

Case # 2011-COA-027 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MARCH 2, 2011
1428 N. Alabama Street OLD NORTHSIDE		NEW CASE
Applicant BRIAN RULE & NICOLE DROKER mailing address: 1428 N. Alabama Street Indianapolis, IN 46202		Center Township Council District: 9 Jackie Nytes
Owner: Same as above		
EXPEDITED CASE		
IHPC COA: 2011-COA-027 (ONS) Construct a rear addition		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This Postmodern two-story house was built in 1991 on a double lot in the Old Northside. The house has wood clapboards, casement windows with transoms, and covered porches facing east toward the front, south toward the side, and west toward the back of the property. Two detached two-car garages sit at the rear of the lot facing Hudson Street (a backstreet).

New Rear Addition

The applicant is requesting to construct a 120 square foot addition on the back of the house within the confines of the rear covered porch. The new addition is within the footprint of the existing house above and encloses a portion of the rear covered deck. The addition is not visible from Alabama Street or the backstreet. The two accessory structures and a tall privacy fence along the backstreet prevent any potential visibility of the back of the house.

The new walls would align with the existing exterior walls above and would retain three of the four rear porch columns. The southern wall of the new addition would be approximately 8-inches away from the nearest column to retain the existing column configuration as much as possible. The rear door would be reused on the south side of the addition. Two new sets of windows would be installed to match the material, sizes, and operation of existing windows on the house. No changes are proposed for the existing wrapped rear step configuration.

Old Northside Preservation Plan

The Old Northside Preservation Plan recommends new additions to be traditionally located at the rear of the property, be scaled to not overpower the primary structure, and not drastically modify the outline of the existing building. Materials and details should be compatible with the existing primary building's elements.

Staff supports the request for the following reasons:

- The addition sits within the footprint of the body of the house making its impact on the structure minimal.
- The proposed addition is in compliance with all of the guidelines found in the Plan.
- The addition maintains the relationship of the existing covered porch to the back of the house.
- Materials, openings, and details on the new addition match the existing elements found on the rest of the house.

STAFF RECOMMENDED MOTION

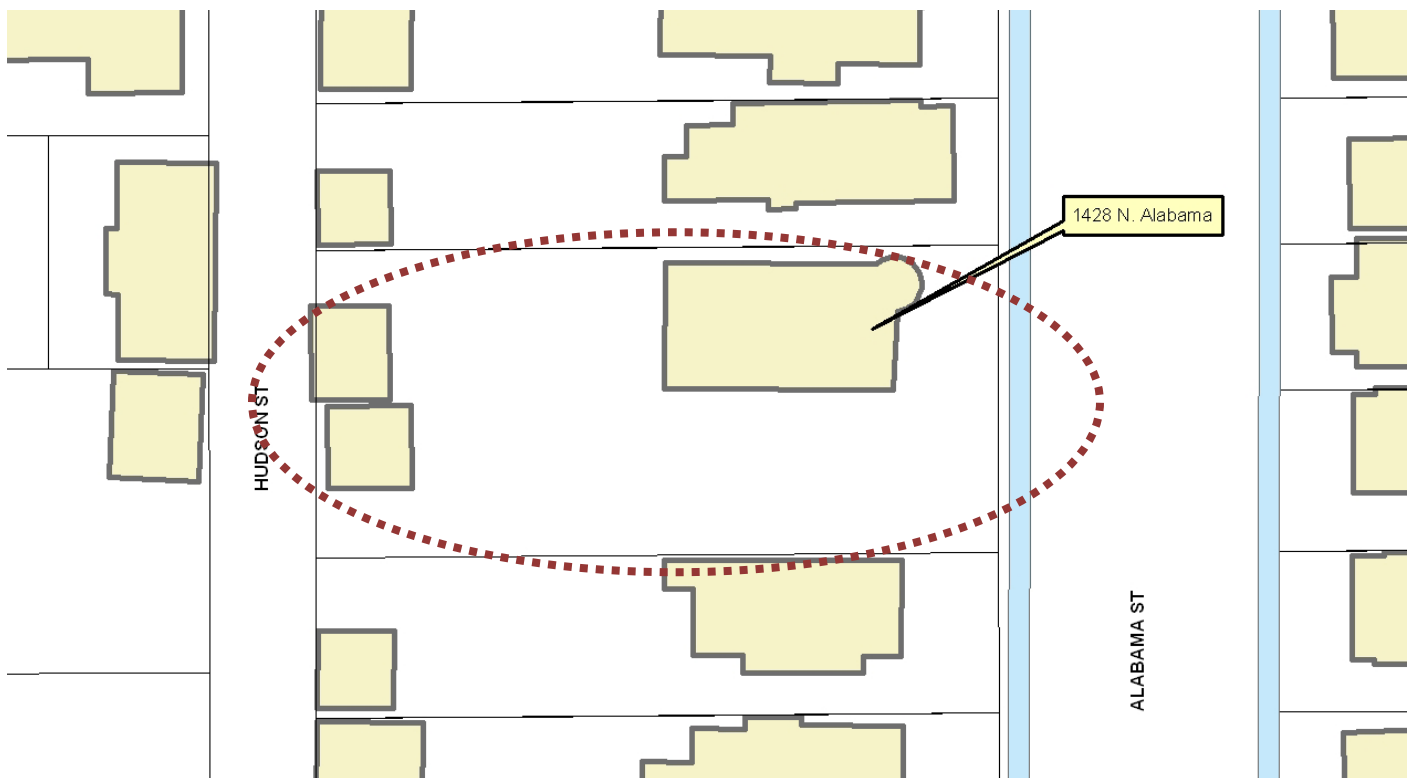
Case #2011-COA-027 (ONS):

To approve a Certificate of Appropriateness to construct a 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 construction drawings. Approved: ____ Date: _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction.
Approved: ____ Date: _____
3. The relationship of the corner of the new addition relative to the existing columns shall be marked on site, with no offsets, and reviewed by IHPC staff prior to commencement of work.
Approved: ____ Date: _____
4. Siding and trim materials must be wood and must have a smooth texture free of major imperfections. Any knots or surface imperfections shall be filled to achieve a smooth appearance, sanded and primed. **Rough-sawn finishes are NOT permitted.**
5. Siding exposure shall match siding on the primary structure.
6. Window and door trim must be installed to match house.
7. Work on the exterior details and finishes must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to the approval of all finish material for: doors, windows, foundations, exterior light fixtures, paint colors, roof shingles, etc.
8. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.

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

Staff Reviewer: Ann Steadham



Map of subject property



Photo of 1428 N. Alabama Street



Photo of south side of house visible from Alabama Street

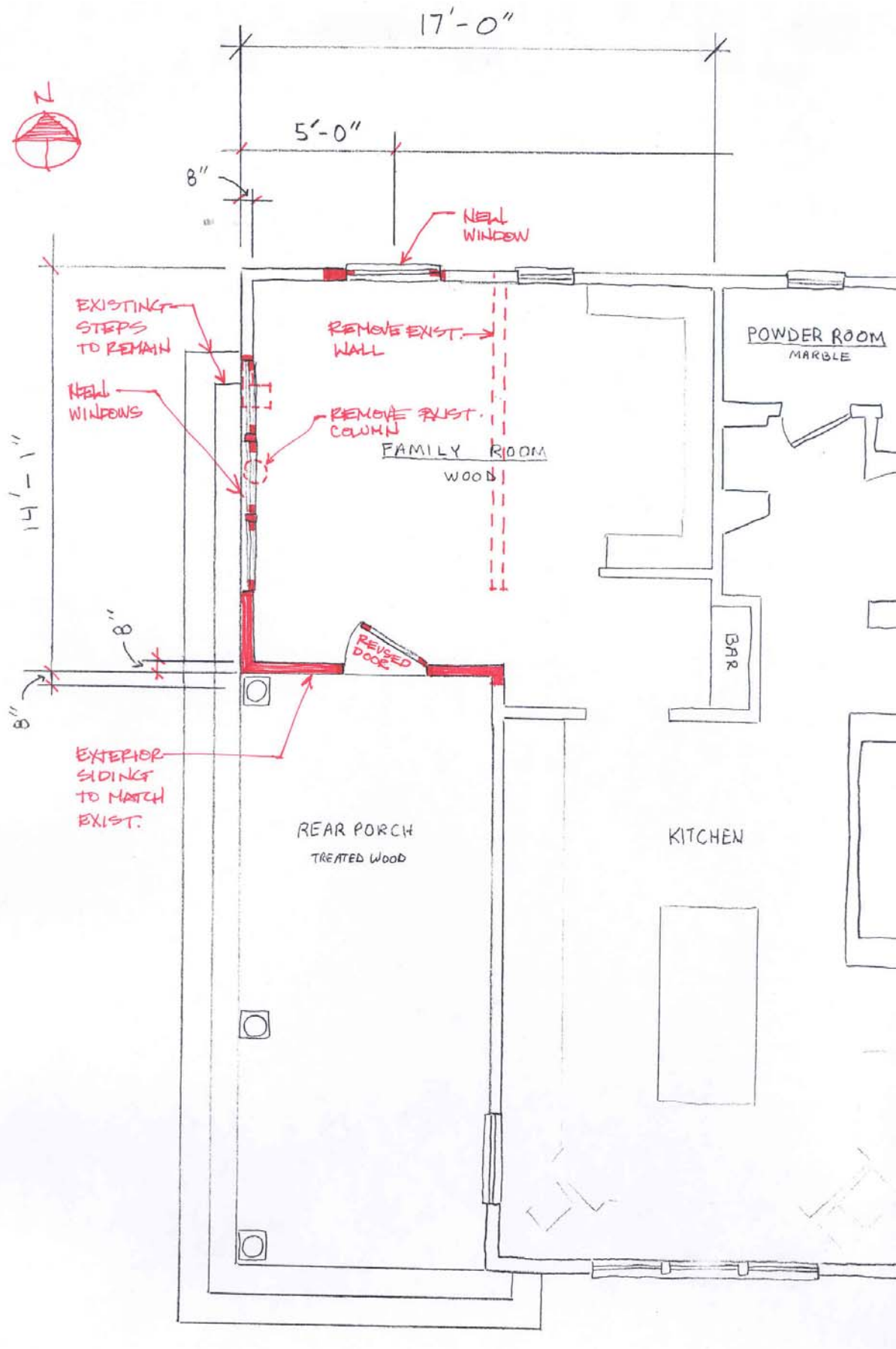


Area of proposed new addition

Aerial photo of back of house



Aerial photo looking toward north side of house



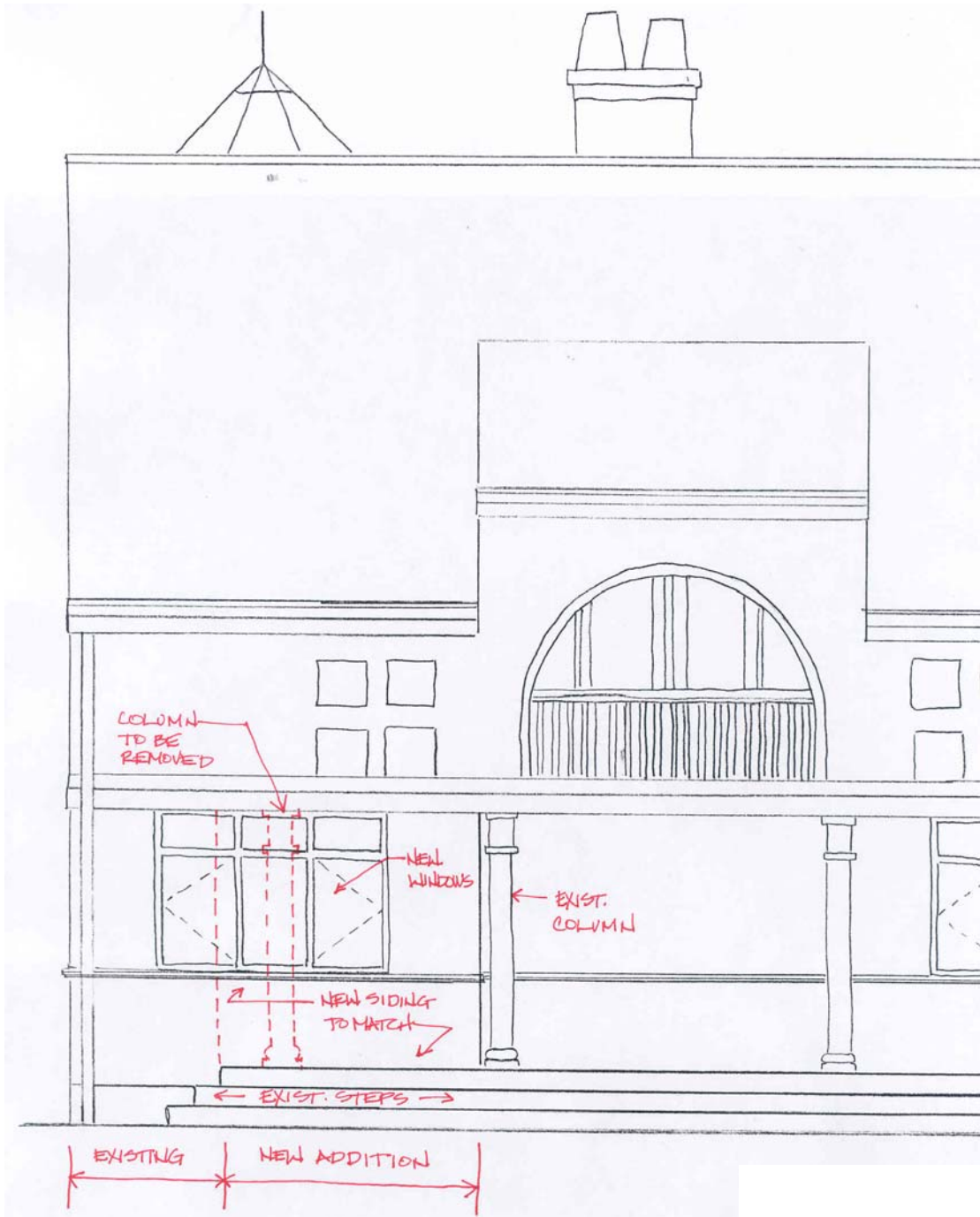
Proposed First Floor Plan



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation (back of house)

THE OLD NORTHSIDE LAND USE COMMITTEE
1412 N. Central Avenue
Indianapolis, IN 46202

23 February 2011

VIA FACSIMILE 327-4407

Mr. James Kienle, President
Indianapolis Historic Preservation Commission
1801 City County Building
200 East Washington Street
Indianapolis, IN 46204

RE: 2011-COA-027 (ONS)
1428 N. Alabama
Brian Rule

Dear Mr. Kienle,


The Old Northside Land Use Committee ("LUC") met on 9 February with the Applicant and reviewed his drawings for the enclosure of a portion of the rear porch and allied changes.

One member of LUC, Mr. Lynn Molzan, reported that his architectural firm had designed the home and worked with its construction. He showed the plans to an architect in his firm who had immediate responsibility for the project. That architect reviewed the plans and opined that the proposed changes detailed in the Application were completely appropriate.

On the basis of this report, its review of the drawings, its discussion with Applicant, and the undersigned's conversation with Ms. Steadham, LUC supports this Application and asks that IHPC approve the Application.

Thank you for your consideration of our position.

Very truly yours,


Paul A. De Prez,
Chairman

cc: LUC
ONS Board
Mr. Brian Rule

RECEIVED

FEB 24 2011

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Letter of Support submitted by Old Northside Land Use Committee