

Case # 2011-COA-092 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 1, 2011
1332 N. New Jersey Street OLD NORTHSIDE		NEW CASE
Applicant: RONALD J. FRAZEE FOR ERIK HEMBRE mailing address: 6155 Guion Road Indianapolis, IN 46254 Owner: Erik Hembre mailing address: 1332 N. New Jersey St. Indianapolis, IN 46202		Center Township Council District: 9 Jackie Nytes
CASE		
IHPC COA: 2011-COA-092 (ONS) • Enclose second story rear porch		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This two-story Tudor inspired gable-ended house was built in 1890. The house has a wood clapboard exterior on the first floor and a stuccoed exterior with wood trim elements on the second floor. A two-story wood clapboard rear addition built on the back of the house appears on the 1915 Sanborn map that included first and second story open porches. The rear gable end of the house is filled with wood shingle shake siding. A combination of historic casement and double hung windows exists on all sides of the house. The second floor rear covered open porch was screened in prior to 2004.

Second Floor Rear Porch Modifications

The applicant is requesting to enclose the second floor covered rear porch with infill walls to create a three-season room. The existing roof and support structure would remain intact. The new walls would align with the existing beams above and would have exterior wood shingle shake siding to match the rear gable end of the house. Two new sets of eight-lite casements windows would be installed to match the material, sizes, and operation of existing windows on the house. Wood trim and details would be consistent with the body of the house.

Old Northside Preservation Plan

The Old Northside Preservation Plan recommends that any new addition should 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.

Reasons to Approve the Request

Staff supports the request for the following reasons:

- The addition sits within the existing footprint of the body of the house making its impact on the structure minimal.
- The proposed addition is in compliance with the guidelines found in the Plan.
- The enclosure of the porch with the proposed window configuration and shingle shake siding still allows the structure to be read as a second floor porch area on the house from the exterior.
- The enclosed addition maintains the relationship of the existing second floor covered porch to the back of the house.

- Window configuration, material selections, and trim details on the newly enclosed area are compatible with existing elements found on the rest of the house.

STAFF RECOMMENDED MOTION

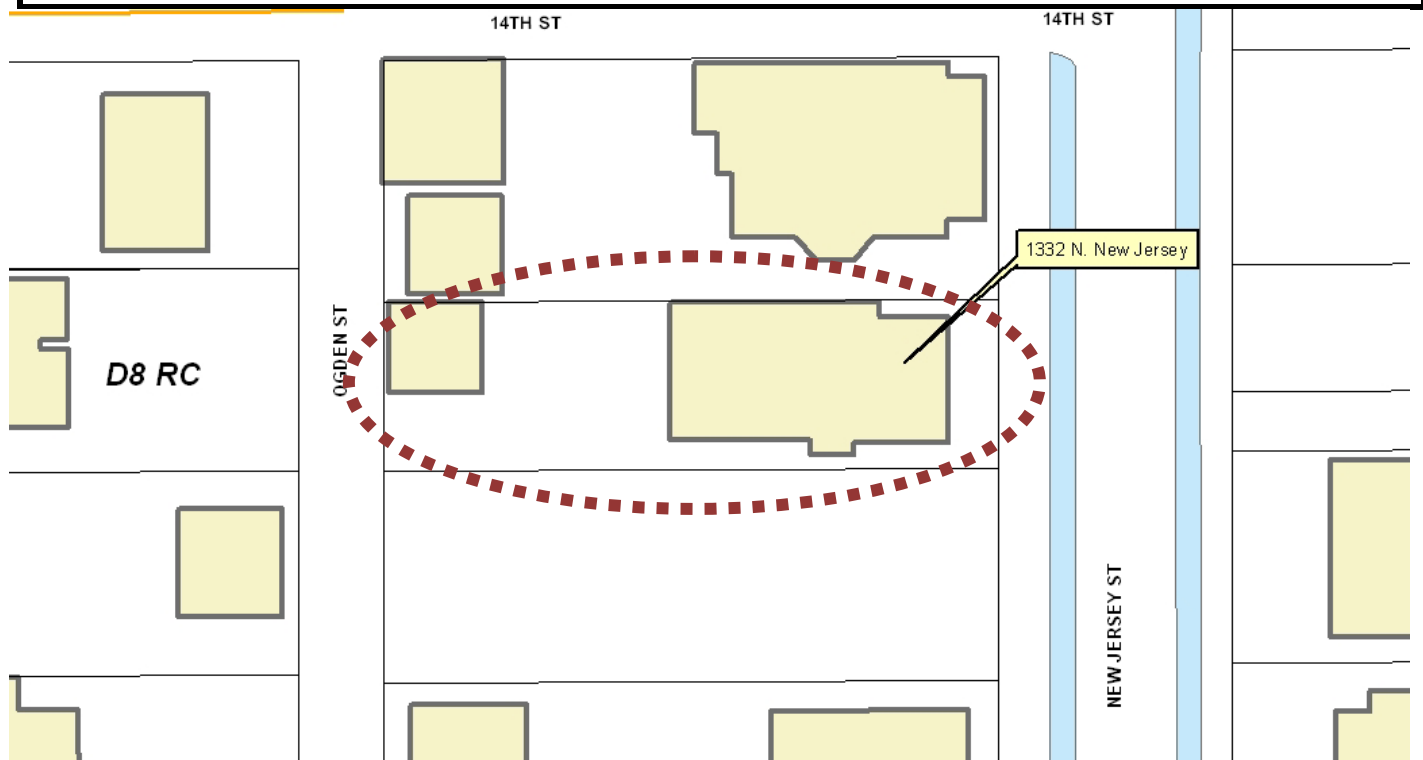
Case #2011-COA-092 (ONS):

To approve a Certificate of Appropriateness to enclose a second story rear porch; per submitted documentation and subject to the following stipulations:

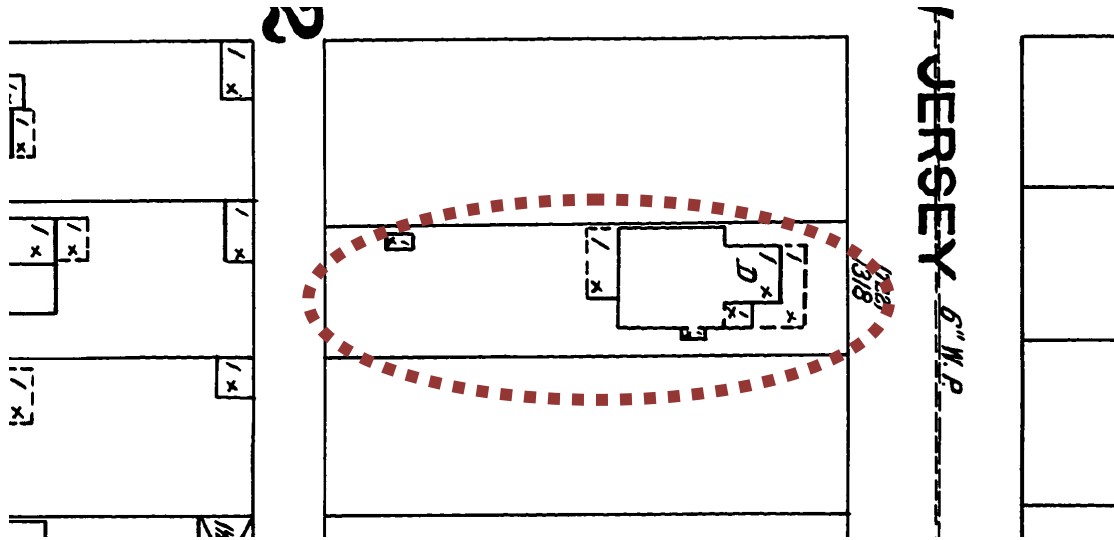
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. Approved: _____ Date: _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction.
Approved: _____ Date: _____
3. Shingle shake 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.
4. Shingle shake siding exposure shall match siding on the primary structure.
5. New windows shall be of solid wood construction.
6. Window trim must be installed to match house.
7. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.

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

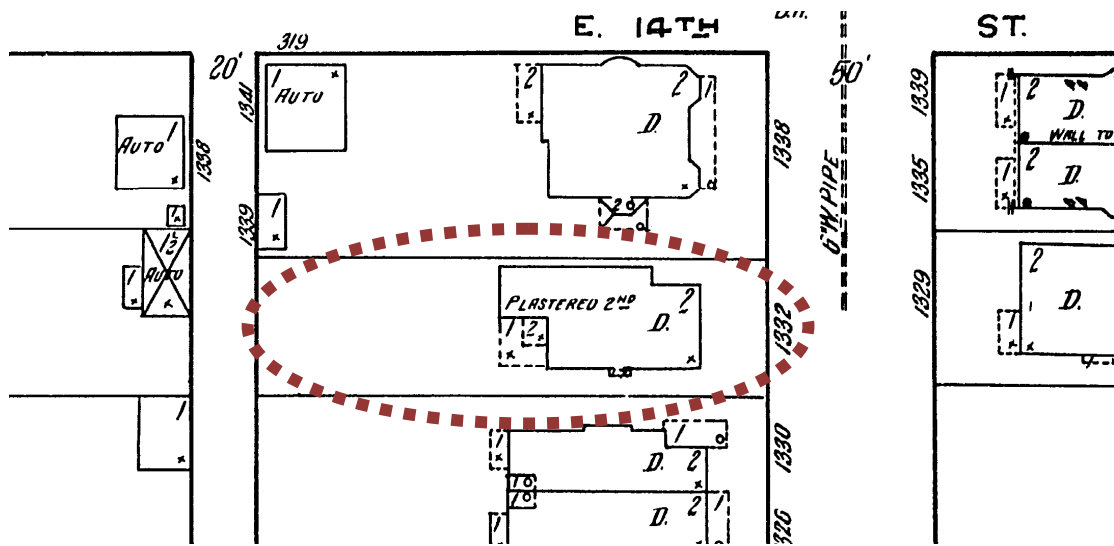
Staff Reviewer: Ann Steadham



Map of subject property



1898 Sanborn Map



1915 Sanborn Map



Photo of back of house taken in 2004



Photo of front of 1332 N. New Jersey Street

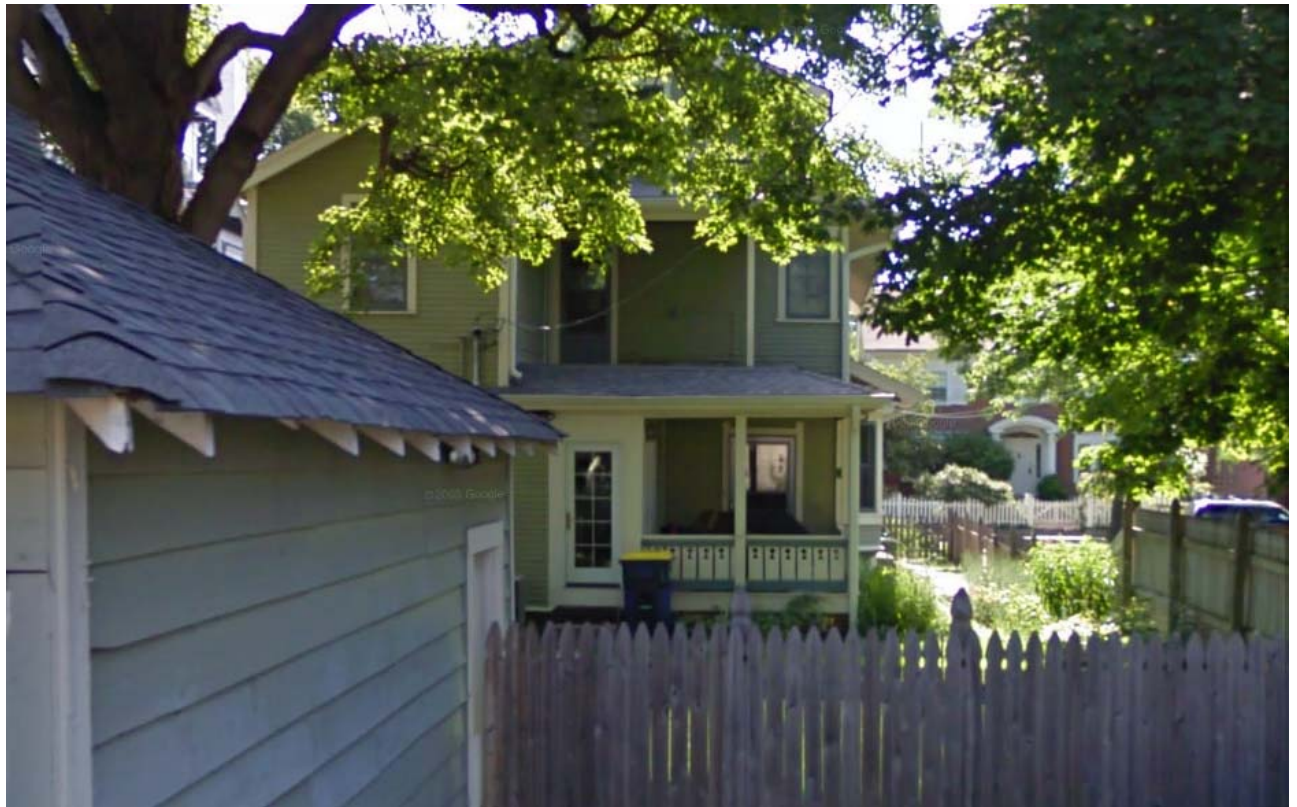


Photo of west side of house visible from Ogden St. (backstreet)



Area of enclosed second floor porch

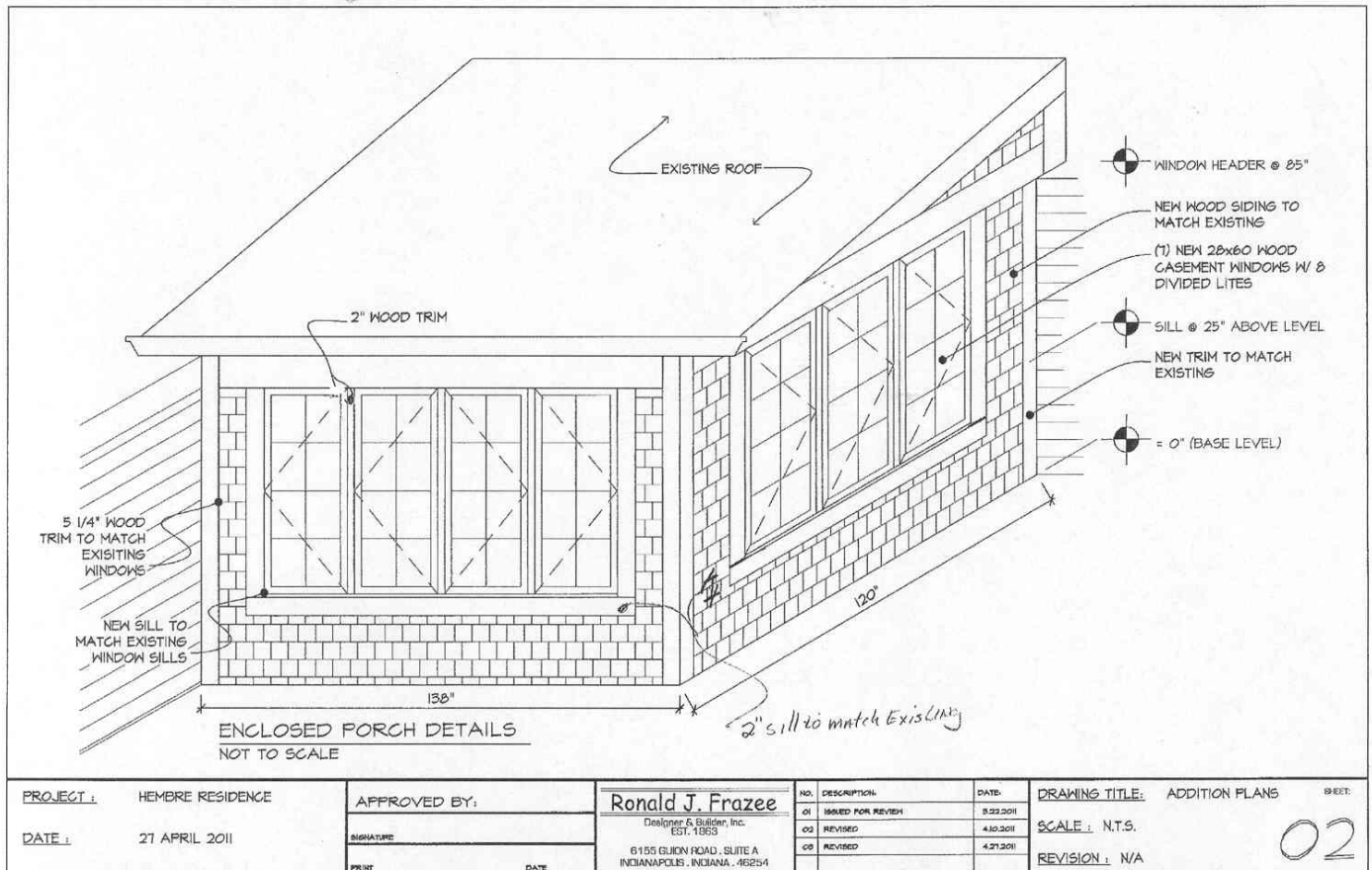
Aerial photo looking toward back of house



Aerial photo looking toward the south side of house



Existing conditions at rear of house



Proposed enclosure of rear second floor covered porch