

COA # <b>2013-COA-061(SJ)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>JUNE 5, 2013</b>
<b>701 N Pennsylvania Street ST JOSEPH</b>		<i>New Case</i>
<b>Applicant</b> SANCTUARY ON PENN mailing address: 701 N. Pennsylvania Street Indianapolis, IN 46202		Center Township Council District:9 Joseph Simpson
<b>Owner:</b> same mailing address:		
<b>CASE</b>		
<b>IHPC COA: 2013-COA-061 (SJ)</b>	<ul style="list-style-type: none"> <li>• Retain storage shed with roof deck and ramp constructed without approval</li> <li>• Install salvaged brick pavers for rear yard parking</li> <li>• Retain lattice fence</li> <li>• Install dumpster enclosure and fence in rear yard</li> </ul>	
<b>STAFF RECOMMENDATION: Approval</b>		
<b>STAFF COMMENTS</b>		

**Background of the Property**

The Mount Pisgah Lutheran Church/First Lutheran Church was built in 1875 and the sanctuary was added in 1886. Formerly the home of the city’s oldest Lutheran congregation (est. 1837), it is listed on the National Register and is currently vacant. A large 2-story house also sat on the lot, behind the church, but it was removed between 1956 and 1962.

This 2-1/2 story brick church has a raised, rusticated limestone foundation. The older chapel reflects the Gothic Revival style with a high gabled slate roof and long narrow Gothic-arched windows with limestone surrounds. The newer nave exhibits Romanesque Revival elements including round-arched windows set in round-arched panels.

The applicant currently uses the property for a wedding venue and photography studio (zoned CBD-3). The rear yard of the property is used for employee parking, and also as a wedding reception and photo shoot location.

**Work Started without Approval and Proposed Work**

The applicant installed the following items without a COA:

- Shed with roof deck and ramp and
- Lattice fence at north property line.

The following additional items are also being requested:

- Install salvaged brick pavers for rear yard parking
- Install dumpster enclosure and fence in rear yard

**Storage shed with roof-top deck and ramp**

These items were installed without a COA, although staff finds them to be basically appropriate. However, the design of the railing around the deck, steps and ramp are not compatible with its surroundings in style and quality. The applicant is agreeable to making changes to the structure, and staff recommends that the

railings be rebuilt to match the design depicted later in this report. Staff also believes that wood stair risers stained to match the steps should be installed where they are missing. If this is done, and the trees that were installed around the shed structure are maintained, the overall design of the shed, roof-top deck and ramp can be considered appropriate.

### **Lattice fence**

Design guidelines in the St. Joseph Plan identify lattice as an appropriate fence style. Although construction quality is not the greatest, the structure is temporary and will be largely unseen once the plants grow to cover it. Staff believes its effect on the character of the area is insubstantial.

### **Brick Pavers**

The brick pavers are compatible with the structure and will provide a much needed improvement to the current parking area behind the building which is meant for employee parking (the applicant has an agreement with the Armory next door to use their parking as well for the building).

### **Wood Privacy Fence and Dumpster Enclosure**

The wood dog-ear style proposed for the fence and dumpster enclosure at the rear yard is also appropriate. This fence is to be 6 feet tall in height and stained with brown stain.

### **St. Joseph Historic Area Plan**

The plan states that accessory buildings and additions should be differentiated from the original building, should be discernible as a product of its own time, and should be located at the rear away from the front façade. Staff believes the storage shed does meet these guidelines. The plan also recommends that lattice is an appropriate wood fence type along with slat fencing which the applicant is requesting.

## **STAFF RECOMMENDED MOTION**

**COA# 2013-COA-061:**

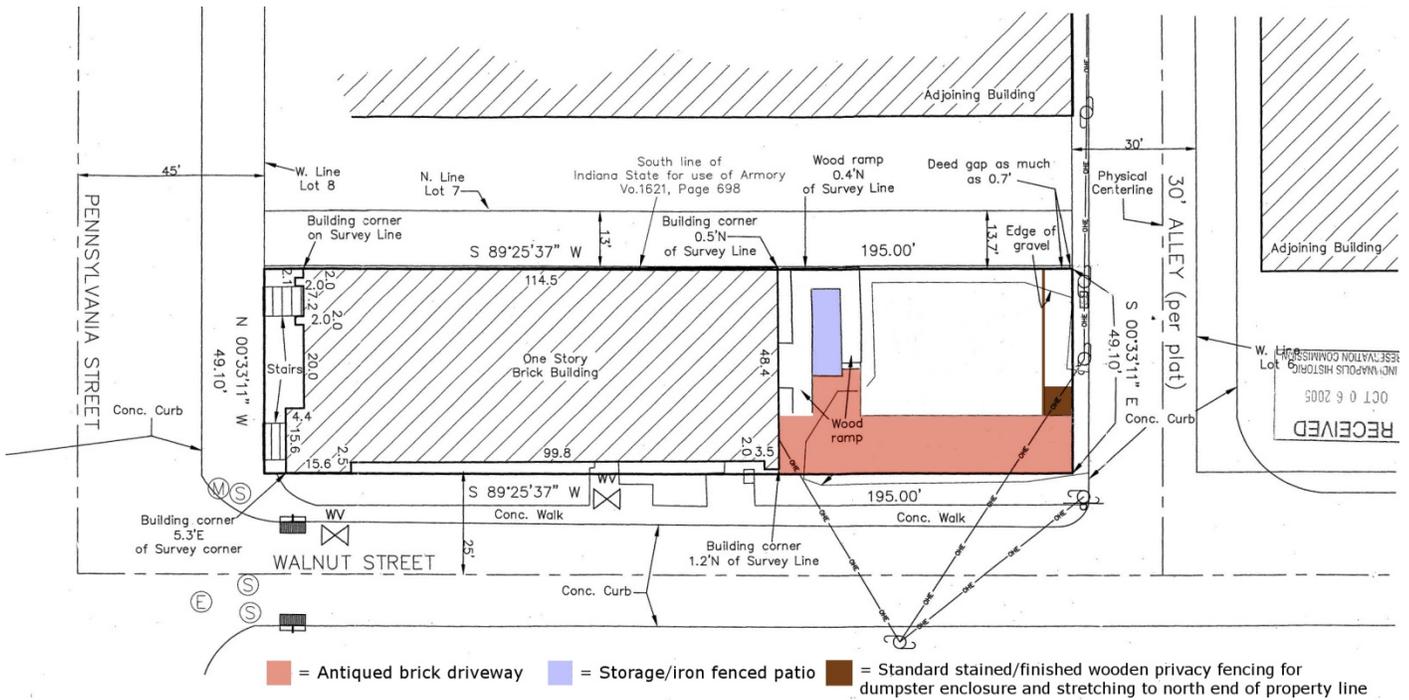
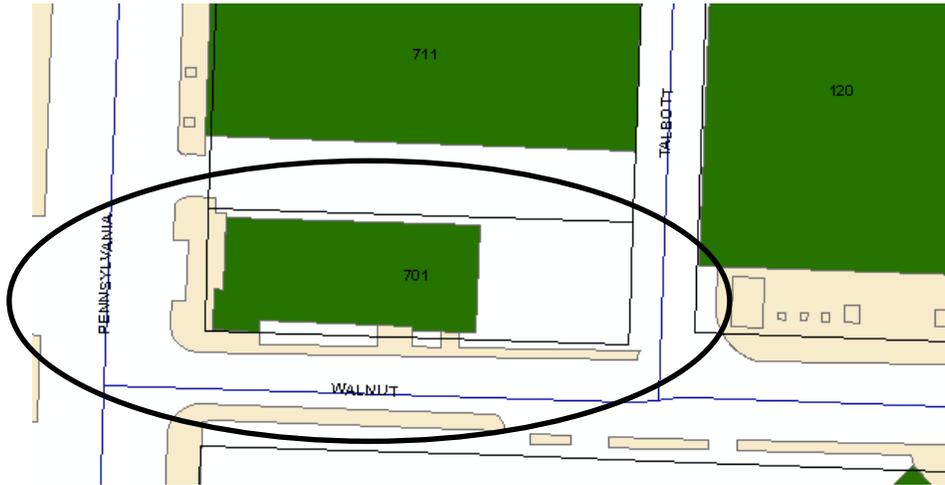
**To approve a Certificate of Appropriateness to:**

- **Retain the shed with roof-top deck, stairs and ramp**
- **Replace unapproved railings with approved railings.**
- **Retain wood lattice fence at north property line**
- **Install wood 6 ft tall dog-ear privacy fence at east side of property with dumpster enclosure of the same design and materials**
- **Install brick paver parking area at rear yard**

**All as per submitted documentation and subject to the following stipulations:**

1. **A final site plan shall be submitted to IHPC staff prior to commencement of work.  
Approved \_\_\_\_\_ Date \_\_\_\_\_**
2. **The applicant shall submit a brick paver sample to IHPC staff prior to installation.  
Approved \_\_\_\_\_ Date \_\_\_\_\_**
3. **Fence at east side of property shall be stained brown.**
4. **Dumpster shall be enclosed on at least three sides with the dog-ear privacy fencing material.**
5. **Railings shall be replaced no later than August 1, 2013. New wood railing shall be solid smooth wood and shall be designed to match the railing design recommended in the June 5, 2013 staff report. Railings shall be stained brown to match the rest of the storage shed structure.**

**Staff Reviewer:** Meg Purnsley



**Above: Site plan showing proposed paver location, dumpster and enclosure location, and storage shed with patio.**

**Below: Aerial view of site**

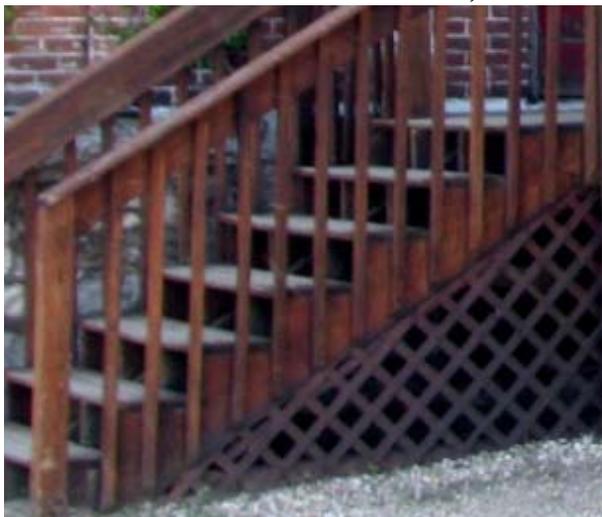




**View of building from Pennsylvania Street**



**Above: Style of wood railing that staff recommends as a replacement for the deck, stairs, and ramp railing (below).**

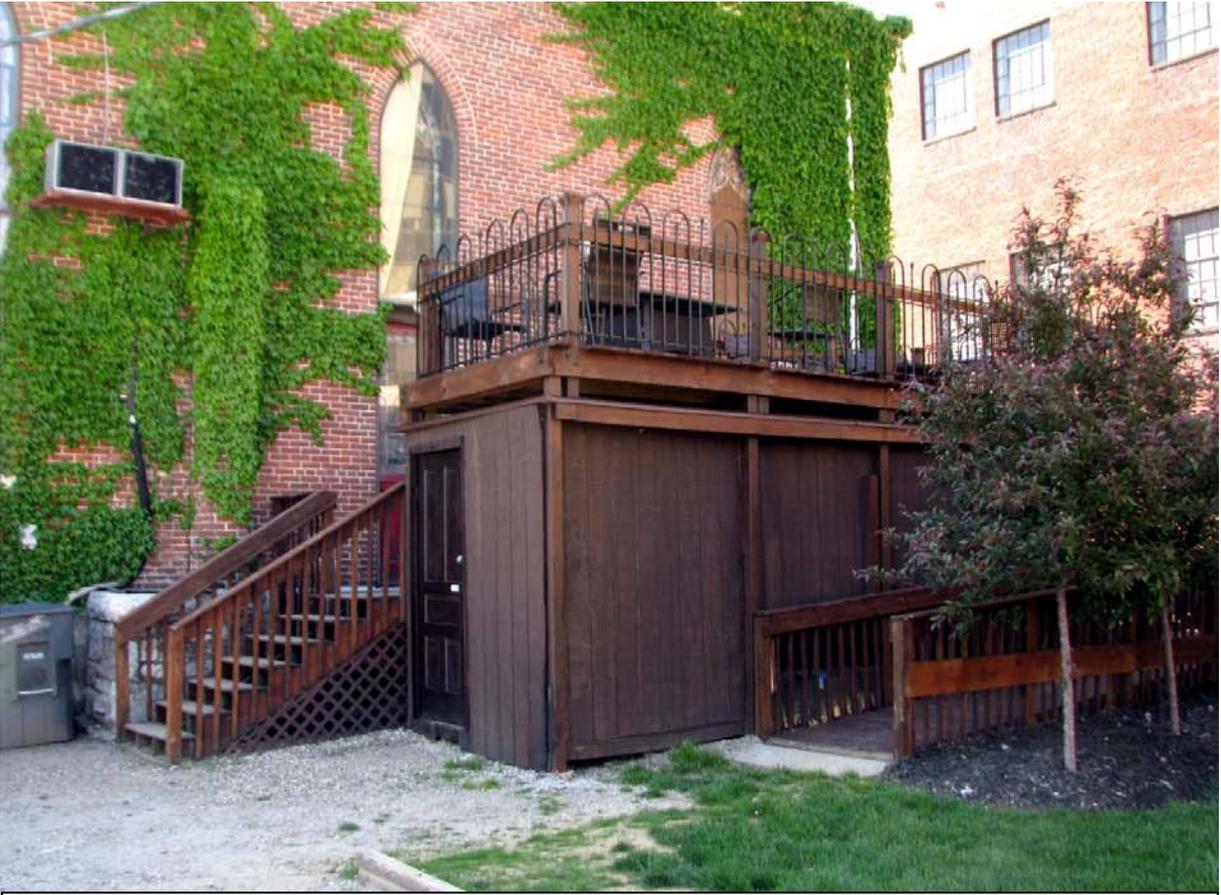




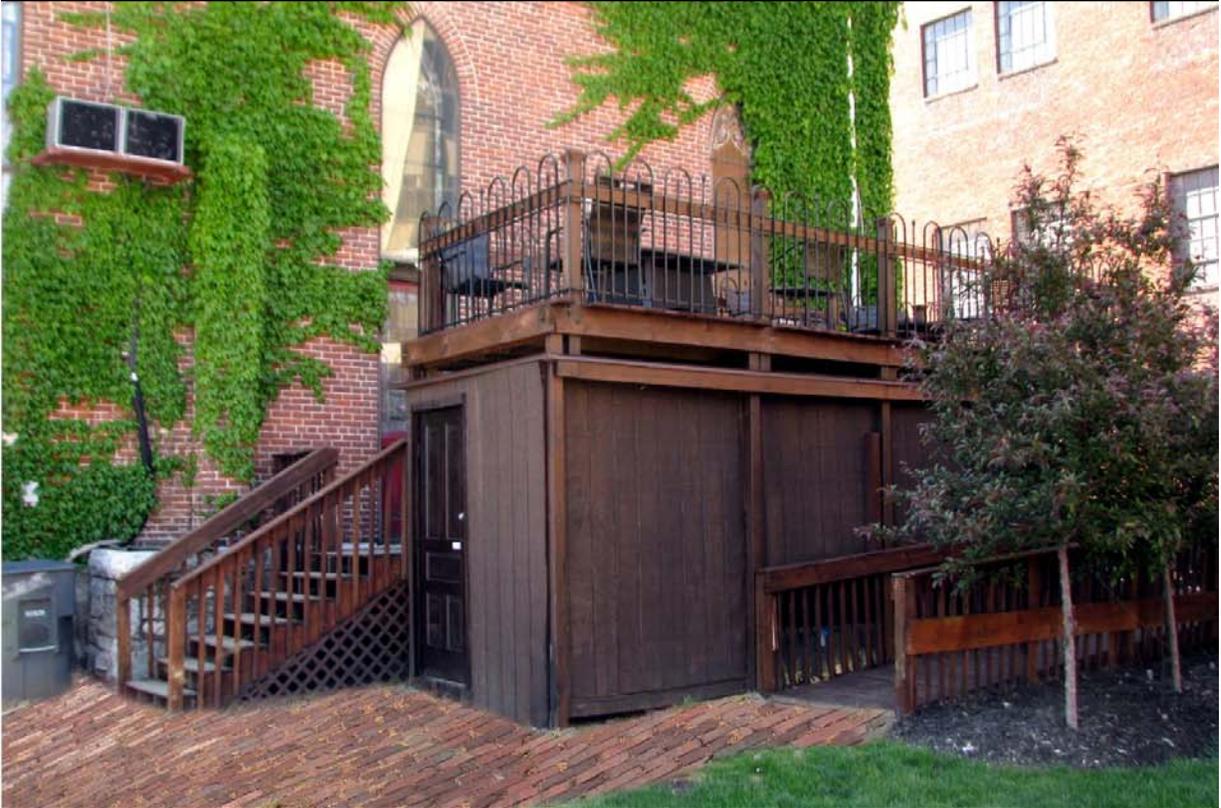
**View of lattice fence today**



**“Photo-shopped” view of lattice with future plant growth**



**View of shed today.**



**“Photo-shopped” view of shed with proposed brick pavers.**



**Rear yard today.**



**“Photo-shopped” view with plants growing on the lattice fence, new privacy fence, screened dumpster and brick pavers.**