

Case # 2011-COA-304 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 7, 2011
1239 N. Park Ave OLD NORTHSIDE		NEW CASE
Applicant: BRAD AND JAYME MOSS mailing address: 1239 N. Park Ave Indianapolis, IN 46202		Center Township Council District: 9 Jackie Nytes
Owner: mailing address: Same		
EXPEDITED CASE		
IHPC COA: 2011-COA-304 (ONS) <ul style="list-style-type: none"> • Construct new addition • Construct new porch and deck • Construct new garage 		
STAFF RECOMMENDATION: Approval		
STAFF COMMENTS		

Background of the Property

The subject site was historically split into three lots with three dwellings on the site and several accessory structures. The site was cleared at some time before 1915, and remained vacant until 1999 when the existing house and garage were constructed. The existing house was designed with gothic revival influence.

Proposed Addition

The applicant is proposing to add an addition to the south side of the house which will contain a master bedroom, office and kitchen space. The applicant is proposing to match the materials that are currently on the house. This house is new construction and does not have a traditional rear elevation since it sits on a corner lot. An addition on this house would be visible from just about any vantage point. By adding a one-story addition at the south side, the now overtly symmetrical house will relate more to the predominantly asymmetrical Victorian houses in the area. The added mass helps the house relate more to its large-massed neighbors, particularly the apartment building to the south and much larger house across the street. Staff believes this design is appropriate for this house on this lot in this area.

Proposed Porch and Deck

The new addition layout required that the front porch be extended to meet up to the addition on the front elevation so that the very symmetrical porch did not look disconnected or awkward. Therefore, the porch is shown altered slightly from its current appearance to accommodate and be compatible with the addition. No changes to the porch materials or design details are proposed.

In addition to the porch, the applicant is showing a deck space off the back of the house. Staff has no concerns with its design.

Proposed Garage

The applicant is also proposing to add a second garage structure, independent of the existing garage. Staff carefully examined the surrounding area and what was historically found on this site and discovered that the

house directly across the street has two garage structures similar to what the applicant is proposing and found that this site contained several accessory structures historically.

The design of the new garage is very similar to the existing garage on the site and will be constructed using the same materials. The proposed garage will be located to the south of the existing garage and has a slightly different setback then the existing, but does not appear incompatible. Staff believes the garage is appropriate.

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.

Staff believes that the intent of the plan was primarily to provide guidance for additions to historic structures. New construction, which is suggested to appear as a product of its own time, may be able to deviate from this rule if designed in such a way that the overall character, massing and proportions of the house are in character with the area. Staff believes that the proposed changes may help the design of the house meet this test.

STAFF RECOMMENDED MOTION

#2011-COA-304 (ONS):

To approve a Certificate of Appropriateness to construct a one-story addition, construct front porch and rear deck, and construct a second garage structure at the rear of the site as per submitted documentation and subject to the following stipulations:

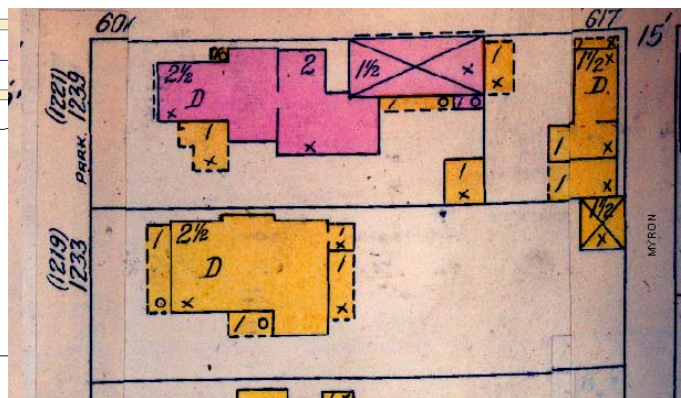
- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. Approved: _____ Date: _____**
- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction. Approved: _____ Date: _____**
- 3. Site shall be field staked (for garage and new addition) with no offsets for final review by IHPC staff. Approved _____ Date _____**
- 4. 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.

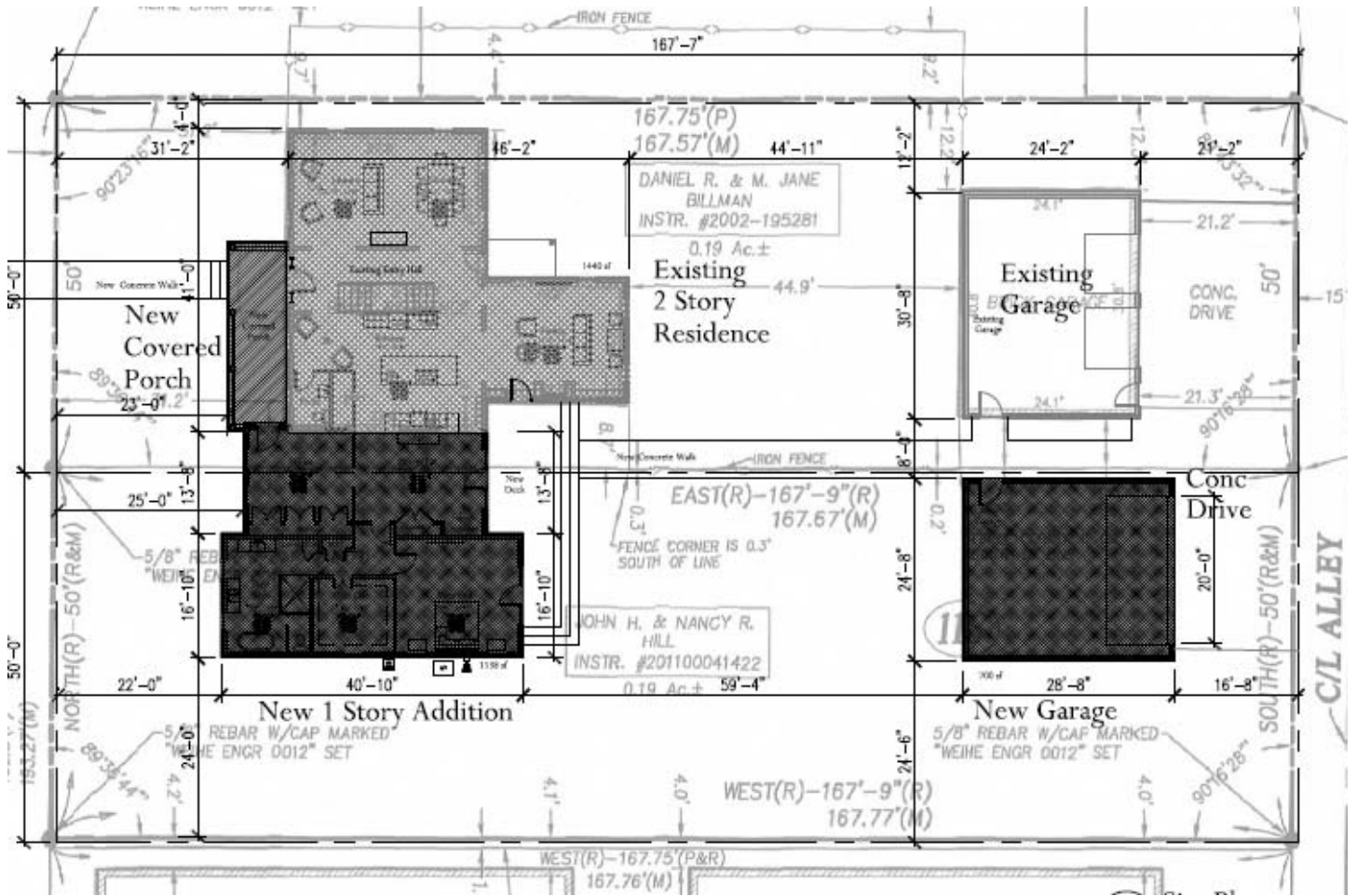
Staff Reviewer: Meg Purnsley

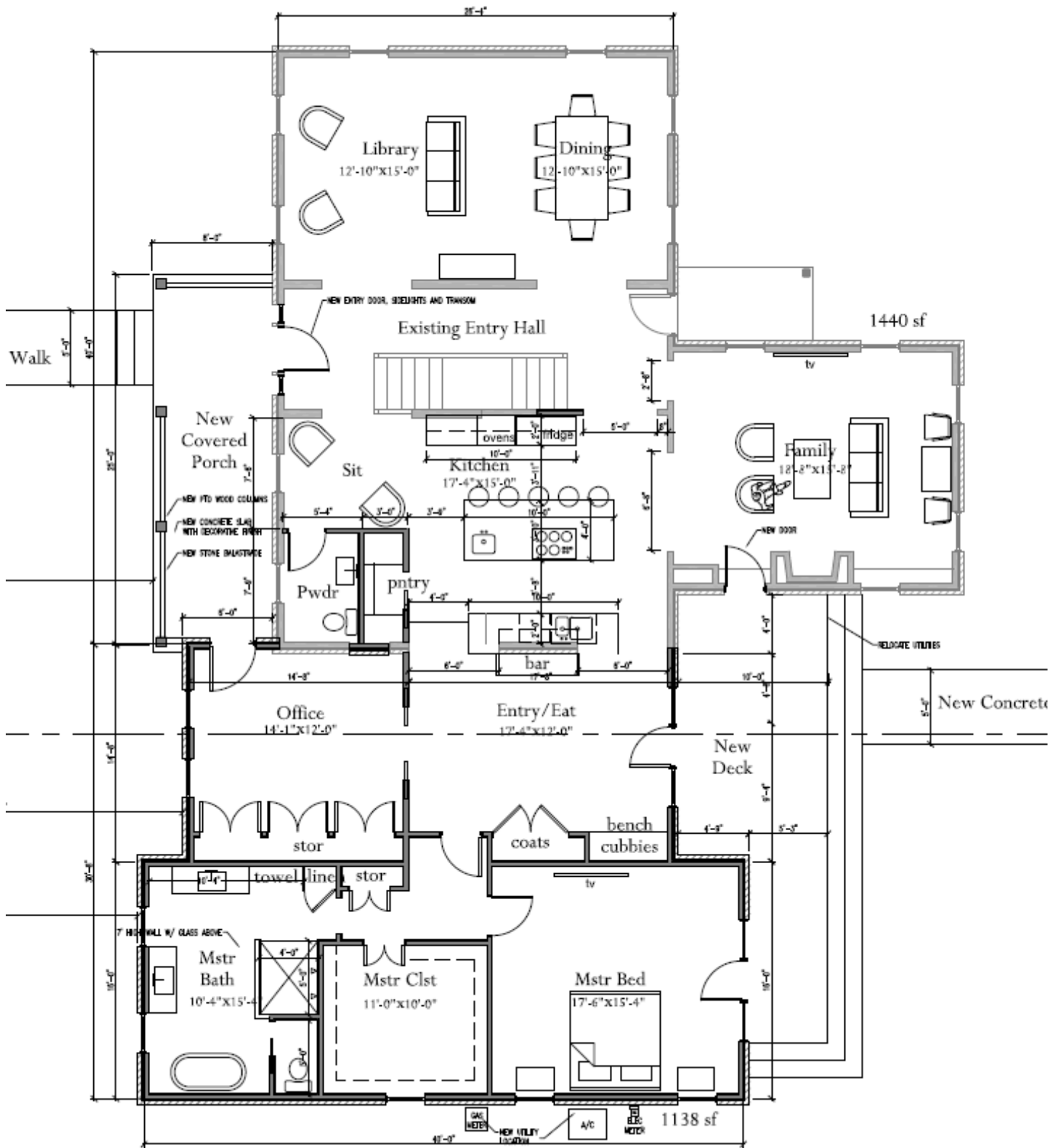


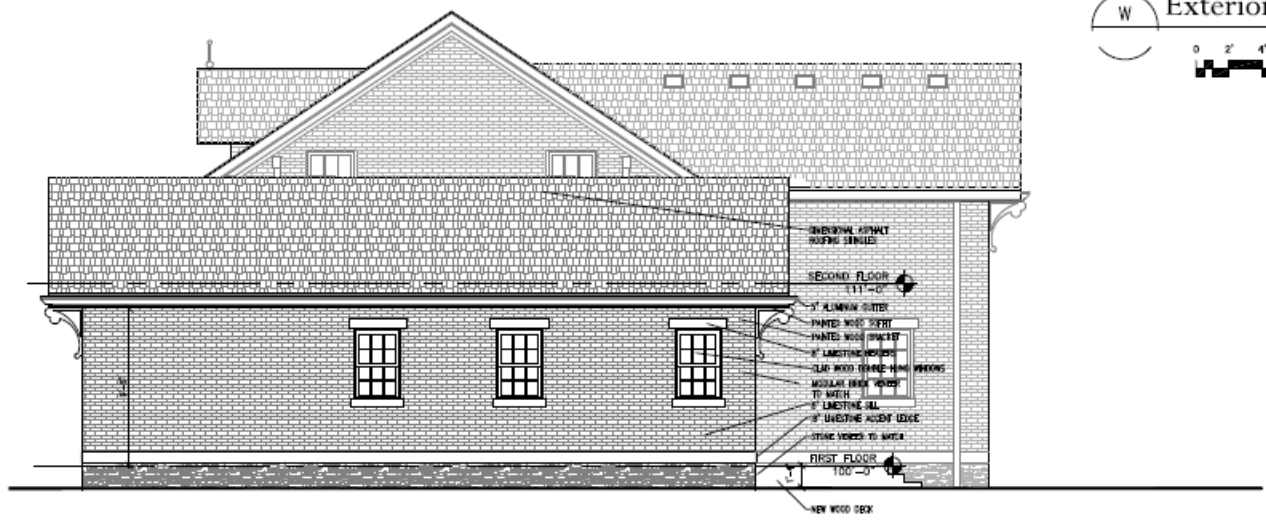
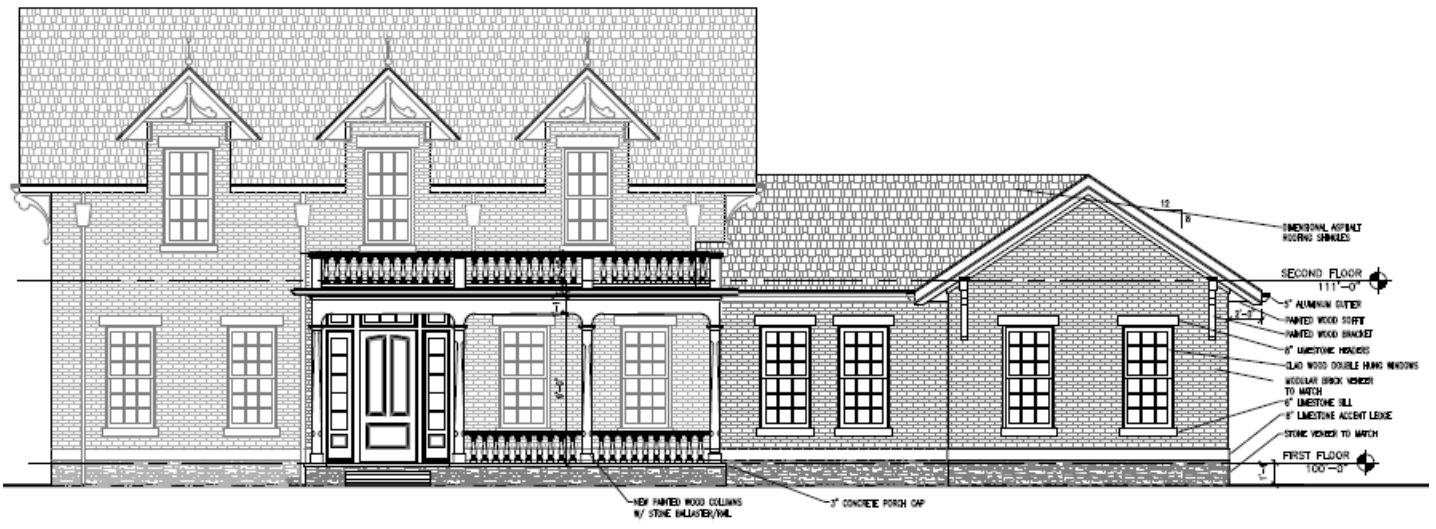
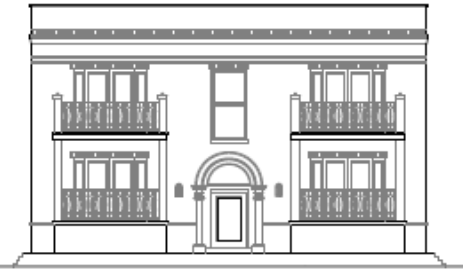
View of site as it appears today

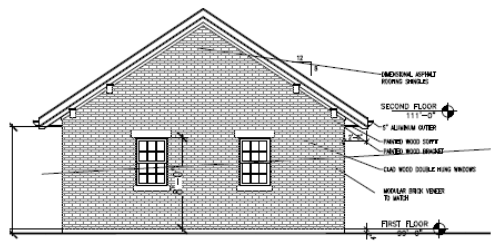
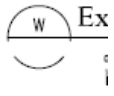


1898 Sanborn Map of the site

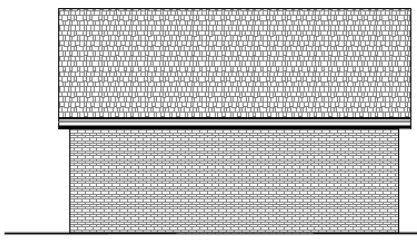




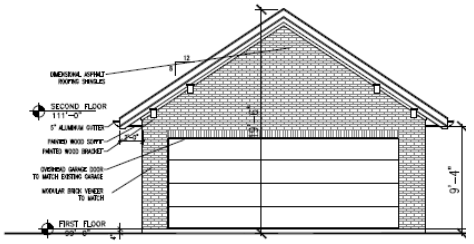




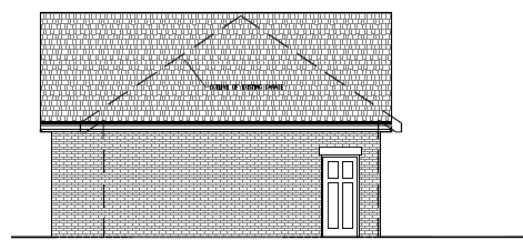
West
Exterior Elevations



South
Exterior Elevations



East
Exterior Elevations



Moss Residence Remodel Addition
1239 Park Ave, Indianapolis

Exterior Elevations
Garage
SCALE: 1/4"=1'-0"
DATE: 06.07.11



