

<b>CASE#</b> <b>2011-COA-281(IRV)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	Hearing Date <b>SEPTEMBER 7, 2011</b>
<b>354 S. ARLINGTON AVENUE IRVINGTON</b>		<i>NEW CASE</i>
<b>Applicant</b> <b>FRED &amp; CHERYL WILLIG</b> mailing address: 354 S. Arlington Avenue Indianapolis, IN 46219		Warren Township Council District: 21 Benjamin Hunter
<b>Owner: SAME AS ABOVE</b>		
<b>EXPEDITED CASE</b>		
<b>IHPC COA: 2011-COA-281</b> Enlarge rear addition <b>(IRV)</b>		
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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**Background of the Property**

354 S. Arlington is a two story frame home, built ca. 1920. It has a cross-gable roof, an enclosed front gable full-width porch, and a small second story rear addition that was constructed roughly 8-10 years ago. The home is completely sided with rough-sawn cedar lap siding, while the gable ends feature T-111 siding. It is unknown when this siding was installed, but it was before Irvington was designated. According to the owner, there is no other siding underneath. Most of the house has 1x6 sheathing under the cedar siding with resin paper covering that.

**The Applicant's Proposal**

The owner is seeking to enlarge the rear addition for a master bathroom and a walk-in closet. The work will extend the existing addition out to either side to be flush with the main house. The proposal will add 72 sq. ft. of living space.

**Design of the Rear Addition**

The design of the proposed addition is in scale with the existing building. It will have some visibility from S. Arlington. The roofline created will be a full-length gable and will retain a cantilevered bay. The bay's roof will change from a gable to a shed roof form, and is designed to mimic another bay on the north façade. If possible, several of the original windows will be reused. If they cannot be reused, new wood double hung windows will be installed.

**Siding**

Rough sawn cedar siding and T-111 siding to match the main house will be used. While IHPC normally recommends a smooth finish wood lap siding, staff feels that in this instance continuing the appearance of the existing siding is appropriate. The entire home has the rough sawn siding, and there is no other siding underneath that could be matched in the future. If a traditional siding is desired at some point, it will require re-siding of the whole house. In the mean time, any siding that did not match the existing siding would simply call attention to the discrepancy.

**Irvington Preservation Plan**

- *Additions should be located at the rear, away from the front façade.*  
The addition meets these conditions.
- *The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.*  
Staff believes that the addition takes these items into consideration. It is very small and does not overwhelm the original structure. The rear roof, because of its location and orientation, remains subordinate to the main rooflines.
- *Additions and accessory buildings should be discernable as a product of their own time.*  
The corner board trim on the north and south facades is being retained to differentiate the new addition from the historic building. This, paired with a band board and lower rear gable roofline on the rear façade, sympathetically differentiates the new construction.

**STAFF RECOMMENDED MOTION**

**COA #2011-COA-281 (IRV):**

**To approve a Certificate of Appropriateness to enlarge the second story rear addition per the submitted documentation and subject to the following stipulations:**

- 1) **Siding and trim materials shall match that on the main house.**
- 2) **Window units may be salvaged from the existing structure or may be new all-wood windows with appropriate dimensions and detailing. New windows must be approved by staff prior to installation.**  
**Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_**
- 3) **All exposed wood shall be pre-finished or painted.**
- 4) **Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.**

**Staff Reviewer: Emily Jarzen**



**Map of subject property**



**Aerial view of property looking east towards rear (west) façade**



**View of property from S. Arlington – looking west**



**Existing rough finish cedar siding**



**View of rear (west) façade**



**View of north façade**



EXISTING NORTH (SIDE) ELEVATION  
SHT. D2

HOME OF FRED & CHERYL WILLIG, 354 S. ARLINGTON AVE., INDIANAPOLIS, INDIANA

SHT. D2

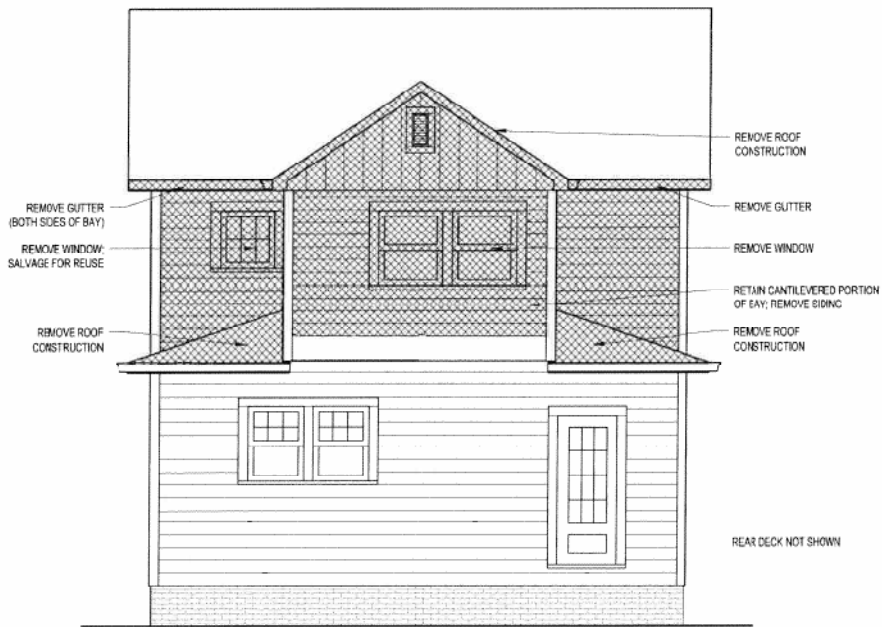
**North façade existing and proposed**



PROPOSED NORTH (SIDE) ELEVATION / SOUTH (SIDE) ELEVATION SIMILAR BUT OPPOSITE  
SHT. A2

HOME OF FRED & CHERYL WILLIG, 354 S. ARLINGTON AVE., INDIANAPOLIS, INDIANA

SHT. A2

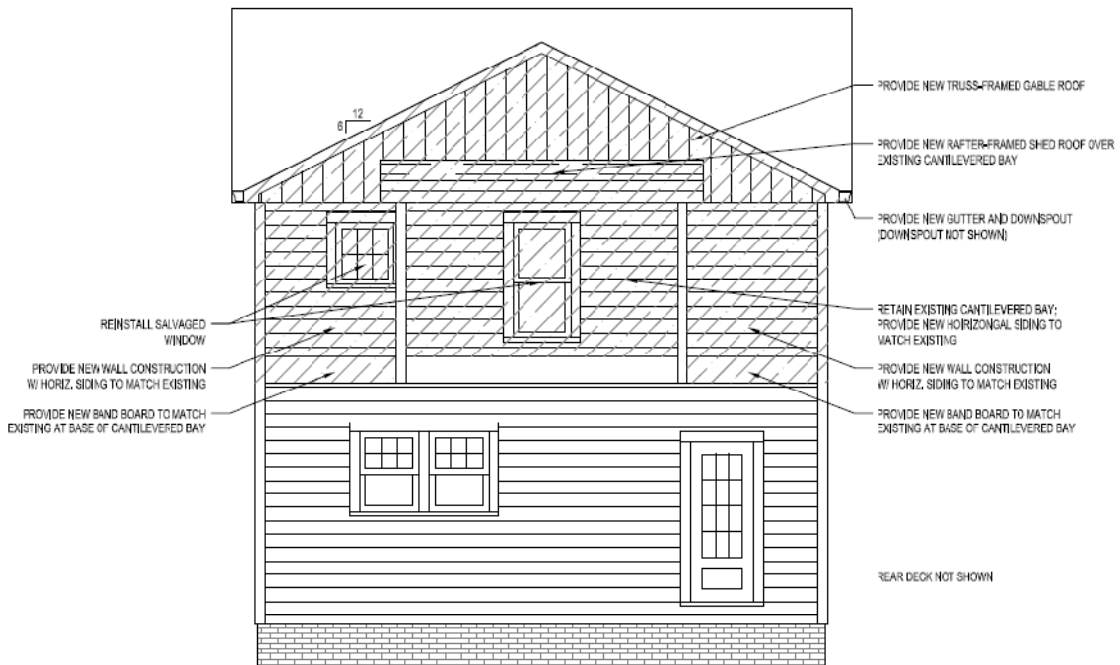


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EXISTING WEST (REAR) ELEVATION  
 SITE # 1142

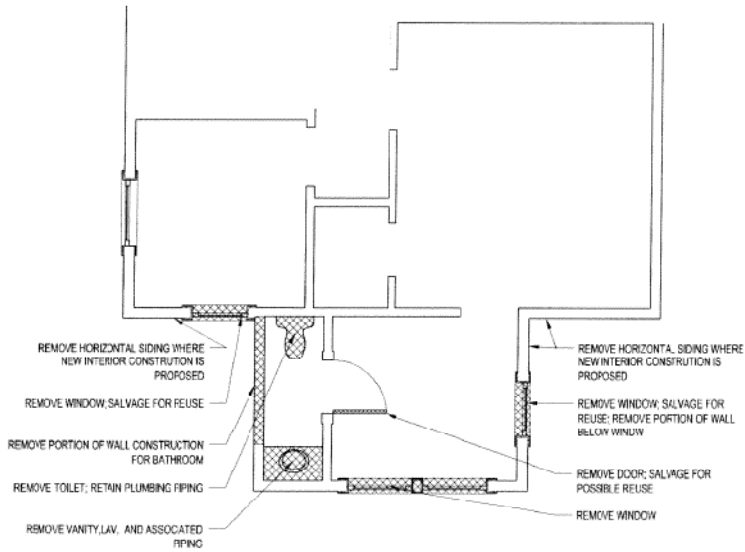
HOME OF FRED & CHERYL WILLIG, 354 S. ARLINGTON AVE., INDIANAPOLIS, INDIANA SHT. D3

**West façade existing and proposed**



PROPOSED WEST (REAR) ELEVATION  
 SITE # 1142

HOME OF FRED & CHERYL WILLIG, 354 S. ARLINGTON AVE., INDIANAPOLIS, INDIANA SHT. A3

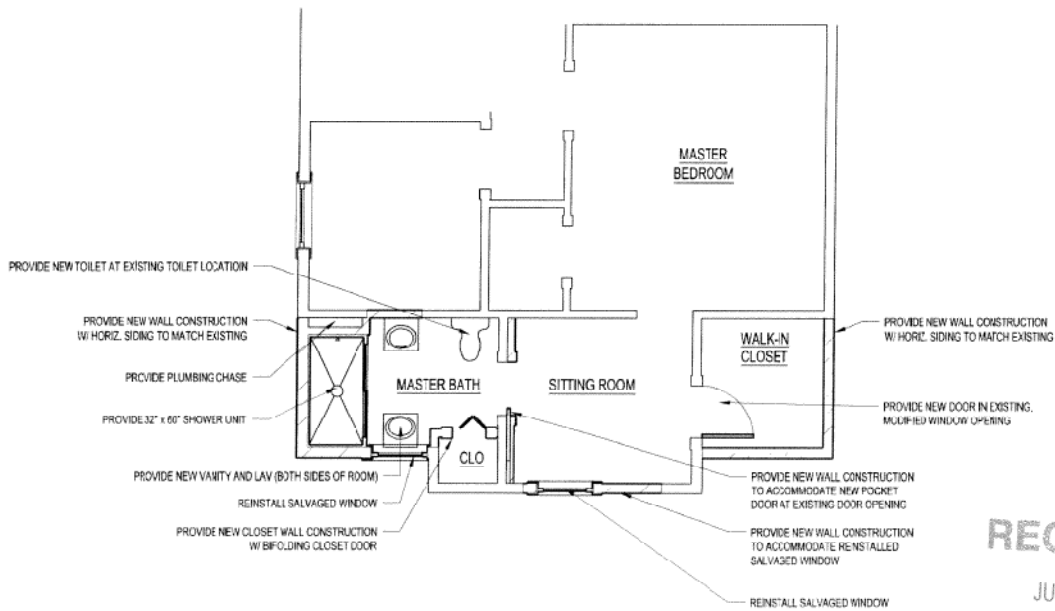


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EXISTING PARTIAL SECOND FLOOR PLAN  
3/16/11

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**Existing and proposed floor plan**



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PROPOSED PARTIAL SECOND FLOOR PLAN  
3/16/11

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