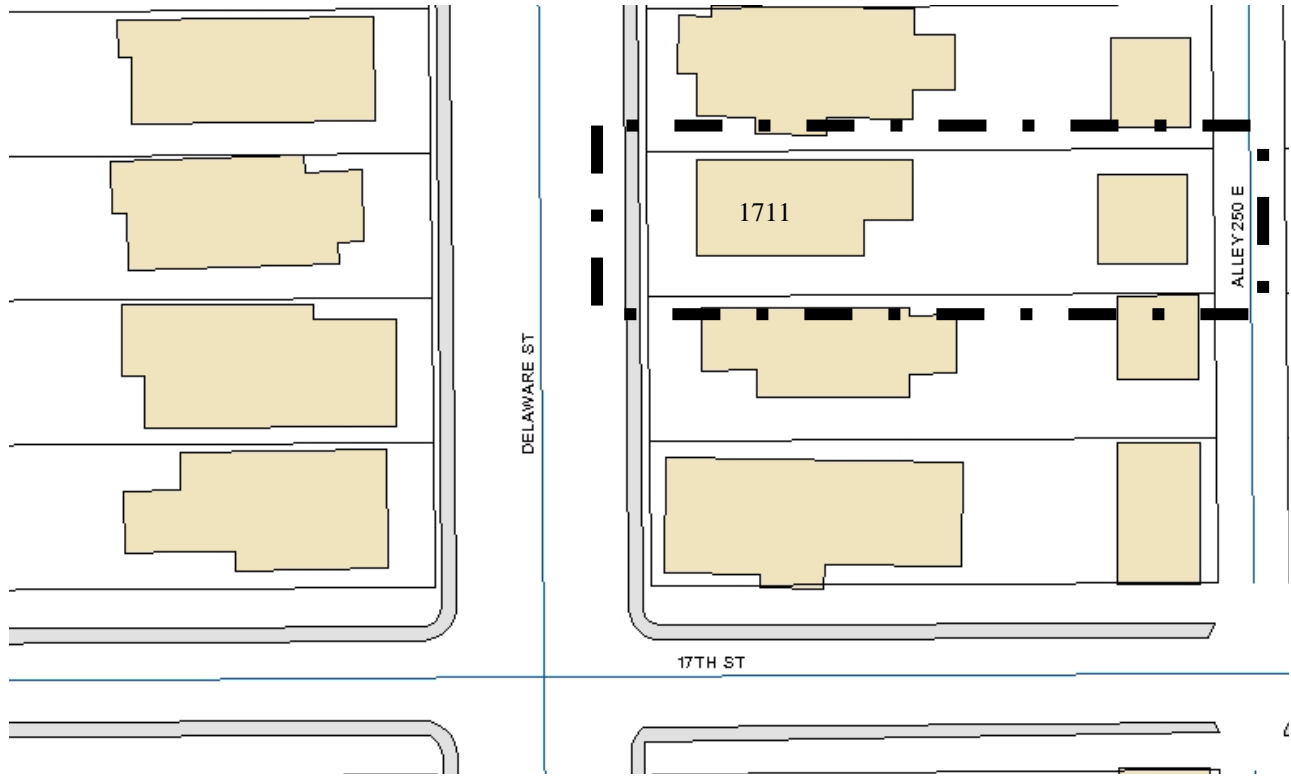
2010-COA-245 (HMP):

To approve a Certificate of Authorization to demolish the historic rear addition and to construct a new rear addition per submitted documentation and subject to the following stipulations:

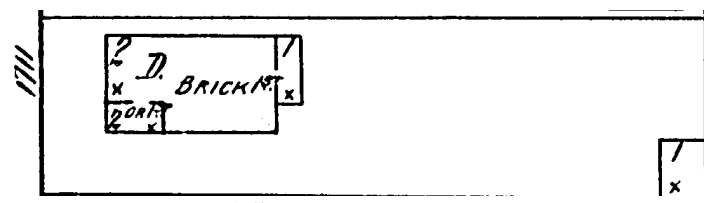
- 1. Construction must not commence prior to approval by the IHPC staff of final site plan and construction drawings of the addition. *Approved: _____ Date: _____***
- 2. A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to 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 and must have a smooth texture free of major imperfections. No rough-sawn finishes are permitted.**
- 5. 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.**
- 6. Any changes to the approved scope or design shall be approved by IHPC prior to starting work.**

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

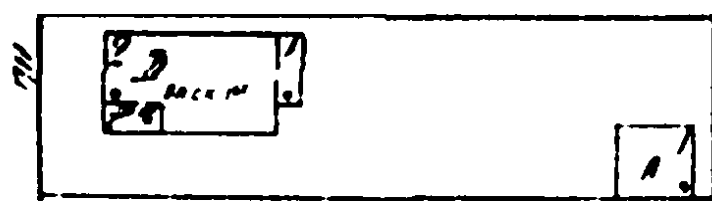
Staff Reviewer: Amy L. Bear



1898 Sanborn Map



1914 Sanborn Map



1956 Sanborn Map



Looking West



1711 N Delaware - Front/West Elevation



Rear/East Elevation



View of rear addition requested to demolish



North side elevation from street / rear addition visible

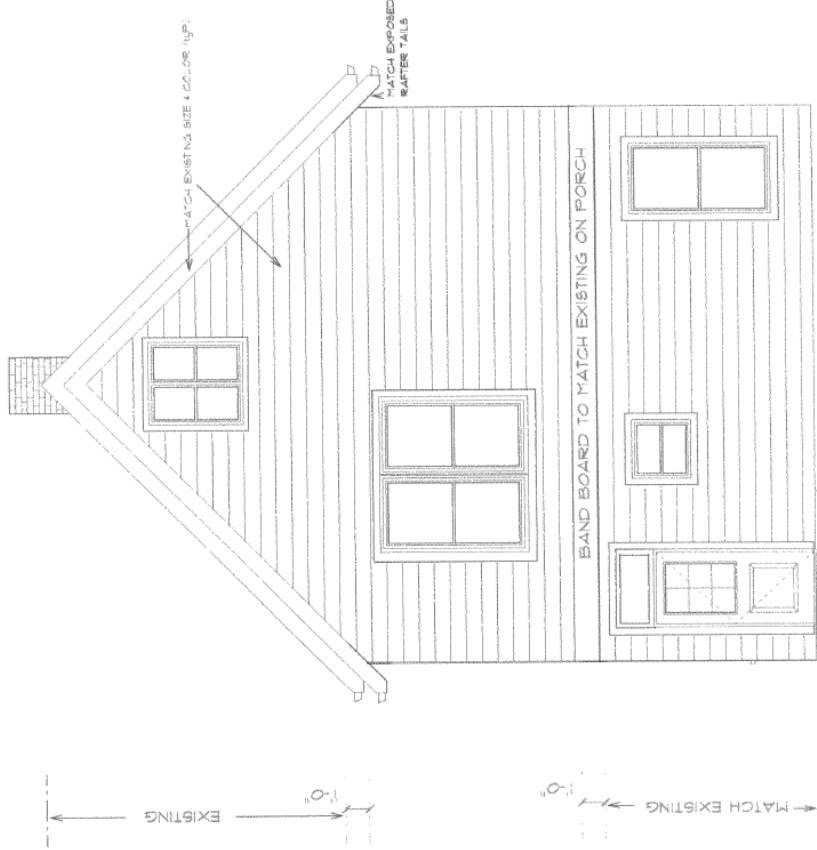
Rowe & Campbell Homes
 8735 Carr's Park Dr. Indianapolis, IN 46256
 Tel: 317 586 4177 Fax: 317 586 4300

REVISIONS
Δ 5-25-10

Beason Addition
 1711 N Delaware St.
 Indianapolis IN

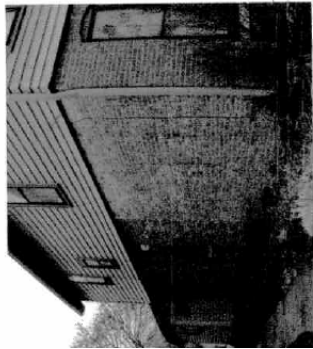
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HISTORICAL ADDITION & RENOVATION



REAR ELEVATION





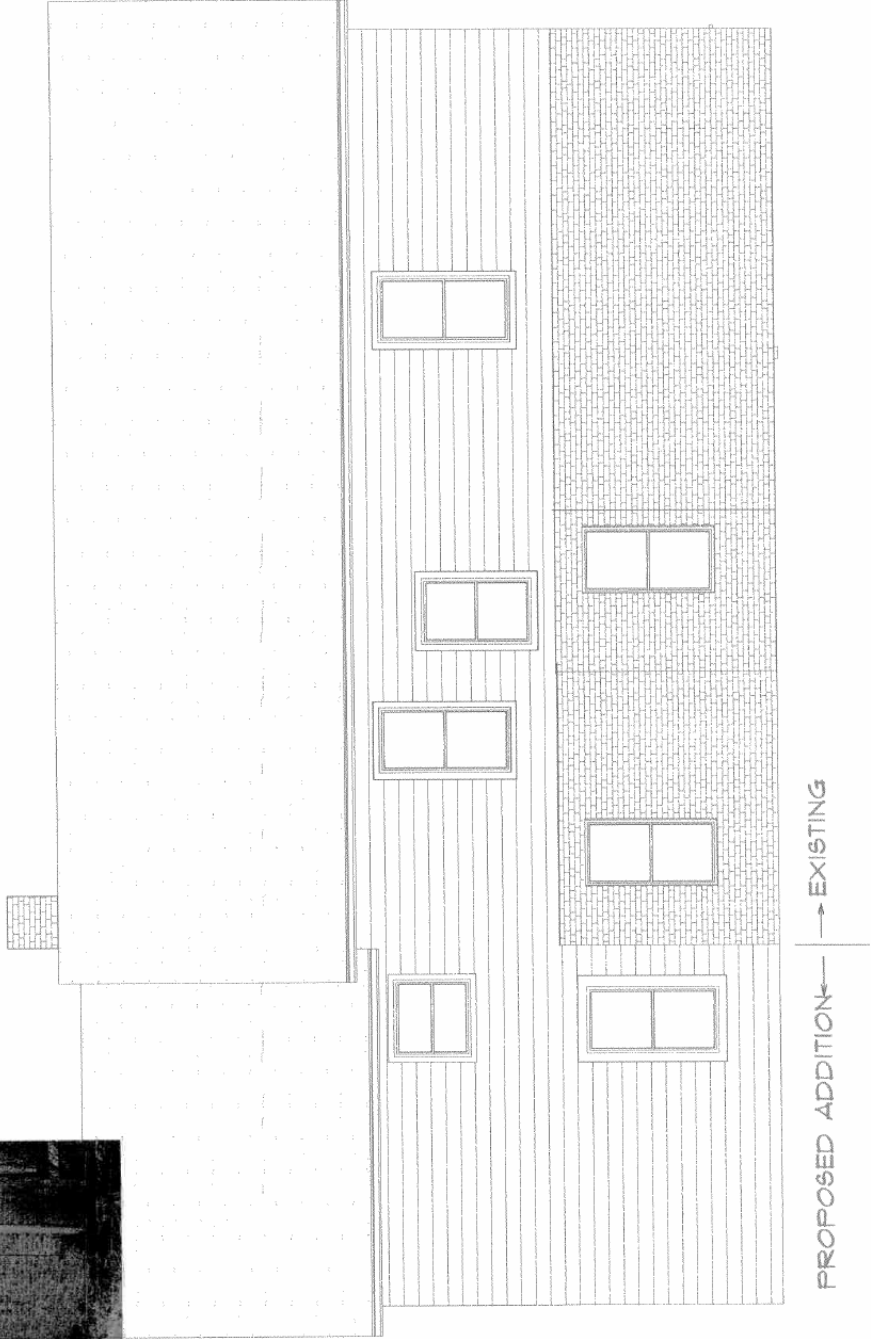
HISTORICAL ADDITION & RENOVATION

Rows & Campbell Homes
6150 Castle Park Dr. Indianapolis, IN 46256
Tel: 317 956 6377 Fax: 317 956 6180

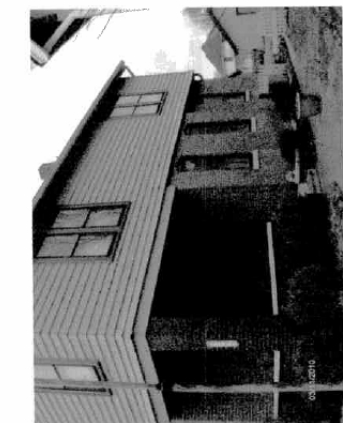
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Indianapolis IN

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LEFT ELEVATION



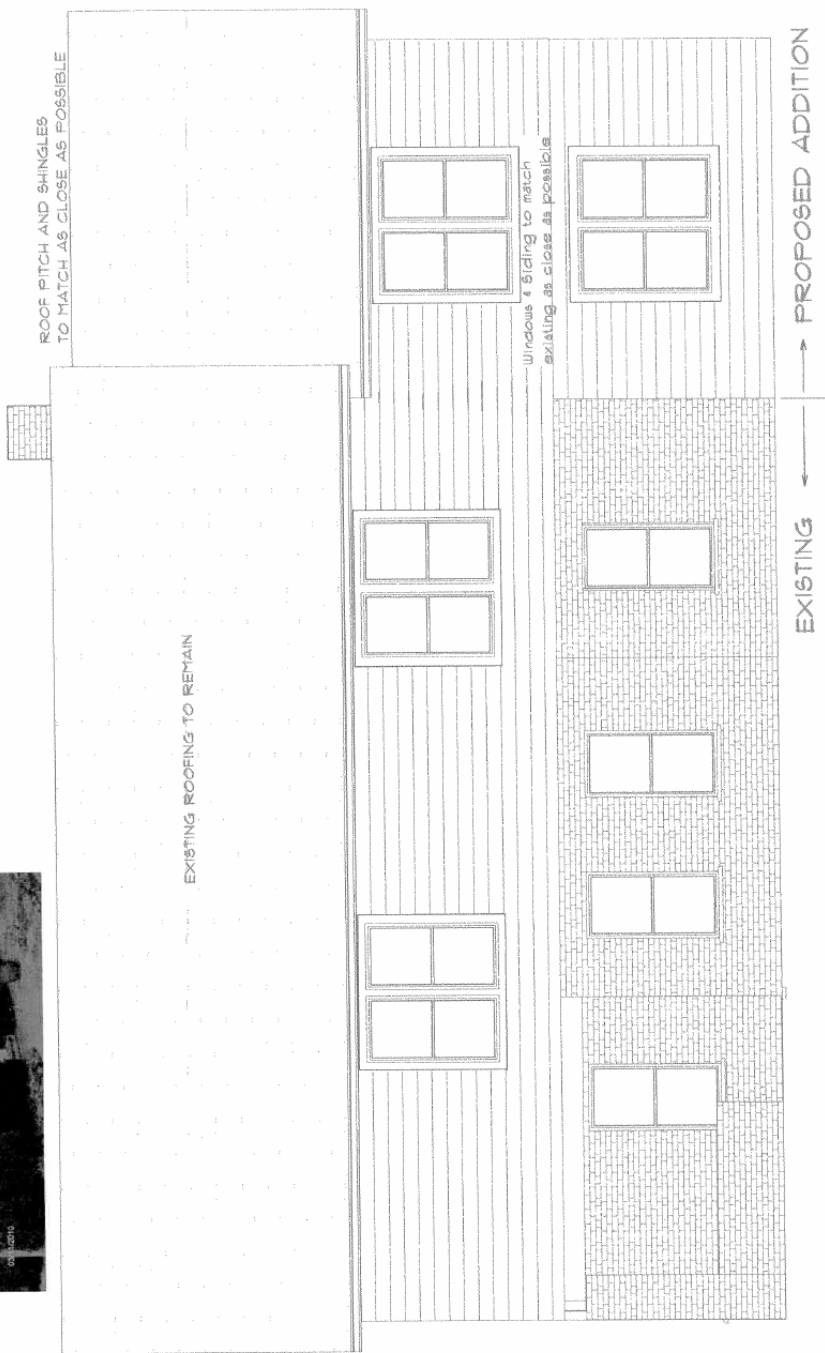
HISTORICAL ADDITION & RENOVATION

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REVISIONS
6-25-10

Beason Addition
 1711 N Delaware St.
 Indianapolis IN

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RIGHT ELEVATION

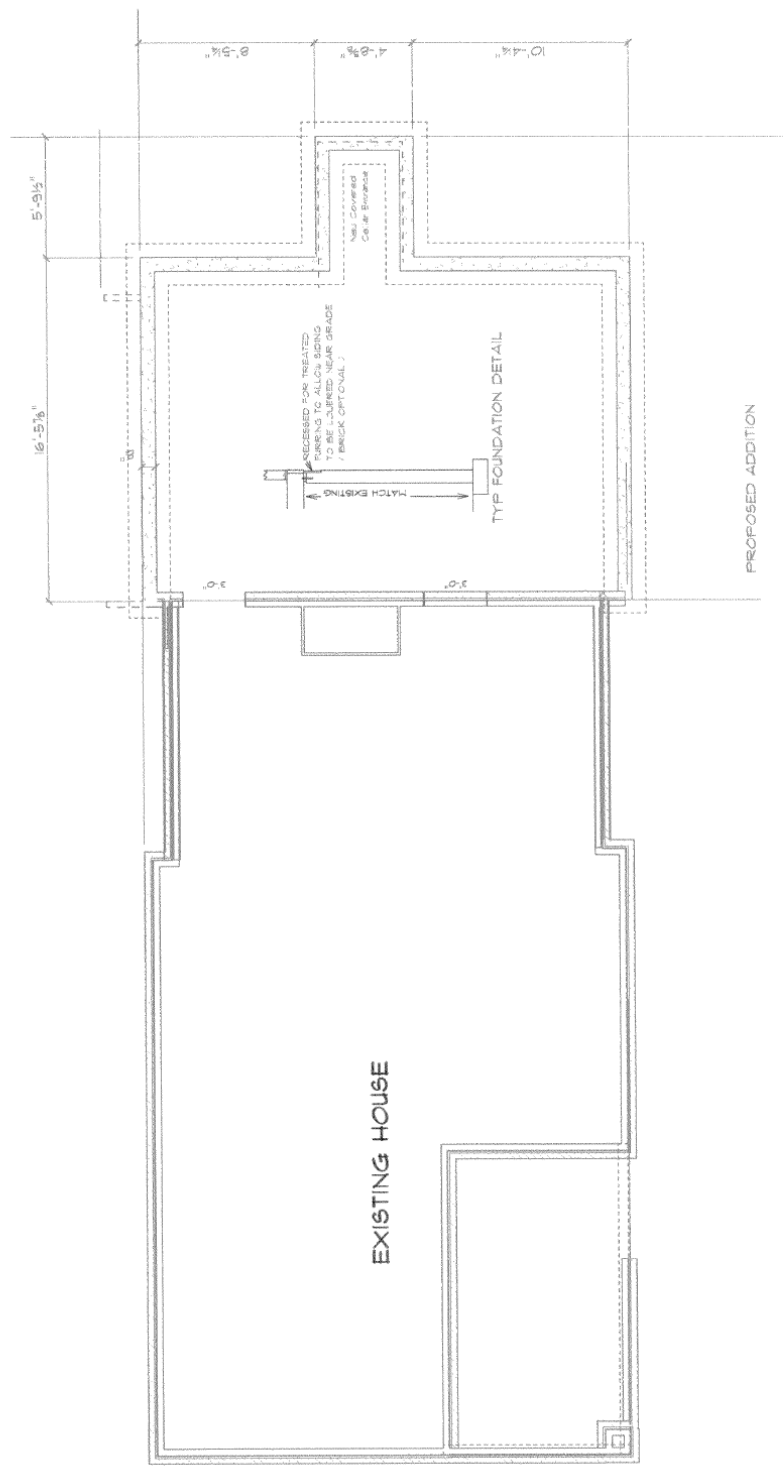
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HISTORICAL ADDITION & RENOVATION



PROPOSED BASEMENT FOUNDATION

