

<b>CASE #</b> <b>2011-COA-397 (WP)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	Hearing Date <b>NOVEMBER 2, 2011</b>
<b>811 Woodruff Place East Drive</b> <b>WOODRUFF PLACE</b>		NEW CASE
<b>Applicant: BRENT ROBERTS</b> mailing address: 811 East Drive Indianapolis, IN 46201		Center Township Council District: 16 Brian Mahern
<b>Owner: Same as above</b>		
<b>CASE</b>		
<b>IHPC COA: 2011-COA-397 (WP)</b> Demolish historic accessory structure (workshop)		
<b>STAFF RECOMMENDATION: Approval of a Certificate of Authorization</b>		

**STAFF COMMENTS**

**Background of the Property**

The property located at 811 Woodruff Place East Drive is also known as the Brandt T. Steele House, and was built 1904-1905. Steele was an artist and architect and designed the home himself. He lived in the home until his death in 1965. The house exhibits some English Tudor influence in its stucco and timber façade, but has its own unique Arts and Crafts qualities. In the SE corner of the property is a woodworking shop. This building appears on the 1915 Sanborn, and appears to have been constructed by Steele. There is no evidence that it was utilized for anything other than a woodshop for his family’s personal use. The building is a gable front structure with stained rough-sawn wood Dutch lap siding. There is a small chimney on the south wall, wood windows on the north and west façades, and a four-panel door on the west façade.

**Condition of the Structure**

The existing detached accessory structure has had few modifications over time. The building is in a state of disrepair, however. Staff noted the following conditions:

1. Partial roof structural failure including large holes in the roof surface, several roof rafters have splintered.
2. The eaves, particularly on the south side, are rotting, and pieces are missing.
3. There is missing siding on the south and east walls where rotten siding was kicked in during a break-in.
4. The interior floor has rotted and there is failure throughout.
5. The south wall is bowing inward and sags slightly, likely caused by the roof failure.

**Demolition Request**

The applicant is requesting to demolish the 20 ft. 6 in. x 16 ft. 6 in. workshop. No repairs have occurred on the building for at least eight years and likely longer, and the owners no longer store their equipment inside due to its condition. There are items inside the building, but most of these were left by the previous owner. The cleared site would be utilized as part of the yard and garden area. The owners do have the intention of constructing a garage, but they do not propose this site for the garage’s location. The owners have gotten quotes for \$23,480 and \$31,800 to restore the building for its current use (storage) and they feel that putting this amount into the building is a substantial sum simply to provide storage for yard equipment and that they

do not really have another use for the building. The estimated cost for demolition is \$2,500. The owners intend to document the building prior to demolition.

### **Stabilization**

At the request of staff, the owners contacted another contractor about the possibility of stabilizing the building. Stabilization is defined in the WP Plan as “A process involving methods which reestablish a deteriorated property’s structural stability and weather tightness while sustaining its existing form.” The shop does have rustic elements that tie it to the house’s Arts & Crafts features, but staff also understands that the building is in a deteriorated state. If stabilization were financially feasible, this might be a better option than demolition, and would retain the potential for re-use by the current owners or future owners. However, the second contractor looked at the building and feels that much of the work that would be required to restore the building would also be needed to stabilize it. The building is essentially a shell, and it is felt that it cannot be stabilized without redoing the foundation which is not deep enough and has been partially repaired, likely in the 1930s. The floor joists and roof joists would need redone, and the sill plate is rotted out. Essentially a rebuild would be needed just to attain weather tightness.

### **Certificate of Authorization - Hardship**

The State statute states: “... *the commission shall issue a certificate of authorization... [if it] finds an application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial.*”

- Denial would not deprive the owner of all reasonable and beneficial use of the subject property, as it is a large lot and there is still enough room for open yard space and a garage, even with the workshop.
- The effect would not be insubstantial because the workshop does have unique and intact architectural features that would be lost to demolition.
- However, staff does believe that \$23,000-32,000 to repair the building back to a functional use is a financial hardship given the limited potential use of the building.

### **Woodruff Place Historic Preservation Plan**

The Woodruff Place Plan states the following with regard to the demolition of an historic structure:

*“The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition...if it finds one or more of the following:”*

1. **Condition.** *“The structure poses an immediate and substantial threat to the public safety.”*  
The building, while deteriorated, does not appear to be in imminent danger of collapse or to be a threat to the general public.
2. **Significance.** *“The historic or architectural significance of the structure or part thereof is such that, in the Commission’s opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.”*  
The building does contribute to the character of the site and district. It retains a high level of design integrity (although material and structural integrity is poor) and has had few exterior alterations.
3. **Replacement.** *“The demolition is necessary to allow new development which, in the Commission’s opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof for which demolition is sought, and/or”*  
Nothing is slated to replace the workshop.
4. **Economics.** *“The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonable adapted without approval of demolition.”*  
The argument for economics comes into play. \$23,480-30,000 for restoration of what will essentially serve as a storage building is financially challenging.

**Justification for Approval of a Certificate of Authorization**

Staff believes the demolition of the shop is justified by the criteria in the Woodruff Place Plan because stabilization has not proven to be a feasible option. The condition of the structure, along with the price to repair to a functional use warrants demolition if an alternative is not found.

**STAFF RECOMMENDED MOTION**

**CASE #2011-COA-397 (WP):**

**To approve a Certificate of Authorization to demolish the historic workshop per submitted documentation and subject to the following stipulations:**

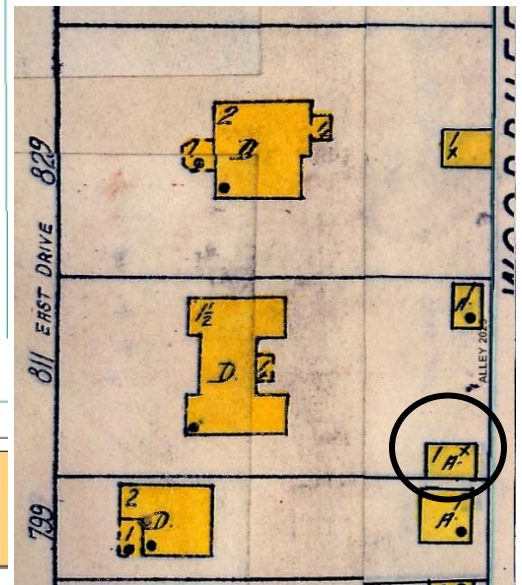
- 1. All debris shall be removed from site within seven (7) days of substantial completion.
- 2. Site shall be backfilled and graded to match existing grades and seeded with grass.

**NOTE: Permits are required for this work. Please contact the Permits Division at 1200 Madison Ave, (317) 327-8700, to acquire all applicable permits prior to starting any project.**

**Staff Reviewer: Emily Jarzen**



Map of subject property



1915 Sanborn (updated through 1954) showing shop



**View of workshop, looking southeast**



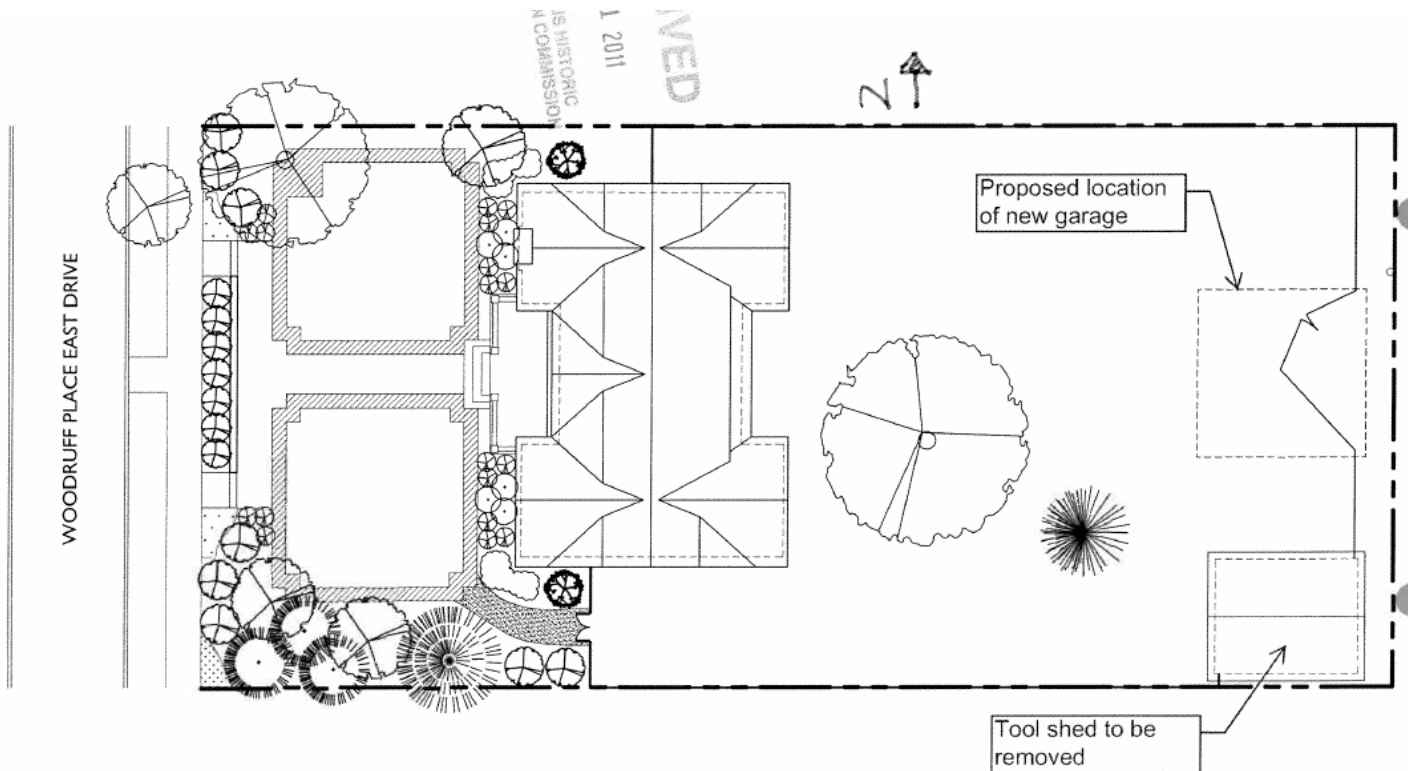
**View of workshop from alley, looking northwest**



**Interior deterioration**



**Deterioration at eaves**



**Site plan**

**The Housesmith Repair and Remodeling LLC**

**Estimate**

12295 Split Granite Drive  
Fishers, IN 46037

Date	Estimate #
2/28/2011	77

Phone # 317-840-8266 thehousesmith@aol.com

Name / Address
Brent Roberts and Randy Veatch 811 Woodruff Place east drive Indianapolis, IN 46201

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Project
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Description	Qty	Rate	Total
Labor to demo parts of the building that are rotted from weather damage, floors, roofing, rafters, siding, windows, door, most of the building but the north wall framing.	32	40.00	1,280.00
trash removal? dump fees		750.00	750.00
Labor to repair chimney, repair footing underneath, tuck point all the brick, replace broken brick, bracing while work is being done.	1	3,000.00	3,000.00
Materials: concrete, lumber for bracing, hardware		200.00	200.00
Labor to repair any damage to foundation walls, blocks, repair parts of foundation that have settled.		1,000.00	1,000.00
Materials: concrete, lumber, block		250.00	250.00
Materials: Lumber to rebuild, walls, floor joist, rim joist, sub floor, siding, repair rafters, framing for windows, door way, new door, plywood sheathing, outside trim boards for corners.		4,500.00	4,500.00
Roofing, sheathing, basic 25 year shingle, 30lb paper underneath. Hand nailed, flashing all around.		2,100.00	2,100.00
Building Permits:		500.00	500.00
Labor to rebuild floor joist, decking, new sill plates, build three new walls. Reinforce old walls, framing for roof rafters,	96	35.00	3,360.00

**Fees and terms: Payabel upon completion.**

All work mentioned above will be performed in a workmanlike manner according to standard industry practices. Requested work beyond proposal is an extra cost when approved by the client. Agreement contingent on delays beyond our control (e.g., weather). If any legal action occurs as a result of this agreement, the prevailing party shall be entitled to recover legal fees and reasonable costs of litigation as determined by a court of law. Customer agrees to release Brad Loftus and The HouseSmith and his employees from any and all liability for personal and property injury and agrees to indemnify and hold Brad Loftus and The HouseSmith and employees harmless from any claims or lawsuit brought by a third party as a result of work done at customer's property. Contract is governed by the laws of the state of Indiana.

Accepted by: \_\_\_\_\_

<b>Total</b>
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phone: 317-840-8266
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thehousesmith@aol.com
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**The Housesmith Repair and Remodeling LLC**

**Estimate**

12295 Split Granite Drive  
Fishers, IN 46037

Phone # 317-840-8266 thehousesmith@aol.com

Date	Estimate #
2/28/2011	77

Name / Address
Brent Roberts and Randy Veatch 811 Woodruff Place east drive Indianapolis, IN 46201

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Project
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Description	Qty	Rate	Total
Labor to side building, sheathing and siding similar to what was on originally. Trim out outside, eves, corners of building.	80	35.00	2,800.00
Labor to polyurethane building, stain door, natural all trim and siding.	32	35.00	1,120.00
Materials: polyurethane sealer	10	35.00	350.00
Materials: nails, screws, misc hardware, house rap,		300.00	300.00
Labor to rebuild and glaze two sets of windows.	32	35.00	1,120.00
Materials: lumber for windows	1	300.00	300.00
Dumb fee.cleanup	1	350.00	350.00
Materials: temporary fencing in rear of property.		200.00	200.00

Fees and terms: Payabel upon completion.

All work metioned above will be performed in a workmanlike manner according to standard industry practices. Requested work beyond proposal is an extra cost when aproved by the client. Agreement contingent on delays belays beyond our contol(e.g.,weather). If any legal action occurs as a result of this agreement, the prevailing party shall be intitled to recover legal fees and reasonable costs of litigation as determined by a court of law. Customer agrees to release Brad Loftus and The HouseSmith and his employees from any and all liability for personal and property injury and agrees to indemnify and hold Brad Loftus and The HouseSmith and employees harmless from any claims or lawsuit brought by a third party as a result of work done at customer's property.Contract is governed by the laws of the state of Indiana.

Accepted by:

<b>Total</b>	<b>\$23,480.00</b>
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phone: 317-840-8266
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thehousesmith@aol.com
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William VantWoud

October 25, 2011


Brent Roberts  
811 East Dr. Woodruff Pl.  
Indianapolis, IN 46201

Estimate: Restoration of shed structure at 811 East Dr. Woodruff Pl.

- \* Demo/ Prep - Disassemble entire shed structure saving all sound and historic components .Haul away all debris.  
\$3500.00
- \* Masonry - Form and pour to code new 16x20 footer, 5 courses of concrete blocks .  
\$3500.00
- \* Framing - Frame to match original structure including: 2x6 sill plate, 2x4 side walls, 2x8 floor joists, 2x6 ceiling joists, 2x4 roof rafters, 1x6 roof decking, 1x4 flooring, 4x8 ext. sheathing .  
\$7000.00
- \* Roofing - Install -5 squares of dimensional asphalt shingles, felt, ridge cap.  
\$2000.00
- \* Exterior carpentry - Install to match original, cedar dutch lap siding reusing reclaimed original with new replacements as needed, cedar 1x4 casement trim and corner boards.  
\$8000.00
- \* Windows/Doors - Install to match original, salvaged entry door, salvaged window units, new matching window units.  
\$3000.00
- \* Exterior Paint - Stain entire exterior of structure , glaze and paint window sashes.  
\$4000.00
- \* Landscape - Clean entire site including haul away debris, rake and grade site.  
\$ 800.00

Total Estimate \$ 31,800

Respectfully,

  
William Vant Woud

828 Woodruff Pl.,

Middle Dr.

Indianapolis, IN

46201

317..501.5302

2<sup>nd</sup> quote