

COA # 2011-COA-077 (CAMA) 2011-VHP-007	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2011
520 WALNUT STREET CHATHAM ARCH-MASSACHUSETTS AVE		NEW CASE Center Twp. Council District 9 Jackie Nytes
Applicant THE REDEVELOPMENT GROUP mailing address: 1017 E. Michigan Street Indianapolis, IN 46202		
Owner: Curtis and Charlene Louckes		
COMBINED CASE		
IHPC COA: 2011-COA-077(CAMA)	<ul style="list-style-type: none"> • Construction of a single-family residence with an attached 2-car garage. 	
BZA Variance: 2011-VHP-007	<ul style="list-style-type: none"> • Variance of Development Standards to allow 20% open space where 55% open space is required in a D-8 district. • Variance of Development Standards to allow construction within the required 25 foot clear sight triangle. 	

STAFF COMMENTS

Background of the Property

Originally residential, this property was part of a larger parcel that was formerly the site of the First United Brethren Church (c.1921). The church was a large building that almost entirely covered the five lots facing Walnut St. In 1996, the church was in very poor condition and the IHPC authorized its demolition for a condominium project that never materialized. The block remained vacant until 2002, when the previous owner re-platted the land and began developing all six lots (five facing Walnut St and one facing Park Ave) into single-family housing which he collectively named “The Waldorf.” The IHPC approved a COA in 2006 to build a single-family house on this lot, but it was never built. Now, the new owner is proposing to construct a single-family residence with an attached 2-car garage.

Site

The proposed structure occupies a large portion of the site. This is true for the other four houses along this block of Walnut Street. The four houses facing Walnut Street use a common “alley” at the rear to access their garages. The garage is side-loading facing Oriental Street, which reduces traffic at this common “alley”. The garage door does not face any other garage door on the opposite side of the alley making access easier. There is an 8 inch setback at the rear of the site, 1 foot in the front and 1 foot at Oriental Street (except for a zero setback at the deck railing along Oriental Street) and 5' on the east side. The front steps are in the right-of-way, consistent with the other four houses along the block.

Design of New House and Garage

This house is similar in many ways to the other four houses approved in this development. It utilizes a raised foundation, masonry, and tall fenestration. A small balconette is situated above the main entry. A partial third floor is set back from both street façades so as to not overpower them. A rooftop deck creates additional outdoor space. The house uses various materials to visually break-up and deemphasize its mass. The majority of the house is brick, but also incorporates limestone and shiplap wood siding. The roof height is 5' higher than the house to the west but shorter than the structure to the east. Staff believes the design of

the house is a good example of contemporary infill that is sensitive to both the new and older construction surrounding it.

Cultural Trail/Oriental St Brick

The historic brick “alley”, Oriental Street, will be protected during construction, and some bricks are available from the neighborhood association for repair / renovation. The applicant may decide to apply to make repairs to the alley in the future. Care will also be taken to protect the newly installed Cultural Trail that runs in front of the proposed house.

Need for Variances

Open Space: The footprint of the building leaves only 20% open space where 55% open space is required in a D-8 district. The former church also covered most of its property. The amount of lot coverage is consistent with what has been approved elsewhere in this development. The reduced open space is partially mitigated by the inclusion of the rooftop terrace.

Clear Sight Triangle: The front of the house is within the required 25 foot clear sight triangle area required in the D-8 zoning ordinance (at the southwest corner where Oriental and Walnuts Streets intersect). The property is only 30 feet wide, putting almost all of the front of the house within the 25 foot triangle. The triangle area is formed at the property line. In this case, there is ample grass area between the front property line and the Trail. There is also a one foot setback between the property line and the corner of the house. This allows for both the Trail and the street to be clearly visible despite the technical variance deviation. Staff does not believe safety will be compromised due to this construction.

Chatham Arch-Massachusetts Ave Preservation Plan

- *Vacant lots should be used for infill housing.*
- *The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.*
- *Building height and massing must be consistent with the surrounding architecture and spaces.*
- *Use contemporary designs compatible with the character and mood of the neighborhood.*

The design uses massing, materials and fenestration to form its own identity. Although nearby historic housing is sometimes smaller and utilizes less lot coverage, this design is appropriate for this site. First, this site was historically covered by a massive, masonry church building. Second, this design is consistent with the other four approved single-family houses in this development. Next, this type of denser urban development seems like a reasonable transition between the dense commercial development along Massachusetts Ave. and the less dense historic housing on the interior of Chatham-Arch. Lastly, this development is further separated from the housing to the north by a non-contributing commercial building.

STAFF RECOMMENDED MOTIONS

1. **COA #2011-COA-077 (CAMA):**
To approve a Certificate of Appropriateness for construction of a single-family residence with a 2-car attached garage, and for approval of Variances of Developmental Standards, all 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 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. Both Oriental Street and the Cultural Trail are to be protected during construction. Any repairs are to be reviewed by IHPC staff prior to commencement of work.
5. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.
6. All utility wires and cables must be relocated underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Trim may be wood or cement-fiber; it must have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted.
8. 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, roofing, fencing, landscape materials etc.
9. Any changes to the proposed design must be approved by staff prior to commencement of work.

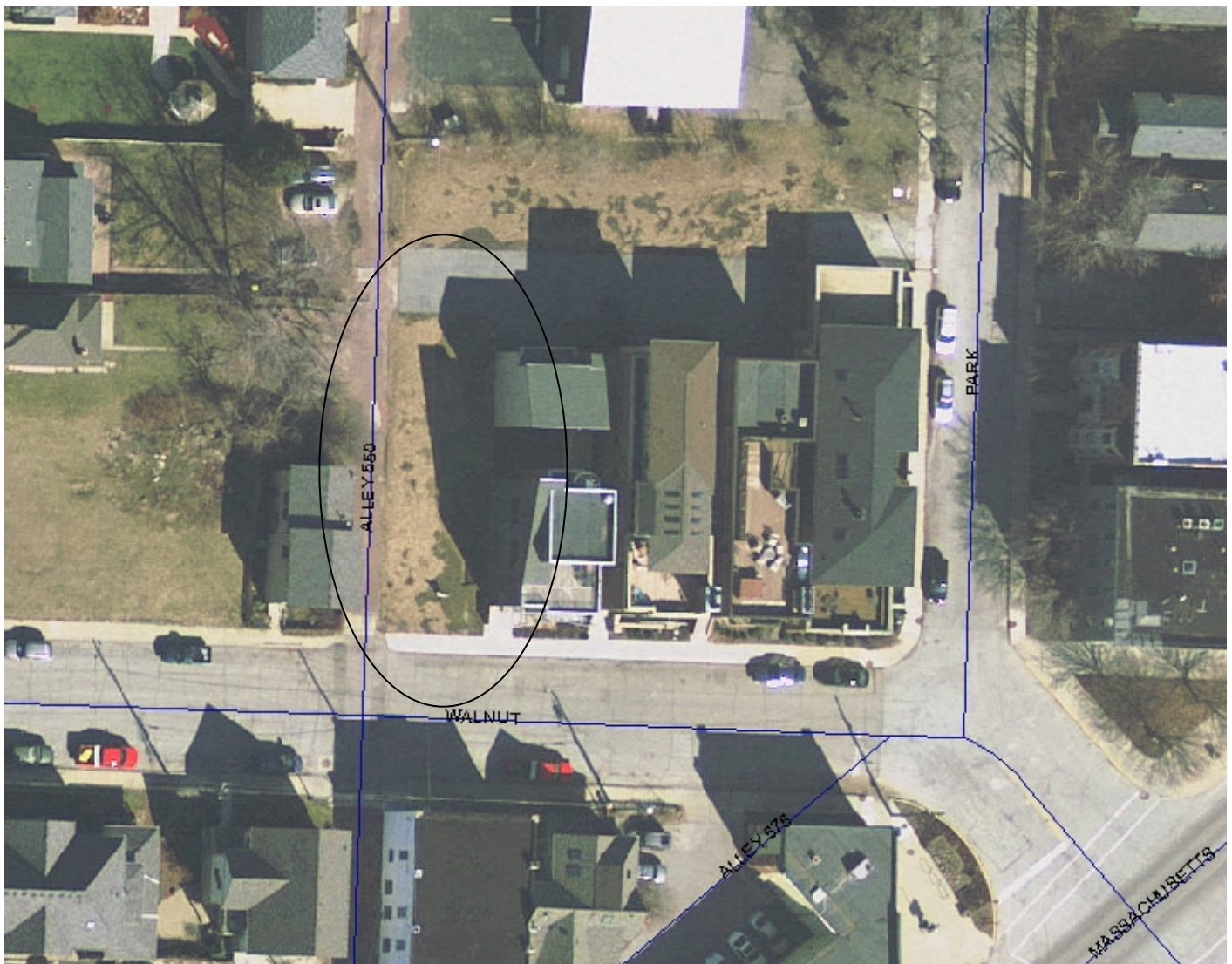
Note: Stipulations 1, 2 & 3 must be satisfied prior to the issuance of any building permits.

2. **VARIANCE PETITION #2011-VHP-007**

To approve a Variance of Developmental Standards to allow 20% open space where 55% open space is required in a D-8 district.

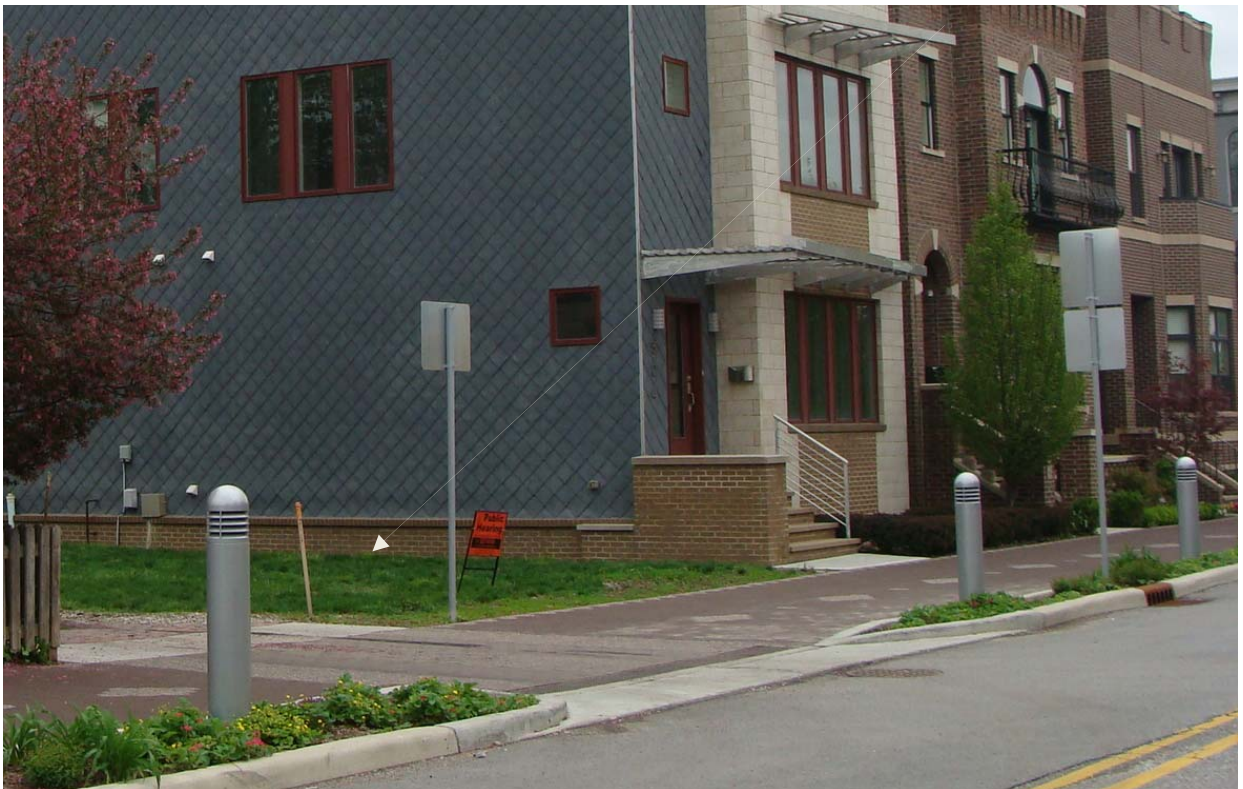
To approve a Variance of Development Standards to allow construction within the required clear sight triangle.

Staff Reviewer: Meg Purnsley





VIEW OF STREETScape---HOUSE TO GO HERE





**VIEW OF SITE
(LOOKING NORTH WITH ORIENTAL ST ON THE LEFT)**

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Reduction of open space is consistent with other properties in the surrounding area. Similarly, other homes on this same block do not honor the clear site triangle requirements. Enforcement of this requirement would yield a home significantly out of character of the surrounding properties and create a strange aesthetic along a visible and important street scape.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Proposed structure is in keeping with the values and character of the other homes in the neighborhood. Enforcement of the requirement would likely yield a home that would not be an asset to the community and street scape.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

It would require the structure to have a marked difference in appearance and massing compared to other structures nearby. Further, the property's width is only 30' wide. Enforcement of the clear site triangle would require clearing of the majority of the front portion of the lot.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

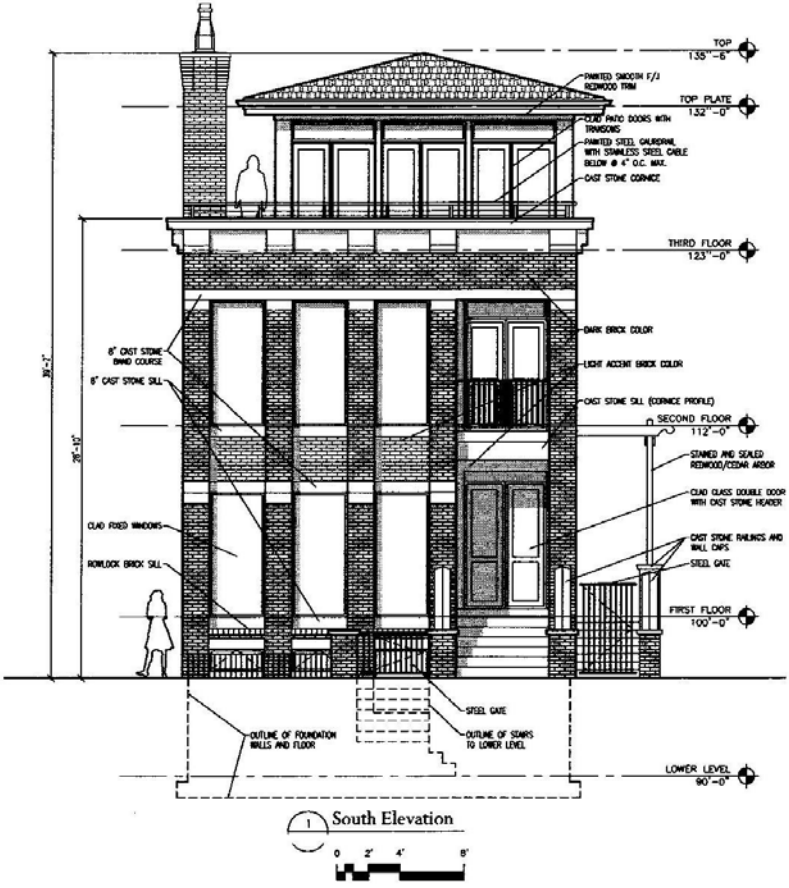
Adopted this _____ day of _____, 20 ____

RECEIVED

APR 05 2011

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

HOUSE DESIGN APPROVED BY THE IHPC IN 2006



CHURCH THAT PREVIOUS OCCUPIED THE SITE



Looking northeast at former church



Same view as it appears today



Looking northwest at former church

April 27, 2011
Chatham Arch Neighborhood Association
PO BOX 441125 • INDIANAPOLIS / IN • 46244-1125

David Baker, Administrator
200 East Washington Street
Indianapolis Historic Preservation Commission
City-County Building, Suite 1821
Indianapolis, IN 46204

Re: 2011-COA-077 CAMA & 2011-VHP-007
520 E Walnut / Chatham Arch

Commission members:

The Chatham Arch Neighborhood Association (CANA) met on April 26, 2011 and heard a presentation from Micah Hill, Re-Development Group and Mark Demerly, Architect for the single family residence proposed for 520 E Walnut with drawings, elevations and streetscape. Those in attendance voted to support the project petition, the vote was unanimous (approximately 32 neighbors attended).

If you have any questions, please feel free to contact me or Urban Design Committee Chairperson, Mark Porteous.

Sincerely,

Sally Spiers
President,
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spiers746@aol.com

Mark Porteous
CANA Chair, UDC
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moporteous@sbcglobal.net