

COA # 2011-COA-305 (CH)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 7, 2011
1130 E 9th Street COTTAGE HOME		NEW CASE
Applicant: BRIAN AND MELISSA DEER mailing address: 1130 E 9 th Street Indianapolis, IN 46202		Center Twp. Council District 16 Brian T. Mahern
Owner: same		
EXPEDITED CASE		
IHPC COA: 2011-COA-305 (CH) <ul style="list-style-type: none"> • Construct three additions (rear, east and second floor) • Construct two porches on house (rear and east sides). • Install new sidewalk in front yard and new patio in rear yard. 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

The house on this property is a small 1 ½ story 19th C. single-family cottage with a 1-story, shed roofed rear addition. The only decorative elements on this simple, vernacular house are brackets, exposed rafter tails and round, decorative vents in the front gable. A small storage building sits near the house in the rear yard and will be relocated on the site.

Design of New Additions and Porches

Three Additions. Together, they will add about 1,400 sq. ft. (the historic cottage is about 1,000 sq. ft.)

1. A second story addition. A second floor is to be added above the existing one-story rear addition.
2. A two-story side addition. This addition is to be located on the east side of the existing rear addition. It will serve as the new entry into the house, although original front door will remain. This addition will be 5 feet from the property line.
3. A two-story rear addition. This will be the largest of the three additions.

Siding on the additions will be smooth fiber cement and windows will be a clad window with the same proportions and dimensions as the wood windows on the historic house. Cottage Home is a Conservation District, which allows more flexibility in use of materials.

Two Porches.

1. Side Porch. A porch will be placed on the east side in the ell formed by the historic cottage and the new side addition. It will cover the new entry door.
2. Rear Porch. A two-story rear porch will be placed on the rear façade of the new addition.

Both porches will be constructed with wood.

Although the additions will more than double the square footage of living space and will be taller than the historic cottage, the architect has successfully added this square footage without making the house appear too massive or out of character with its neighbors. The drawings are deceptive because they are two dimensional. In reality, the addition is at the rear of the house and the new side porch is set far back from the

front of the house, leaving the original form of the historic 1 ½ story section of the cottage intact. Visually, staff believes the historic cottage will still remain the most significant visual feature in the streetscape.

Sitework (patio and sidewalks)

A new concrete patio at the rear of the house and a new concrete front sidewalk are proposed. Staff has no concerns with these two requests.

Cottage Home Conservation District Plan

The Conservation District Plan for Cottage Home makes the following recommendations for new additions: “The mass and form of the original building should be discernible, even after an addition has been constructed. Additions should be located at the rear, away from the facade.”

Staff believes the overall design of the proposed additions is compatible with this historic house and complies with the Cottage Home design guidelines.

STAFF RECOMMENDED MOTION

COA 2011-COA-305 (CH):

To approve a Certificate of Appropriateness for:

- 1. Construction of the following additions:
 - a. two-story rear addition,
 - b. two-story east side addition,
 - c. addition of second floor over existing one-story rear addition**
- 2. Construction of two porches (a rear porch and a east side porch);**
- 3. Installation of a rear patio and replacement of the front sidewalk;**

all per submitted documentation and subject to the following stipulations:

- 1. Construction must not commence prior to approval by IHPC staff of final construction drawings. *Approved: _____ Date: _____***
- 2. A pre-construction meeting between IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____***
- 3. The construction site must be field-staked with no offsets and reviewed by IHPC staff prior to commencement of construction. *Approved: _____ Date: _____***
- 4. Siding and trim materials must be comprised of wood or cement fiber and must have a smooth texture free of major imperfections. No rough-sawn finishes are permitted. Siding exposure for the cement fiber siding shall be an average of the siding exposures on the closest houses to the east and west of the site. A final exposure size shall be determined in the field and approved by IHPC staff prior to installation of the siding. *Approved: _____ Date: _____***
- 5. Work on exterior details must not commence prior to the approval by IHPC staff of each element. These may include, but are not limited to all finish material: doors, windows, foundations, exterior light fixtures, paint colors, roof shingles, landscape materials, etc.**
- 6. Any changes to the approved design must be approved by IHPC staff prior to starting work.**

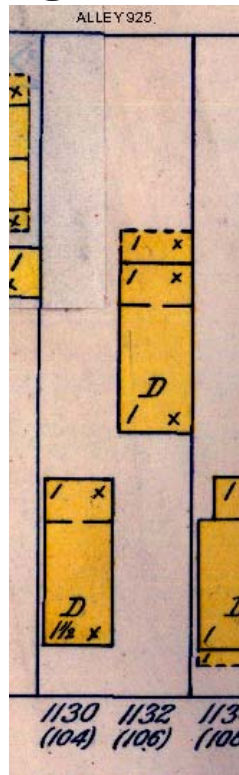
Note: Stipulations 1, 2, and 3 must be completed prior to the issuance of any building permits.

Staff Reviewer: Meg Purnsley



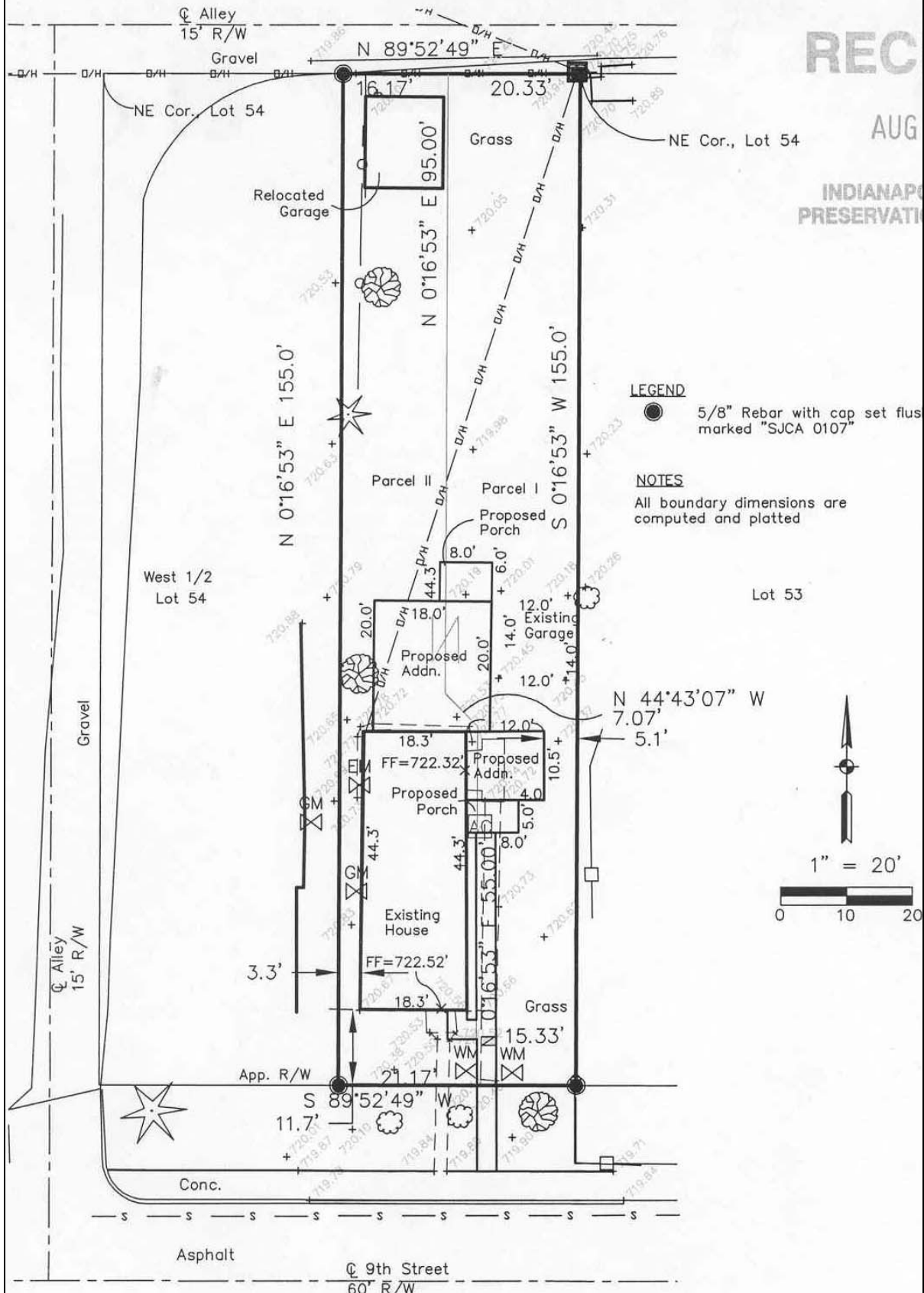


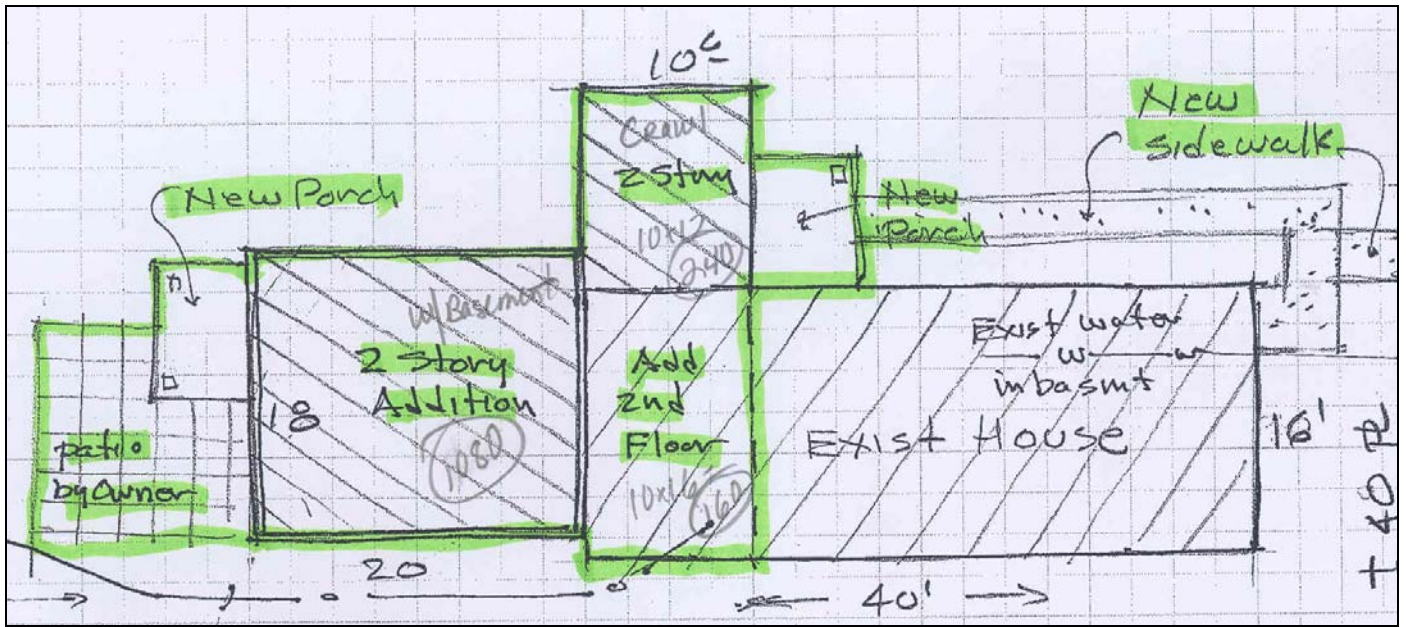
View of site today

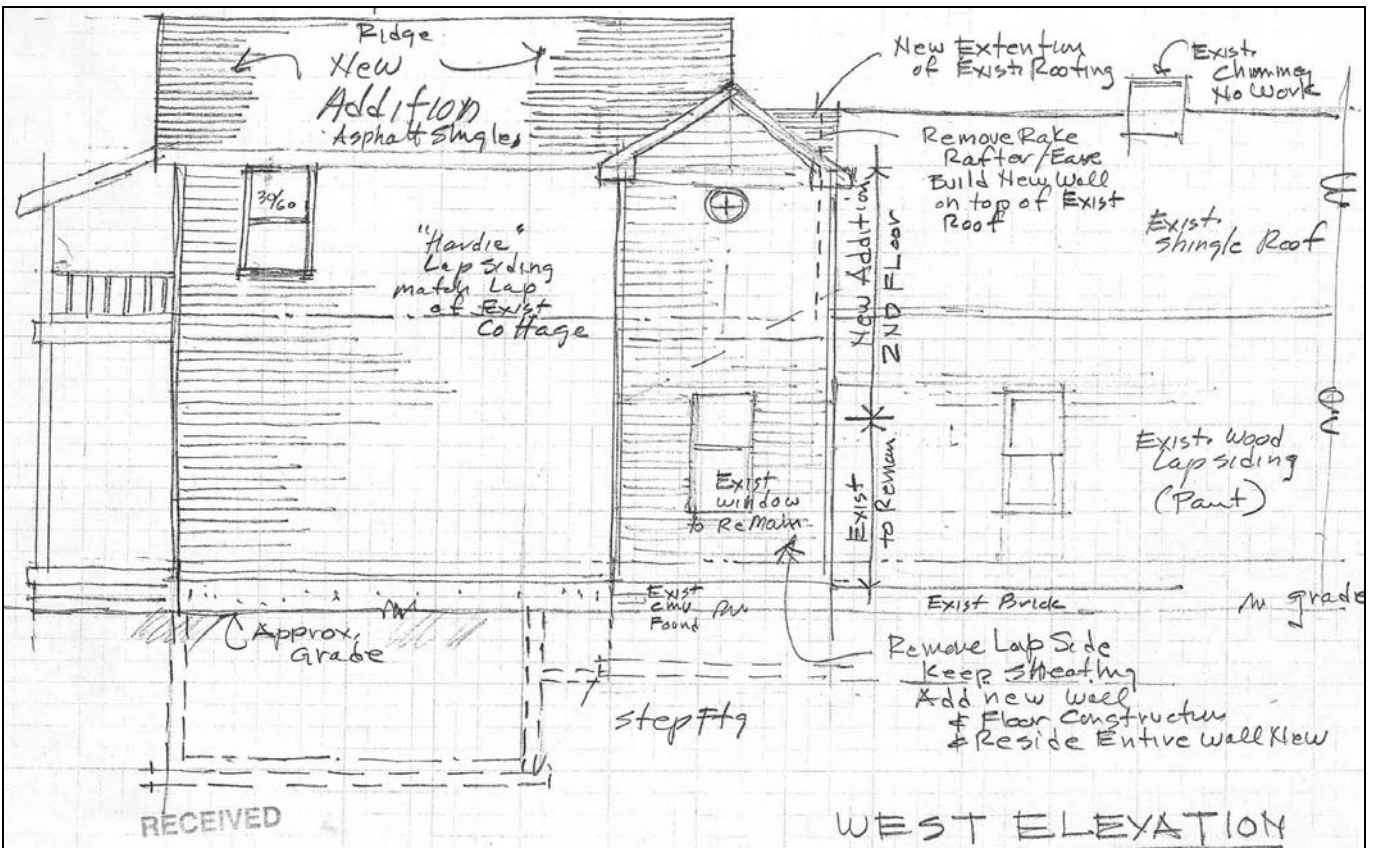
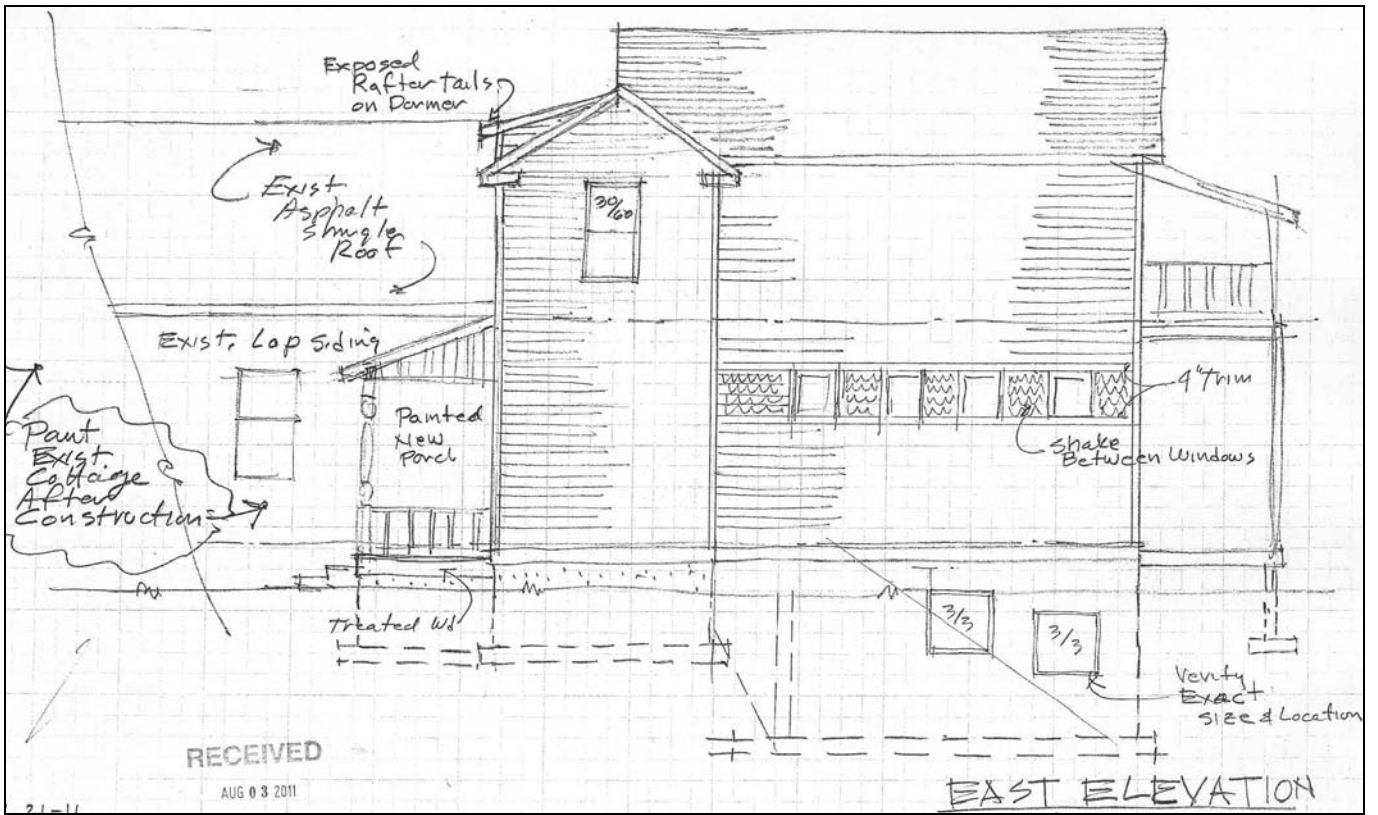


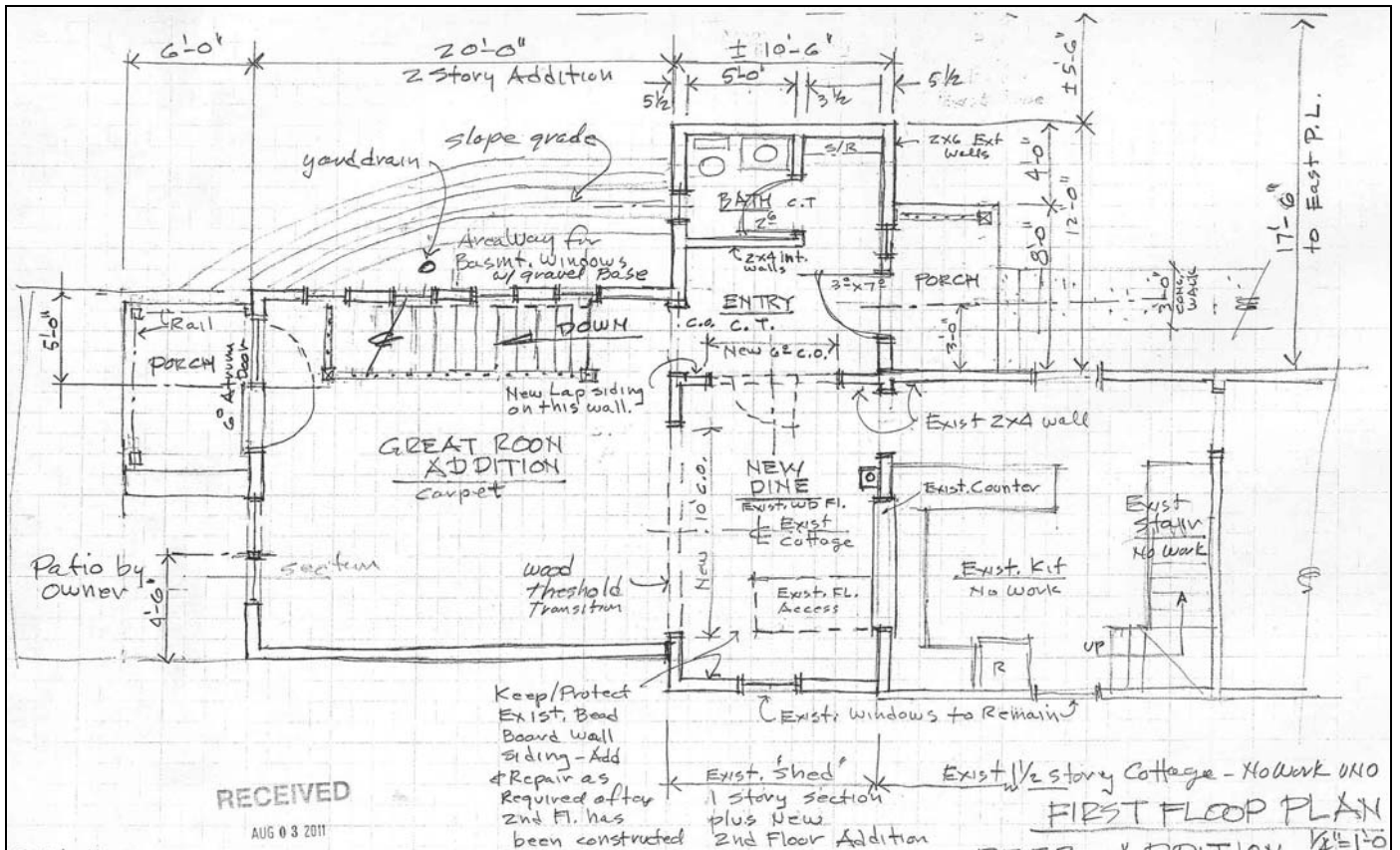
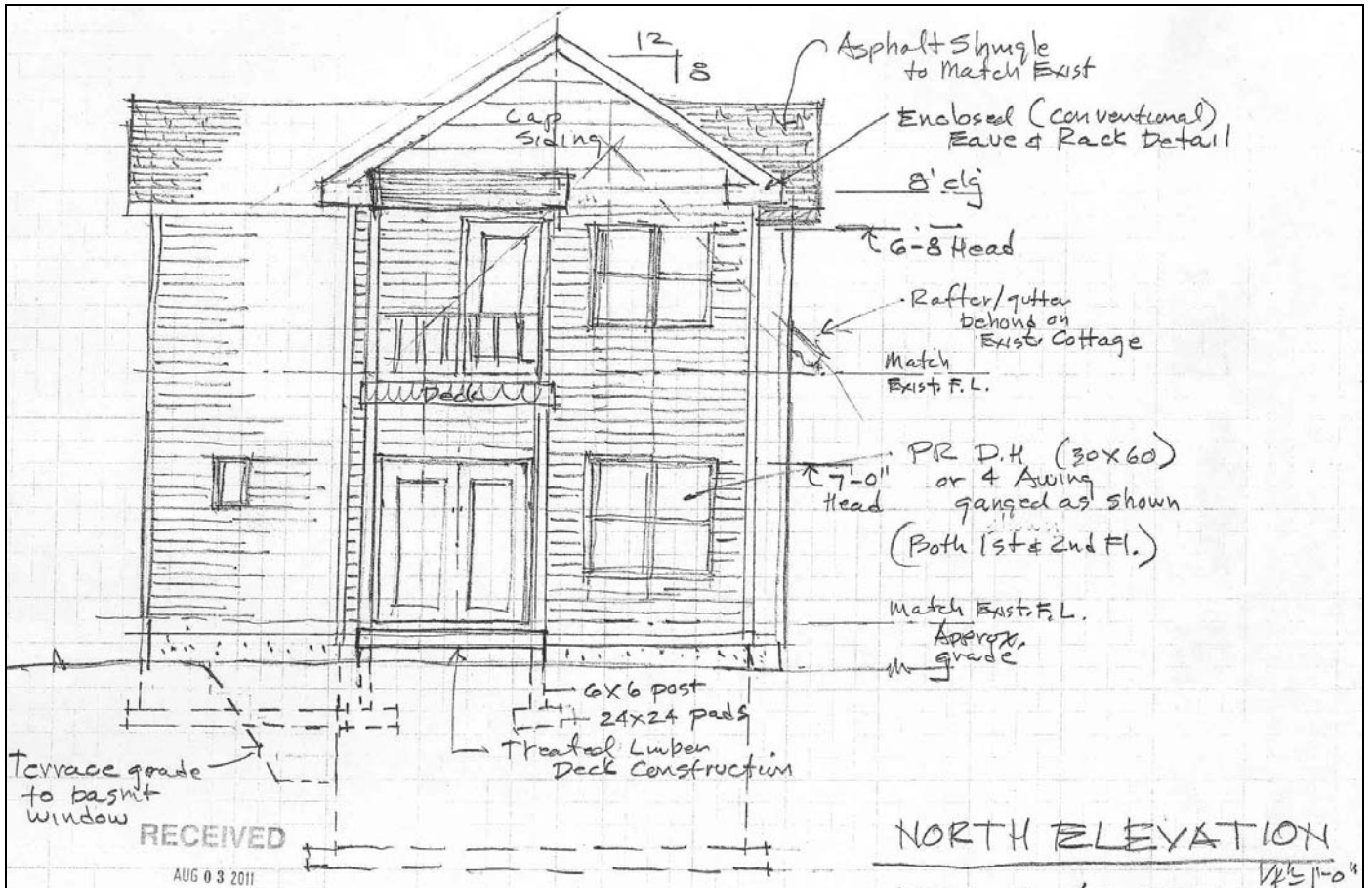
1898 Sanborn Map

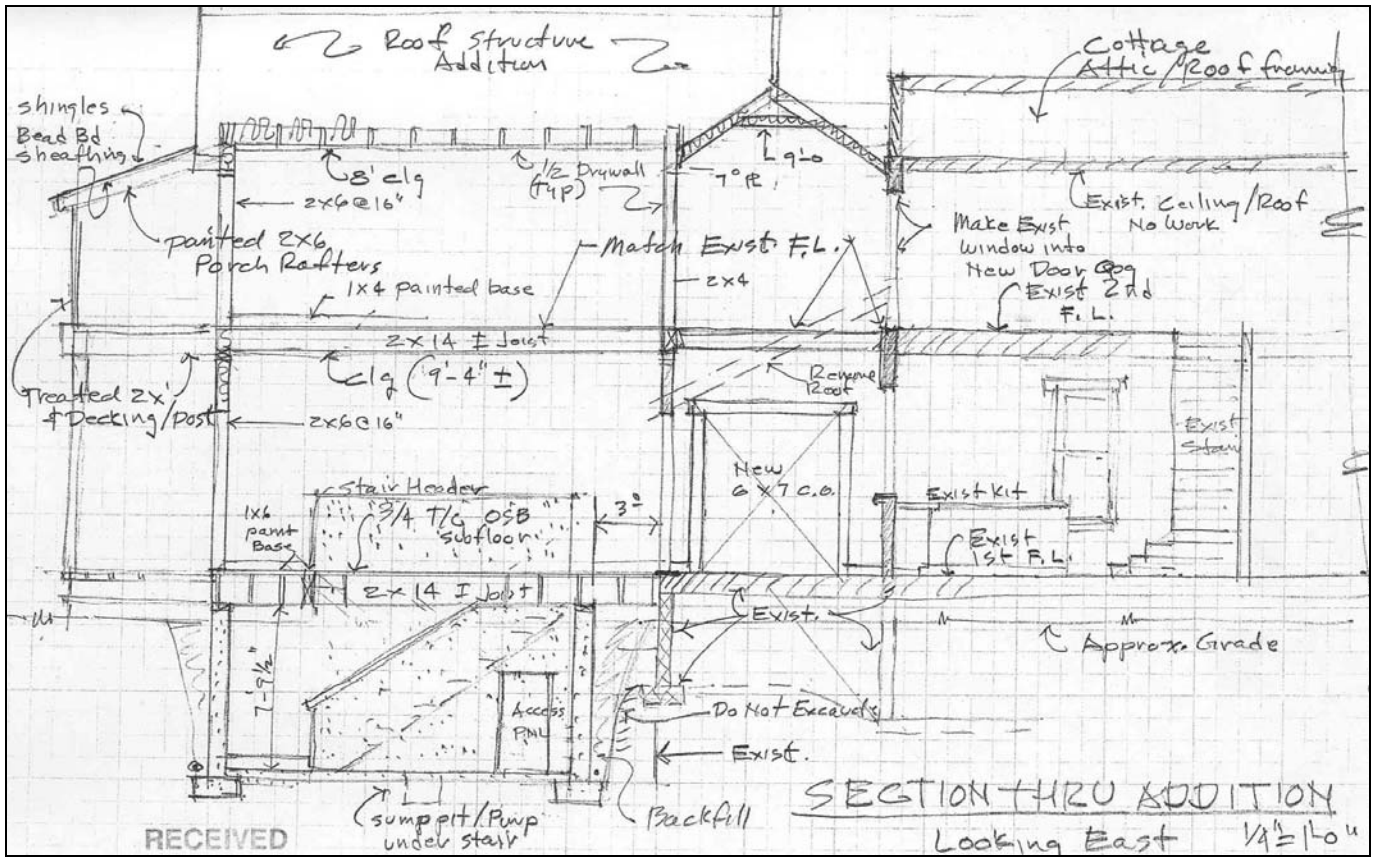
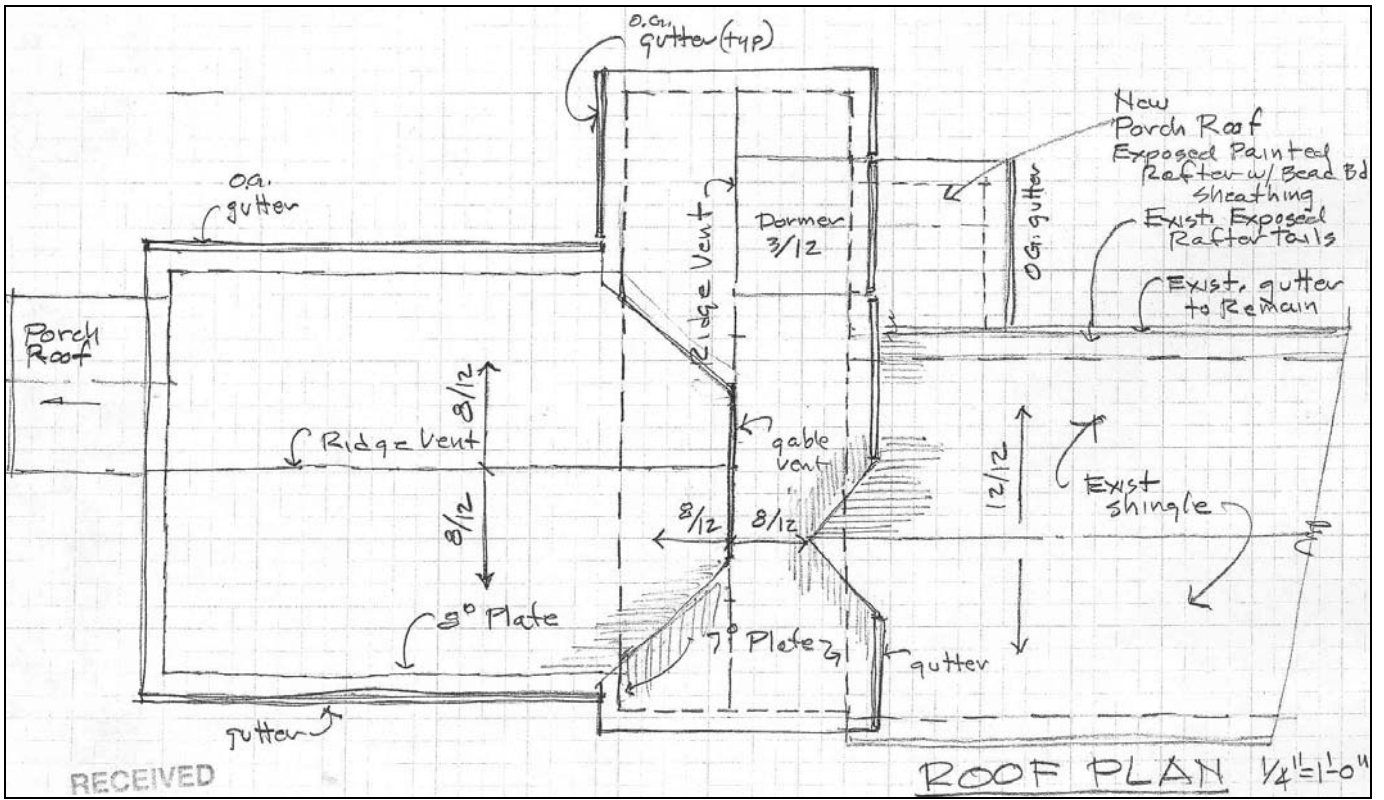
RETRACEMENT SURVEY & PLOT PLAN



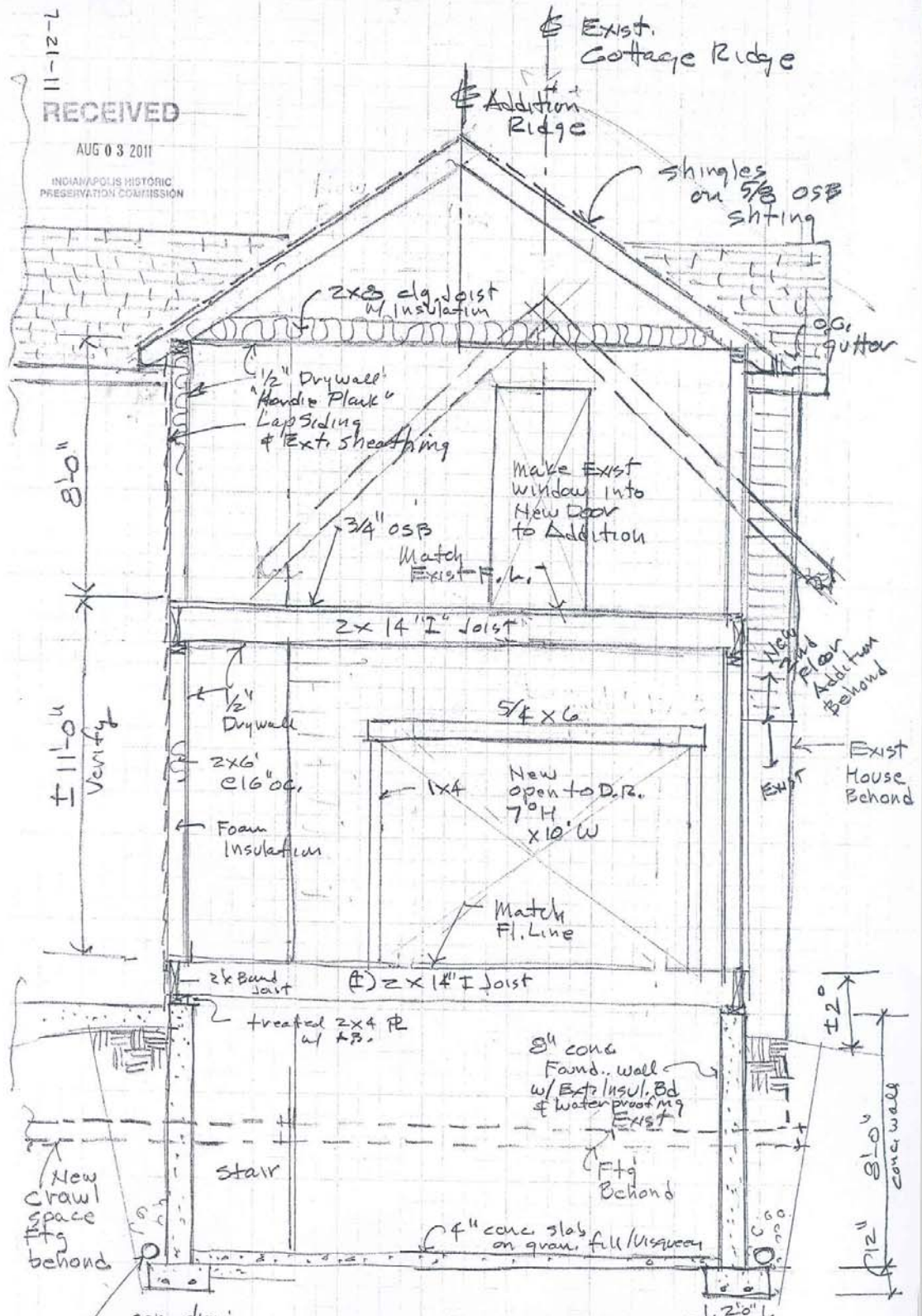




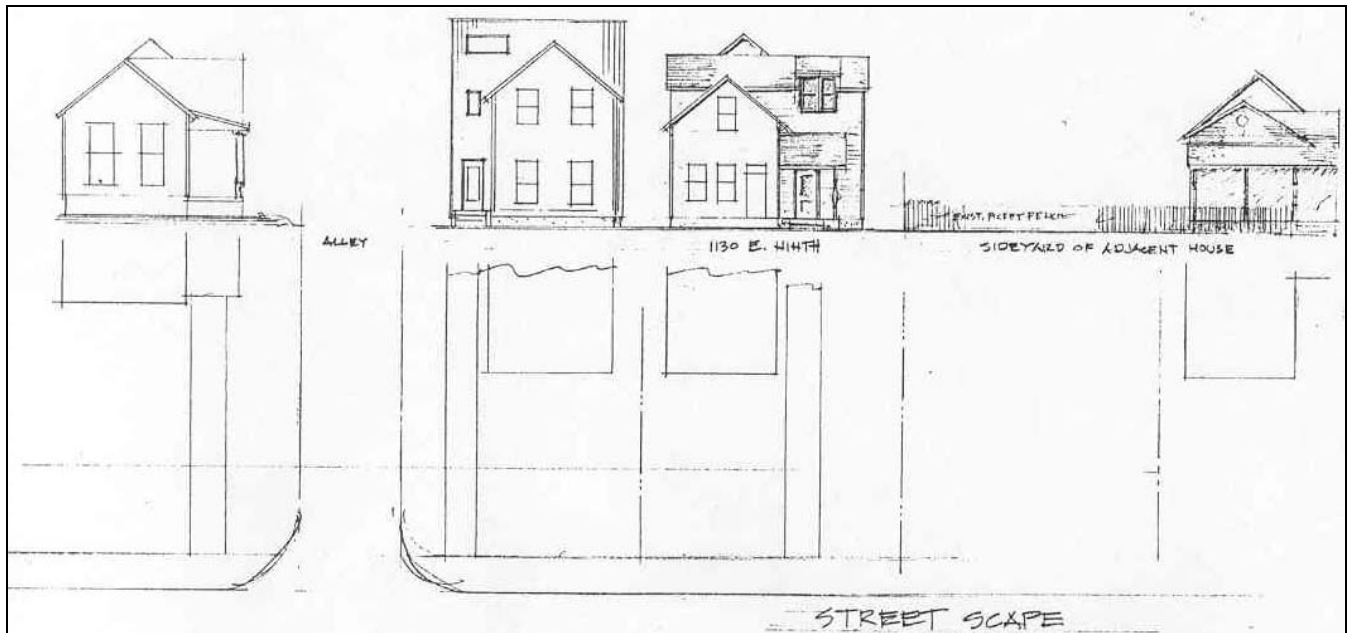




11-12-1
RECEIVED
 AUG 03 2011
 INDIANAPOLIS HISTORIC
 PRESERVATION COMMISSION



SECTION THRU ADDITION
 Looking South 3/8" = 1'-0"
 NEED ADDITION



Officers:
 Julie Rhodes, *President*
 David Hostetter, *Vice President*
 Sarah Charles, *Treasurer*
 Joshua H. Woolley, *Secretary*

Cottage Home Neighborhood

Directors:
 Maribeth Bailey
 Dan Doll
 Michael Lyons
 Robert Renaker
 Rex Scott
 Susan Vogt

Post Office Box 441286
 Indianapolis, Indiana 46244

August 11, 2011

RECEIVED

AUG 12 2011

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

President Jim Kienle
 Indianapolis Historic Preservation Commission (IHPC)
 1801 City-County Building
 200 East Washington Street
 Indianapolis, IN 46204

Dear Mr. Kienle and Commission Members:

As President of the Cottage Home Neighborhood Association, I am writing in support of the plan being submitted by Melissa and Brian Deer for an addition to their home at 1130 East 9th Street in the Cottage Home Conservation District. This is IHPC case number # 2011-COA-305 (CH)

The proposed addition substantially increases the size of the existing home, which will allow the Deer family to continue living in the neighborhood as their family grows. They have worked hard with the architect and the Cottage Home Conservation Committee to come up with plans that our neighborhood could support. As the plan recommends, the addition is on the back of the building and does not change the front façade. It is of a scale that does not overpower the existing home and the mass and form of the original home will be clearly discernible even after the addition is constructed.

We are very pleased that the Deers want to remain in Cottage Home and were willing to work on a plan that conforms with our Conservation Plan. I hope you will support their project by approving the plan they have submitted.

Thank you for your kind consideration.

Sincerely,

Julie L. Rhodes, President
 Cottage Home Neighborhood Association



Above: Front of Cottage



Above: Rear of Cottage



Above: Neighboring Houses