

COA # 2011-COA-358 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date NOV. 2, 2011
1854 Delaware Street HERRON-MORTON PLACE		<i>NEW CASE</i>
Applicant: COPASETIC CONSTRUCTION, LLC Mailing address: 5665 N Post Rd Ste 220 Indianapolis, IN 46216		Center Township Council District: 9 Jackie Nytes
Owner: Same as above Mailing address:		
EXPEDITED CASE		
IHPC COA: 2011-COA-358 (HMP) • Demolish garage		
STAFF RECOMMENDATION: Approval		

Background of Property

The site contains a one-story garage at the rear and previously contained a large three-story wood-frame house, which was demolished in the 1970's. The garage remains on the site by itself. The applicant, who recently purchased the property at tax sale, would like to demolish the garage with the intent of selling the lot as vacant land. Staff has visited the site and has included photos in this report that illustrate the compromised condition of the structure.

Garage

The garage is a wood-framed structure built c. 1900. Much of the original material has been replaced on this structure, and there is deterioration and some structural issues that exist. The garage is in the following condition:

1. The foundation has been replaced in some areas with non-historic concrete blocks.
2. All siding appears to be replacement siding. The siding has newer nails, is warped, curling, split and is missing in some sections.
3. West wall is structurally compromised and is causing the entire structure to lean into the alley. Evidence shows that the wall is pulling away from the roof trusses and the wood siding is separating due to the leaning of the west wall.
4. The roof trusses and sheathing are not original and a large hole exists on the east slope of the roof. The eaves on the roof are also significantly deteriorated.
5. The carriage-style doors on the north and west walls appear to be historic and possibly original, but are in a significantly deteriorated state.

Herron-Morton Place Preservation Plan

The plan states the following regarding demolition:

Significance. *Demolition is not permitted if the building is of historic or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.*

At first glance, this garage looks like it has historic character. However a close look reveals that there is very little left that is actually historic, and what is left is so deteriorated it needs to be replaced. Couple that with the absence of the original house it once served. Due to these conditions, staff believes the structure has lost most of its historic/architectural significance, does not display quality materials or craftsmanship and a certificate of appropriateness for demolition is justified under the guidelines in the Herron-Morton Place Preservation Plan.

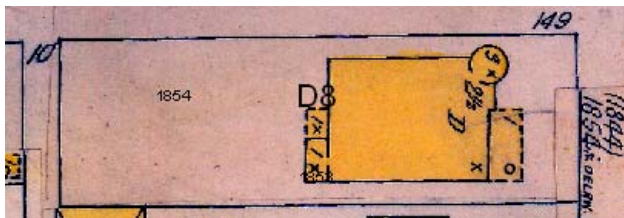
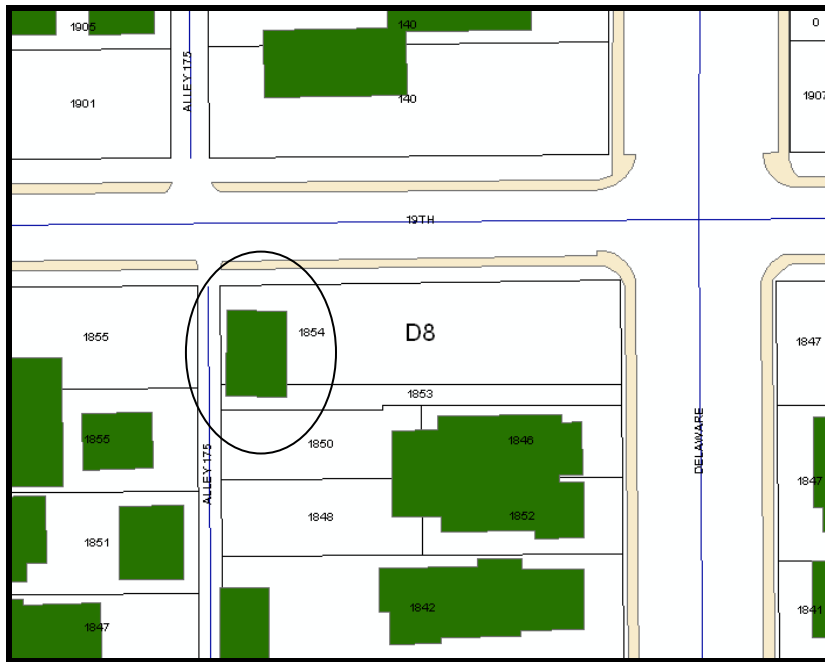
STAFF RECOMMENDED MOTION

COA #2011-COA-358 (HMP):

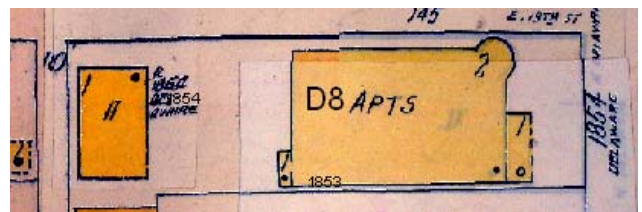
To approve a Certificate of Appropriateness for demolition of the existing garage as per submitted documentation and subject to the following stipulations:

- 1. All slab and subterranean foundations shall be removed from site.**
- 2. Site shall be backfilled and graded to match existing grades and seeded with grass or other landscaping approved by IHPC staff.**
- 3. All debris shall be removed from site within seven (7) days of substantial completion.**

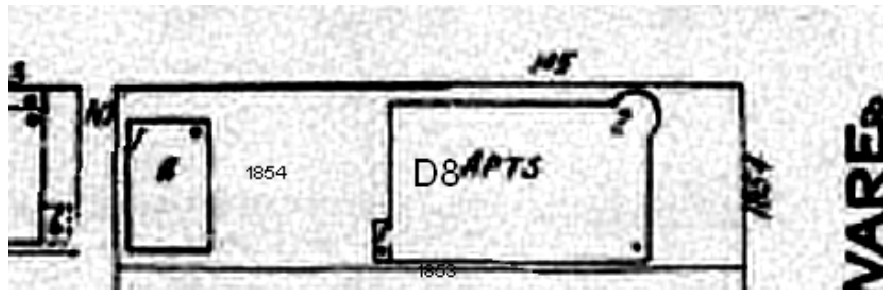
Staff Reviewer: Meg Purnsley



Above: View of site in 1898 (no garage)



Above: View of site in 1915 (garage appears).



Above: View of garage with house still on the site in 1956.



Above: View of north side of garage as seen from 19th Street. Notice lean at right.

Below: View of replaced roof structure from the interior of the garage. Roof sheathing and trusses have been replaced





Above: View of south elevation of garage. Notice lean in wall at alley side.

Below: Siding is dry, curling and brittle with many splits. Siding is not the original siding on the structure.





Above: View of non-original plywood at eaves and deterioration of eave material.

Below: View of garage doors on north elevation (as seen from 19th Street).





Above: View of doors on alley side. Doors appear to be historic, but are in poor condition.

Below left: Photo of plywood and space in between fascia boards due to structure leaning.

Below right: View of siding separating due to structure leaning.

