

COA # 2010-COA-401(SJ) 2010-ZON-058	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date OCT 6, 2010
1030 N CENTRAL AVE SAINT JOSEPH		NEW CASE
Applicant JASON COMER AND KARA HIESER mailing address: 2463 N Park Ave. Indianapolis, IN 46205		Center Township Council District: 9 Jackie Nytes
Owner: Same as above		
COMBINED CASES		
IHPC COA: 2010-COA-401 (SJ): <ul style="list-style-type: none"> • Replace all windows in 2-story addition • Remove one-story rear addition • Paint • Repair and infill stucco • Install new window at front elevation (gable area) • Replace entry doors with new doors • Repair glass block windows • Remove stucco from chimney and tuckpoint • Reconstruct gabled roof and alter pitch to line up with height of two-story rear portion of building • Install new trim where necessary • Install wood privacy fence around rear yard • Modify parking area at rear of site and resurface parking area • Rezone 		
Rezone: 2010-ZON-058	<ul style="list-style-type: none"> • Rezone property from C-4 to CBD-2 (Recommended) 	
STAFF RECOMMENDATION: Approval with stipulations		

STAFF COMMENTS

Background of the Property

The building was built c. 1946 for the Unity Primitive Baptist Church and is now listed as non-contributing in the St. Joseph Plan. It was built as a concrete block structure. Staff is uncertain when the building was coated in stucco, but knows it has been altered (two textures exist on the building). A fire started in basement last year and some fire damage on the interior still remains. The roof structure was compromised as well as most of the windows in the building. Most of the windows are missing except four mismatched steel windows on the south side of the two-story portion of the building. The main sanctuary of the building contains glass block with wood windows in the center. The Art Moderne entry, believed to be either original or a very early addition, contains a non-historic door and altered opening size. The rear of the building has an extremely deteriorated concrete block addition that was used for parking, which the applicant proposes to demolish. The site is currently zoned C-4, but the applicant's propose to rezone to CBD-2 to allow their personal office and residence.

Restoration Work

- Replace all windows in 2-story addition
- Paint/Patch stucco
- Remove stucco from chimney and tuckpoint
- Install new window at front elevation (gable area where a fan is currently installed)
- Replace entry doors with new doors (wood)
- Tuckpoint glass block, repair wood window inserts and install new glass panes in wood inserts
- Reconstruct gabled roof and alter pitch to line up with height of two-story addition
- Install new trim where necessary

For convenience, the applicant's have included all of the work they wish to perform in one application. All of the above work could be reviewed by staff, with the exception of the roof pitch alteration and addition of one window in the front gable. Staff has stipulated that all of the final materials are to be reviewed and approved at a preconstruction meeting. The applicant's plan to use aluminum awning-style windows in the two-story portion with simulated divided lites with a dark bronze or black finish. The doors will be wood. All trim will be installed to match the existing at the new roofline. The proposed paint color for the new stucco is to be mocha brown.

The proposed roofline change seems reasonable to staff. The fire that occurred in 2009 damaged the roof structure, and while fixing it, the applicant would like to line the pitch up with the two-story rear addition. This will create enough head height for the applicant to have attic storage space while making only a minor visual change to the roof shape. The alteration will add approximately one foot to the overall height, and will change from a 5/12 to a 5 1/2 /12 pitch. The new front-facing gable window is to be inserted into the existing opening where a fan currently exists. A window or vent may have been in this opening, but staff is not aware of any historic photos of the building to prove this theory. However, a window seems perfectly appropriate at this location.

Demolition

The applicant's are requesting to remove a one-story concrete block rear addition. The addition is over 50 years old, however, it is in poor condition. There is no roof, and the walls are cracked and separating. Staff has no concerns with removing this addition due to its condition and since it is an insignificant addition to an already non-contributing structure.

Site Development

The applicant's plan to fence in a portion of the rear yard behind the building and add parking on a newly paved asphalt parking area at the rear. The new fence will be a wood privacy fence. No changes to the alley or alley access are proposed. Staff has recommended to the applicant to get a letter of agreement from the owner of Doggy Boardwalk, the business to the west of the property, allowing cars to access their property in case they accidentally cross over onto their portion of the vacated alley at the rear of the site. The applicant's have 7 1/2 feet of the former 15 foot alley to turn from 11th Street into the proposed site, however, in case a car accidentally crosses over the site, an access agreement would resolve that situation. The applicant's have already spoken to the owner of Doggy Boardwalk and is working on this agreement. Staff has stipulated that this document be provided.

Rezoning of the Property

The site is zoned C-4. C-4 does not allow the applicant's to live in the property, therefore, they are asking to rezone to CBD-2 which is the recommended zoning and allows for mixed use. Upon removal of the one-story rear addition, they will be required to have 5 on-site parking spaces as per the CBD-2 development standards. The concrete pad left after removal of the addition will allow for two spaces and the other three will be provided at the rear of the site. The applicant's are working to secure a parking agreement for extra parking at the Connor and Company site which is directly across the street from this site on Central Avenue.

St Joseph Historic Area Plan

The plan recommends the proposed site be zoned CBD-2. The plan also states that the building is non-contributing.

STAFF RECOMMENDED MOTION

COA #2010-COA-401 (SJ):

To approve a Certificate of Appropriateness to do the following:

- Replace all windows in 2-story addition
- Remove one-story rear addition
- Paint stucco and wood trim
- Repair and infill stucco as necessary
- Install new window at front elevation (gable area)
- Replace entry doors with new doors
- Repair glass block windows
- Remove stucco from chimney and tuckpoint
- Reconstruct gabled roof and alter pitch to line up with height of two-story addition

- Install new trim where necessary
- Install wood privacy fence around rear yard
- Modify parking area at rear of site and resurface parking area
- Rezone

as per submitted documentation and subject to the following stipulations:

1. Final construction drawings and site plan are to be approved by IHPC staff prior to issuance of permits. Approved _____ Date _____
2. A preconstruction meeting is to be held with IHPC staff, the applicant and the person responsible for construction prior to issuance of permits. Approved _____ Date _____
3. Windows are to be metal with a black or bronze finish. Final window selection is to be approved by IHPC staff prior to installation. Approved _____ Date _____
4. A document showing the applicant has an access agreement with the owner of the adjacent property owner to the west of the property (Doggy Boardwalk) is to be submitted. Received _____ Date _____
5. Fence shall be a wood privacy fence and shall not exceed 6 feet in height.
6. All door selections are to be approved by IHPC staff prior to installation. Approved _____ Date _____
7. Final paint colors are to be approved by IHPC staff.
8. All stucco repairs and stucco infill is to be done to match the existing stucco as closely as possible. A test patch is to be prepared for final approval by IHPC staff. Approved _____ Date _____
9. All new glass in wood window inserts is to be clear. All wood must be repaired to match the existing.
10. All parking areas are to be striped and are to be shown on the final site plan.
11. All tuckpointing is to be done using mortar to match the existing in color, type, and texture.
12. No sandblasting or other abrasive cleaning methods is permitted.
13. Any deviation from the above scope of work is to be approved by IHPC staff prior to starting work.

NOTE: Stipulations 1 and 2 must be completed prior to the issuance of any building permits.

REZONING PETITION #2010-ZON-058:

To recommend approval to the Metropolitan Development Commission to rezone the subject property from C-4 to CBD-2.

Staff Reviewer: Meg Purnsley



030 CENTRAL AVE.
INDIANAPOLIS, IN
46202

NA

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

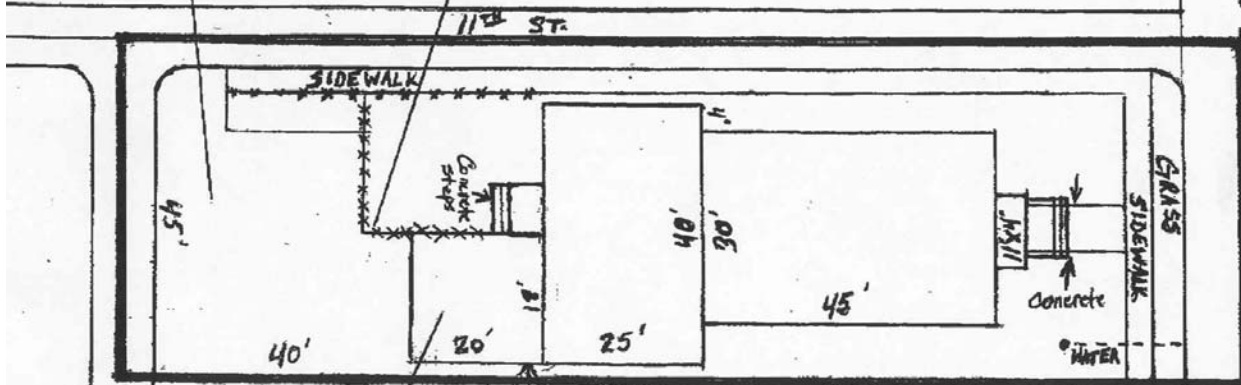
SEP 27 2010

RECEIVED

CENTRAL AVE.

This area is currently gravel parking.
We propose to change to blacktop parking.

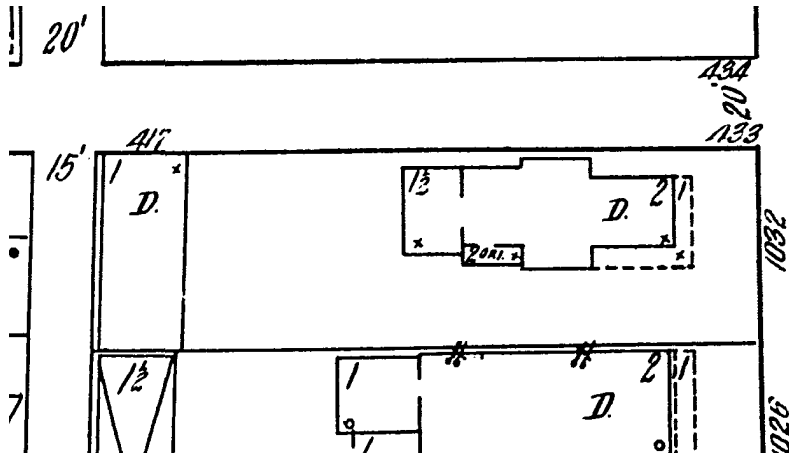
Proposed 6' Flat top privacy fence.



Concrete slab for parking. (Existing)

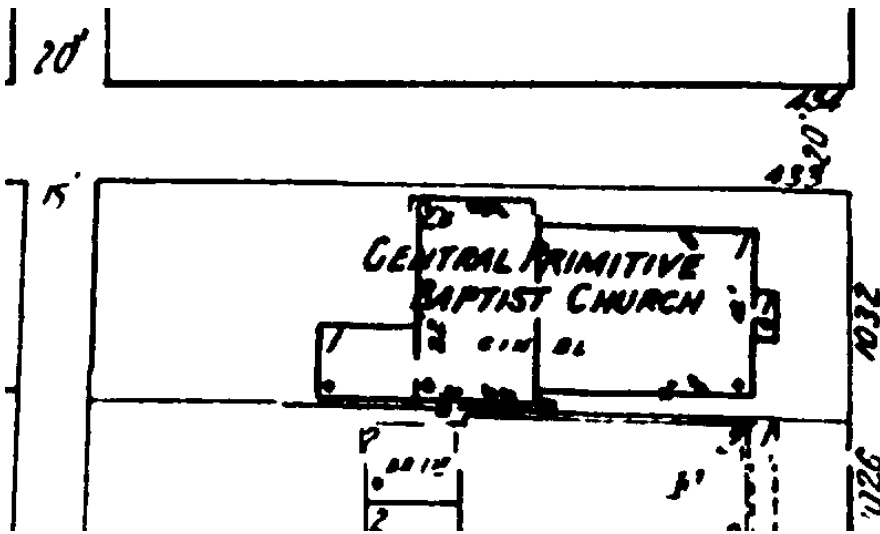
Proposed demolition of 18x20 addition.

SCALE: 1" = 20'



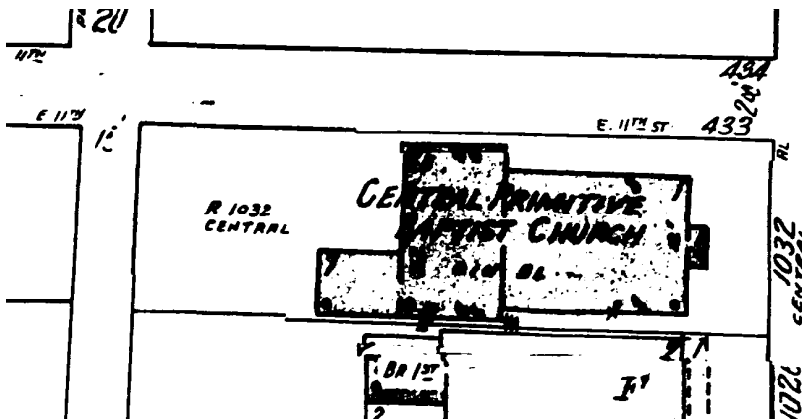
Above: 1915 Sanborn Map

CENTRAL



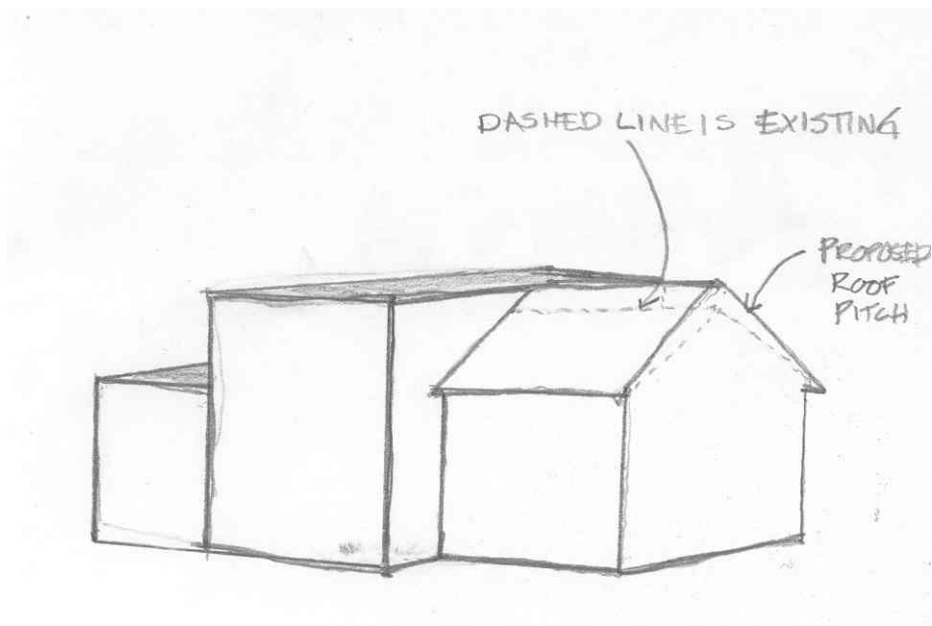
Above: 1940's Sanborn Map

CENTRAL

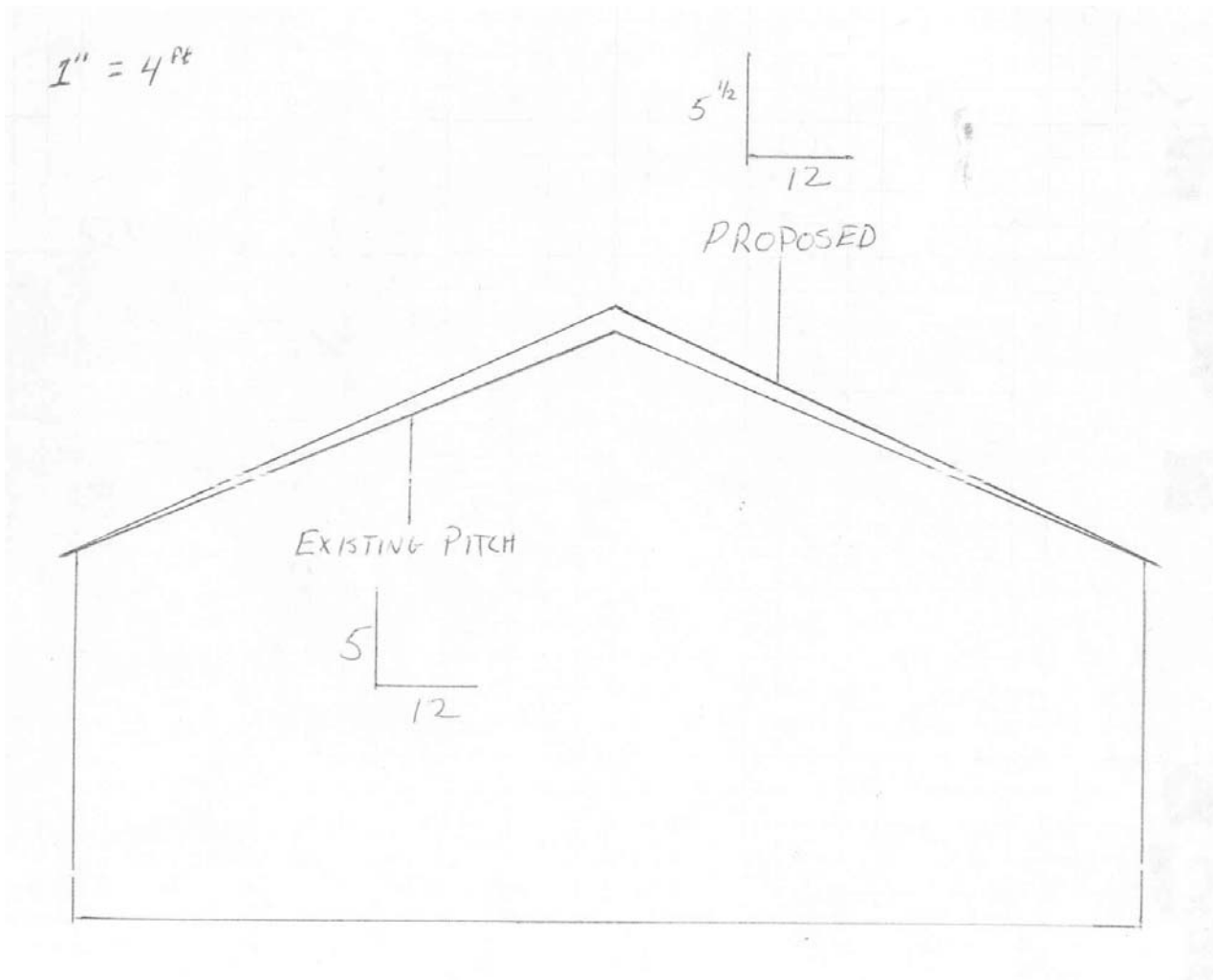


Above: 1956 Sanborn Map

CENTRAL



Above: IHPC Staff drawing of proposed roof pitch alteration in perspective
Below: Applicant drawing of proposed roof change





Above: South side of building
Below: Rear of building



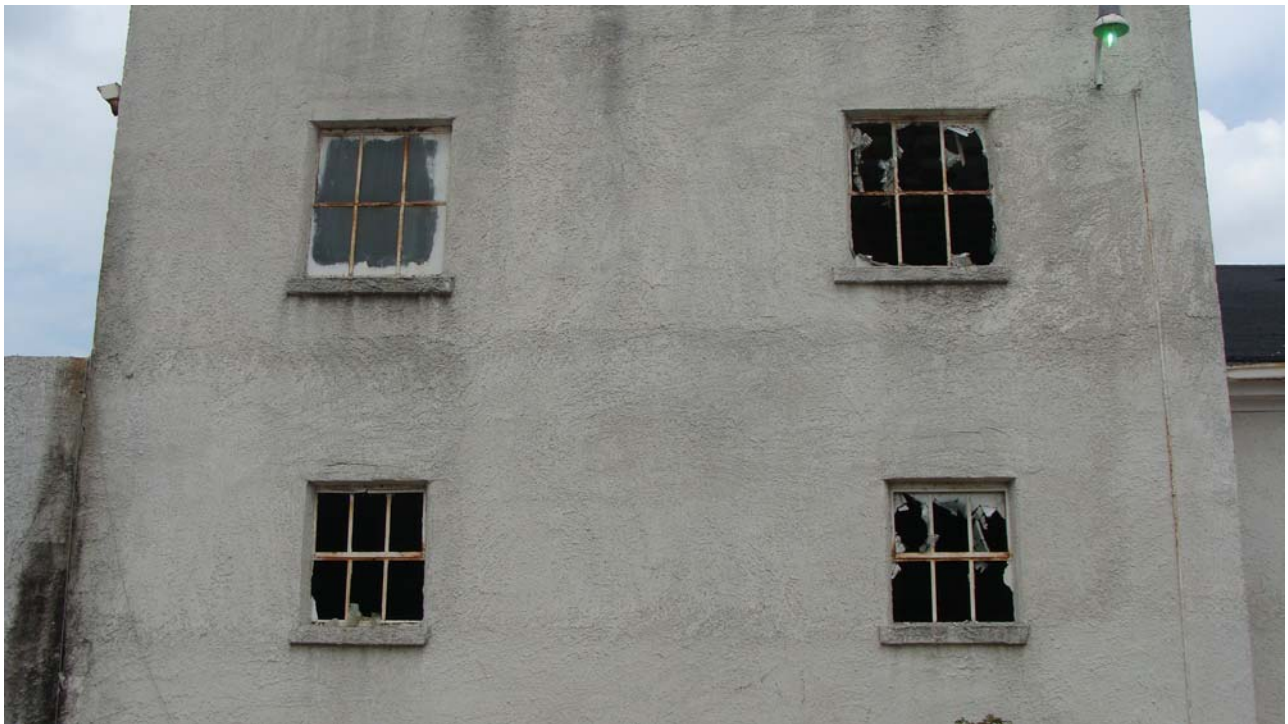


Above: Front entrance of building
Below: View of addition to be demolished taken from the second floor inside the building





Above: Rear addition to be demolished
Below: Mismatched steel windows on south side of building





**View of south side of building and front elevation (at right of photo)
Below: View of North side of building**

