

COA # 2011-COA-202 (CAMA) 2011-ZON-044	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JULY 6, 2011
601, 613 & 617 E. North Street Chatham-Arch & Massachusetts Avenue		NEW CASE
Applicant: PATRICK HEITZ mailing address: P.O. Box 186 Zionsville, IN 46077		Center Twp. Council District 9 Jackie Nytes
Owner: DEVEYDT-JACKSON, LLC. mailing address: 4500 Kessler Blvd. E. Dr. Indianapolis, IN 46202		
COMBINED CASE		
IHPC COA: 2011-COA-202 (CAMA)	<ul style="list-style-type: none"> • Rezone property 	
Rezoning Request: 2011-ZON-044	<ul style="list-style-type: none"> • Rezone from I-3-U to CBD-2 	
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

601 E. North Street is a vacant lot. The 1898 Sanborn map shows a 2-story dwelling located at 609 E. North, and two 2-story dwellings fronting 333 and 335 Park Avenue. The 1956 Sanborn indicates a lot at the location.

613 E. North Street is a one-story T plan cottage with intersecting gables, built by Butler & Melinda Smith between 1867 and 1869. It has always been owned as a single-family rental property, and was owned in the late nineteenth century by Rev. Herman Alerding of St. Joseph’s Catholic Church. The building has seen many alterations that conceal its 19th-century character, including the installation of Permastone siding and a change in the size of all the windows.

The three-story Saint Joseph’s Hall at 617 E. North Street, was built in 1892 under the direction of Rev. Herman Alerding to serve the nearby Saint Joseph’s Catholic Church at 540 N. College Avenue. Saint Joseph’s was the fourth Catholic parish in the city and was active from 1873 until its dissolution in 1949. The Hall had four large classrooms for boys on the 1st floor and a 2nd floor meeting hall for parish activities. The hall was later converted into a gymnasium. The building is brick with the main façade divided into three bays; the side bays have paired windows. A stone and brick archway covers the front entrance. Stone also occurs at the foundation, most fenestration and the pediment. The building is currently vacant.

Proposed Use

The owners intend to utilize the St. Joseph’s Hall building for a law firm and other professional offices that have not yet been identified. There is currently no proposed use for the cottage, although the owners will be exploring potential uses. The vacant lot will be used for parking.

Rezoning

The parcels are zoned I-3-U, for medium-intensity urban industrial uses. This zone does not permit residential or office uses, or allow for mixed-use development. The subject parcels on E. North Street are located in what the CAMA Plan categorizes as an “Adaptive Reuse Area.” The CAMA plan substantiates the desirability of a zone change in its recommendation of CBD-2 zoning classification for the parcels at 601, 613 and 617 E. North Street. CBD-2 allows for a wide variety of land uses. The Mass Ave Urban Design Committee voted to support the zone change on June 15, 2011, stating that “this rezoning was desirable, since it would bring the property zoning in alignment with the

surrounding area, and doing so is part of the CAMA Historic Area Plan.” Staff believes that the proposed change complements the area and properties, and furthers the CAMA Plan.

STAFF RECOMMENDED MOTION

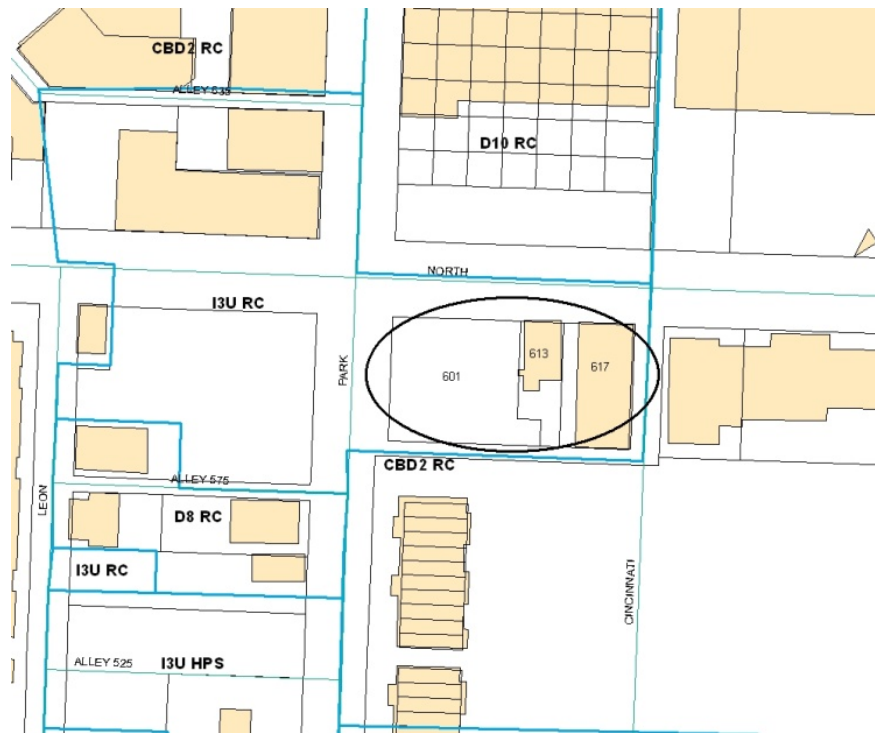
COA # 2011-COA-202 (CAMA):

To approve a Certificate of Appropriateness to rezone the subject properties from I-3-U to CBD-2.

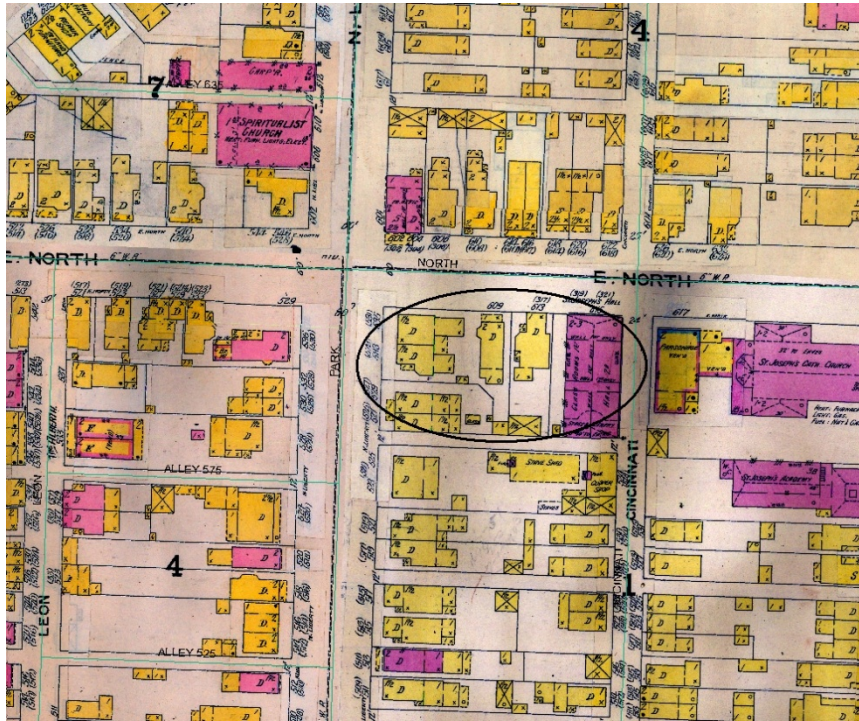
REZONING PETITION #2011-ZON-044:

To recommend approval to the Metropolitan Development Commission to rezone the subject properties from I-3-U to CBD-2.

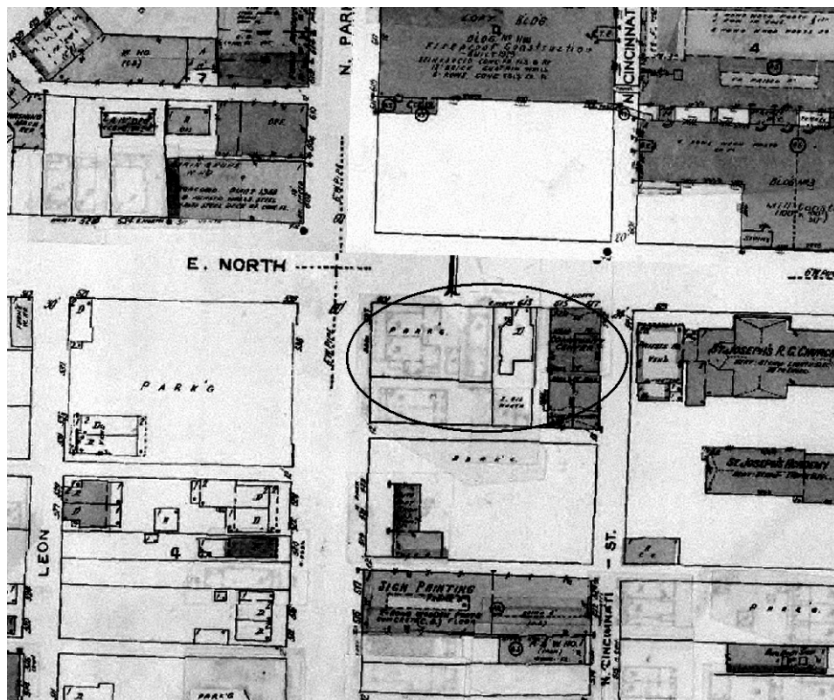
Staff Reviewer: Emily Jarzen



Map of properties proposed for rezoning



1898 Sanborn Map



1956 Sanborn Map



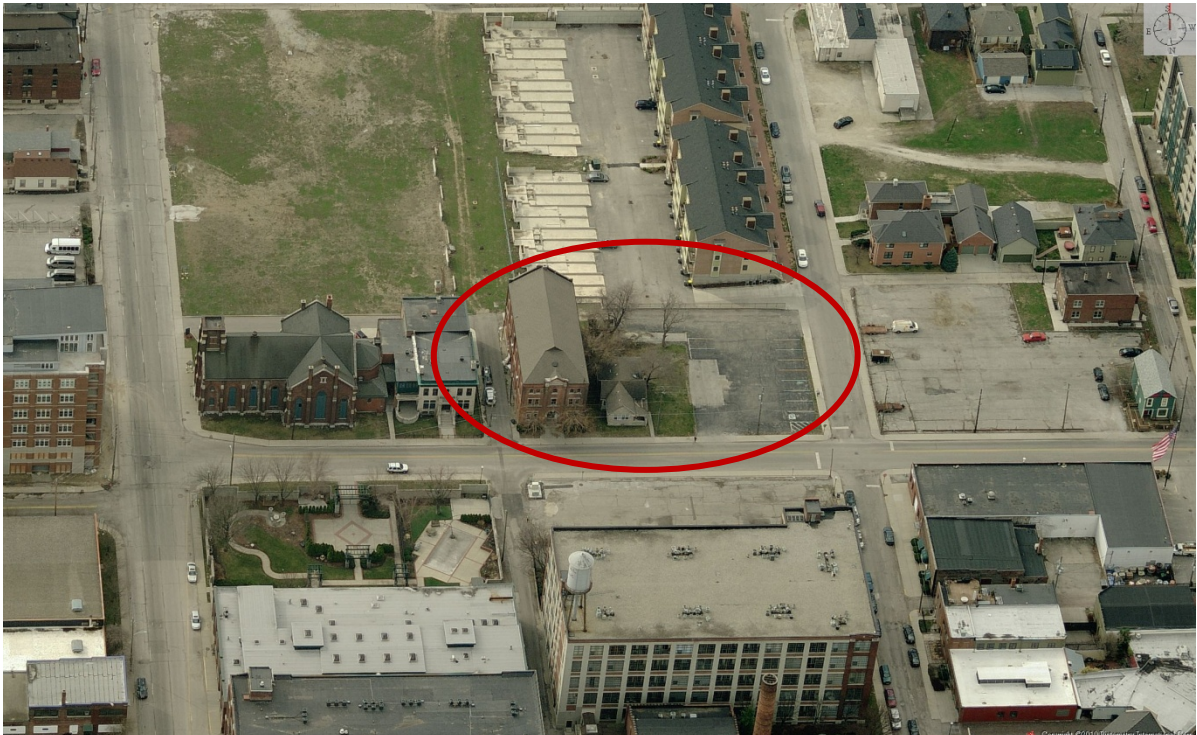
613 E. North Street



617 E. North Street



617 & 613 E. North, with lot at 601 visible



Aerial view

Chatham-Arch Massachusetts Avenue (CAMA) Historic Area
Mass Ave Urban Design Committee (MAUDC)
430 Massachusetts Avenue, Suite LL1, Indianapolis, IN 46204

June 29, 2011

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

Dear David:

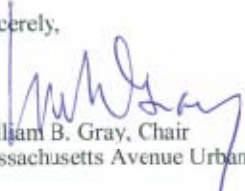
Please allow this letter to serve as an official letter of support from the Mass Ave Urban Design Committee for 2011-COA-202 (CAMA) concerning rezoning for 601 E. North Street.

Cory Wilson, AICP, Wayne & Michele, LLC & Patrick Heitz presented.

Presenters explained that petitioner wished to change the zoning of the property from I3U to CDB2. After some conversation the motion to write a letter of support passed unanimously.

The committee believes the rezoning is desirable since it would bring the property's zoning in alignment with that of the surrounding area. Such rezoning is part of the CAMA Historic Area Plan.

Sincerely,



William B. Gray, Chair
Massachusetts Avenue Urban Design Committee

Cc: C. Wilson
P. Heitz
M. L. Jackson
MAUDC
E. Jarzen

Massachusetts Avenue Urban Design Committee letter of support