

<b>COA #</b> <b>2015-COA-034 (ONS)</b> <b>2015-VHP-003</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>MARCH 4, 2015</b>
<b>1305-09 N CENTRAL AVE</b> <b>OLD NORTHSIDE</b>		New Case
<b>Applicant</b>	Milhaus Development, LLC	
<b>mailing address:</b>	530 E. Ohio, Suite A Indianapolis, IN 46204	
<b>Owner:</b>	Carlos E. Campoy & Ronald C. Cara 3900 Galt Ocean Drive, Unit 307 Fort Lauderdale, FL 33308	
<b>COMBINED CASE</b>		
<b>IHPC COA:</b>	<b>2015-COA-034 (ONS)</b>	<ul style="list-style-type: none"> <li>• Construction of 6 multi-family townhouses with garages</li> <li>• Variances of Development Standards</li> </ul>
<b>Variances:</b>	<b>2015-VHP-003</b>	<p>Variance of Development Standards to allow construction of a multifamily development with:</p> <ul style="list-style-type: none"> <li>• Floor Area Ratio of .86 when a maximum of .600 is allowed.</li> <li>• Open Space Ratio of .77 when a minimum of 1.180 is required.</li> <li>• Livability Space Ratio of .61 when a minimum of 0.110 is required.</li> </ul>
<b>STAFF RECOMMENDATION: Approval</b>		

**History of the Site**

The site was historically the location of a single-family house in the 1890's and a filling station from the 1950's until the 1990's when it was demolished. The site has been vacant since and has been split into two parcels that are 134' x 157' combined.

**New Construction**

This six-unit attached townhouse development has been designed by Demerly Architects. The elevations are to be clad in fiber cement lap siding, brick, fiber cement panels with battens, cedar siding accents, and limestone sills and metal coping. The windows are shown as clad casement and fixed windows.

Five of the units face Central Avenue and have a metal canopies over the front and rear entrances. Lighting will be provided at the rear driveway and each of the five units will have its own pergola in the rear. The sixth unit faces 13<sup>th</sup> Street and has the same design details as the other five units.

Five 2-car garages will be in a detached accessory structure at the back of the site. This structure will have a flat roof, 6 inch exposure fiber cement lap siding and cedar trellis details. A sixth 2-car garage will be attached to the townhouse at the south end of the site that faces 13<sup>th</sup> Street. The garages provide the required parking.

**Variances**

The property is zoned D-8, which permits multi-family development. Variances of Development Standards are being requested for the following multifamily development amenities:

- Floor Area Ratio of .86 when a maximum of .600 is allowed.
- Open Space Ratio of .77 when a minimum of 1.180 is required.
- Livability Space Ratio of .61 when a minimum of 0.110 is required.

These variances are necessary for two reasons:

1. Separate Garages. The accessory structure for parking results in eliminating some of the open space that is necessary to meet the development amenities standards.
2. Scale of the Development. The scale of the building requires variances, but is very much in keeping with adjacent multifamily structures across the street and just north of the site. Staff believes that the granting of these variances makes for a more compatible multifamily design. The effect of needing the variances is mitigated by the inclusion of private patio areas for the units.

### **Site Plan**

The garages will be accessed off of 13<sup>th</sup> Street since no alley access is available. The entrance will be flanked by a cedar fence. There is a 4 foot setback from the north property line and a 4 foot setback from the east property line. The setback from Central Avenue lines up with the houses to the south on the other side of 13<sup>th</sup> Street.

### **Old Northside Historic Area Plan**

The Plan states the following about new construction:

- *New construction should relate to the historical quality of the area through similar use of form texture, materials color, etc. Location, Scale, Outline, Materials and Details should be the basic criteria used in evaluating new construction.*
- *The Commission should consider whether the building contributes to the historic character of the Old Northside and to the historic character of the immediate environment (i.e. street, alley, property, etc).*

## **STAFF RECOMMENDED MOTION**

**2015-COA-034 (ONS):**

**To approve a Certificate of Appropriateness for construction of a 6-unit multifamily development with garages and variances as per submitted documentation and subject to the following stipulations:**

**PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.**

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 the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*
4. Wood and/or fiber-cement shall have a smooth texture and be free of major imperfections. **Rough-sawn finishes are not permitted.**
5. Brick shall be approved by staff before being laid. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
6. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.
7. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

**2015-VHP-003:**

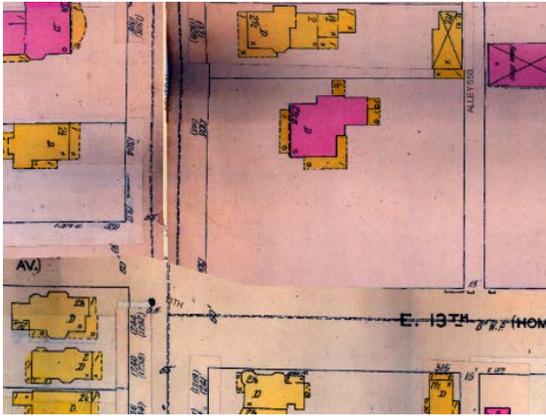
**Variance of Development Standards to allow construction of a multifamily development with a:**

1. Floor Area Ratio of .86 when a maximum of .600 is allowed.
2. Open Space Ratio of .77 when a minimum of 1.180 is required.
3. Livability Space Ratio of .61 when a minimum of 0.110 is required.

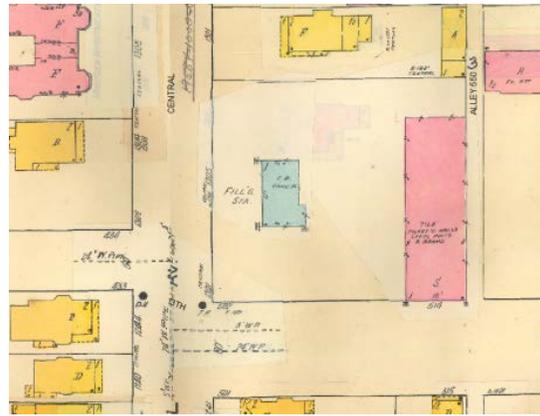
**Staff Reviewer:** Meg Purnsley



**LOCATION IN THE OLD NORTHSIDE**



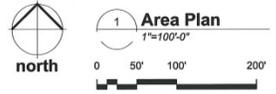
**1898 SANBORN MAP**



**1956 SANBORN MAP**

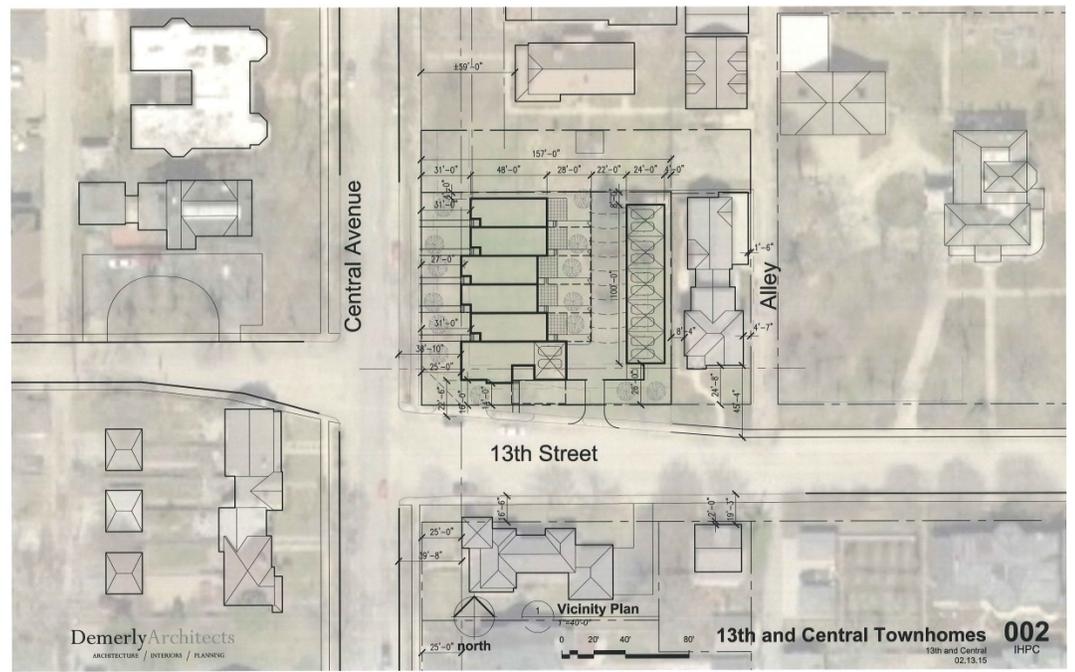
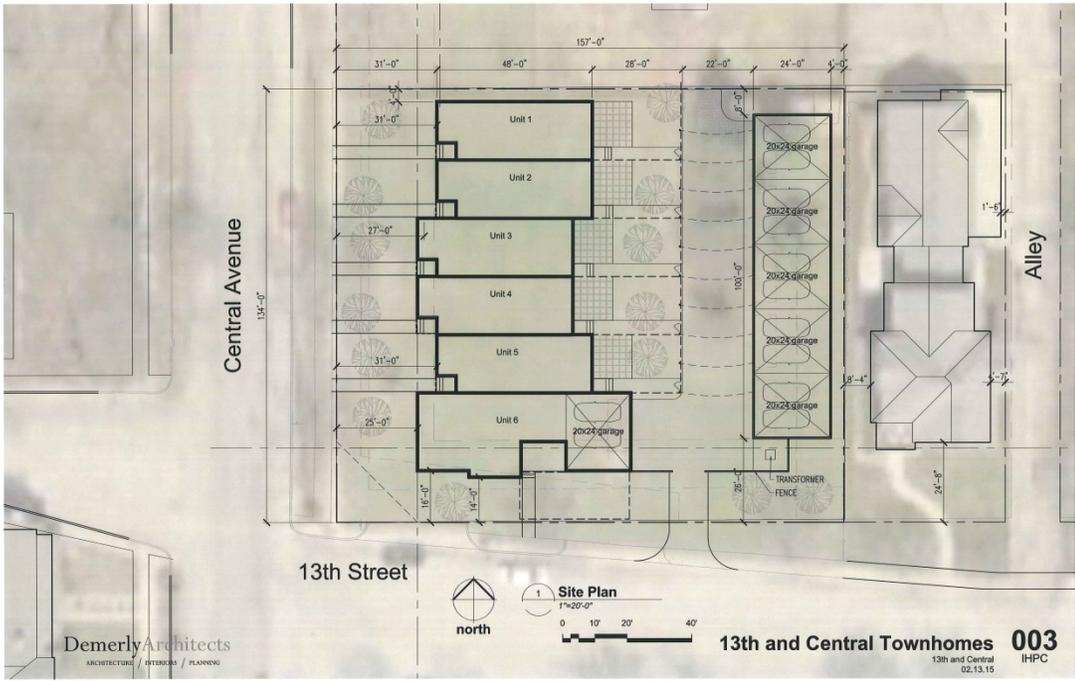


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 ARCHITECTURE / INTERIORS / PLANNING

**13th and Central Townhomes 001**  
 13th and Central  
 02.13.15  
 IHPC





7 Central Avenue  
**Streetscape**  
1"=20'-0"



8 13th Street  
**Streetscape**  
1"=20'-0"

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13th and Central Townhomes **204**  
13th and Central  
02.13.15  
IHPC



3 East Building  
**Exterior Elevation**  
1/8"=1'-0"



4 North  
**Exterior Elevation**  
1/8"=1'-0"

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13th and Central Townhomes **202**  
13th and Central  
02.13.15  
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9 South Perspective

13th and Central Townhomes 205  
13th and Central  
02.13.15  
IHPC



Garage West  
5 Exterior Elevation  
1/8"=1'-0"

0 4' 8' 16'

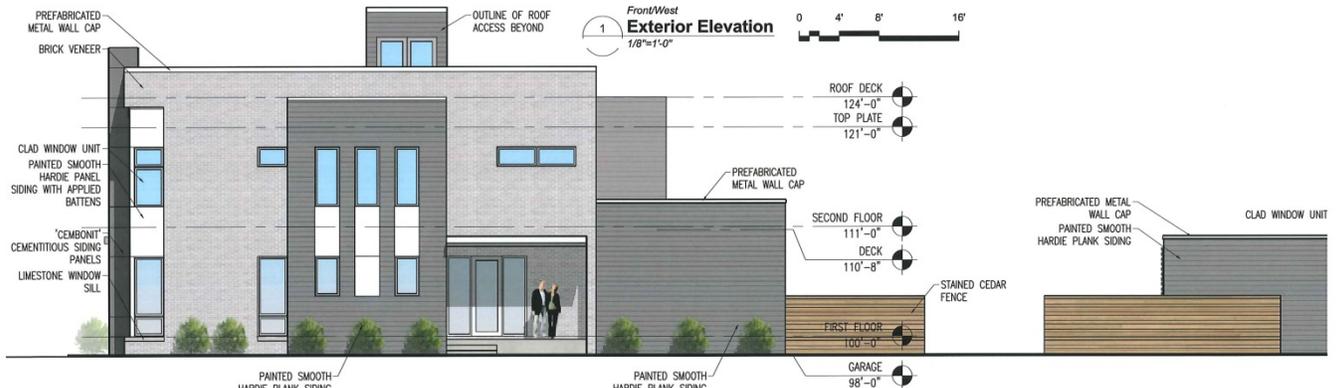


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Garage East  
6 Exterior Elevation  
1/8"=1'-0"

0 4' 8' 16'

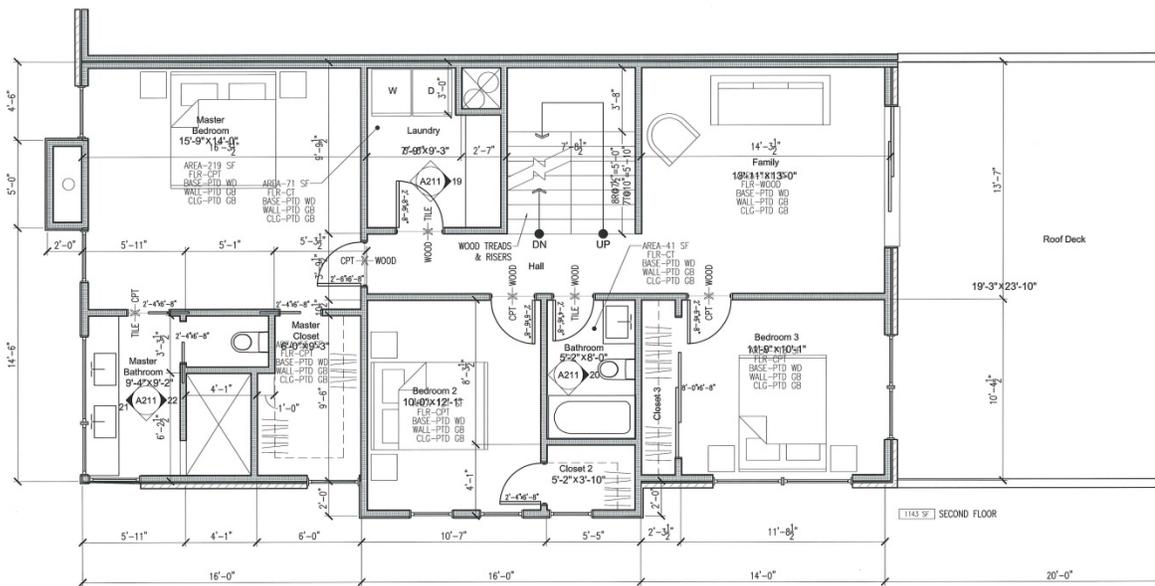
13th and Central Townhomes 203  
13th and Central  
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2  
South  
Exterior Elevation  
1/8"=1'-0"

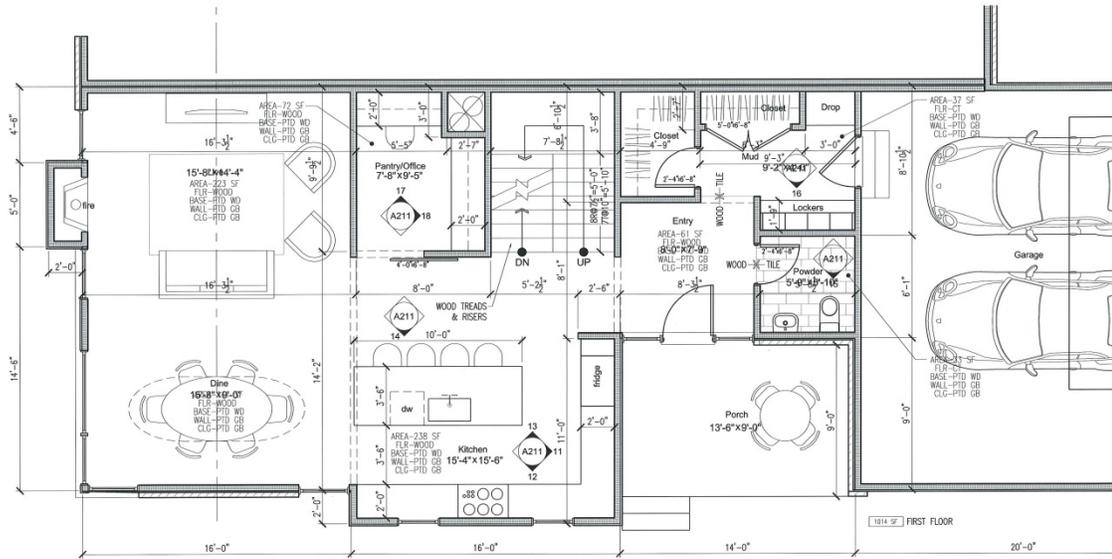
13th and Central Townhomes 201  
13th and Central  
02.13.15  
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1  
Corner Unit  
Second Floor Plan  
1/4"=1'-0"

13th and Central Townhomes 102  
13th and Central  
02.13.15  
IHPC



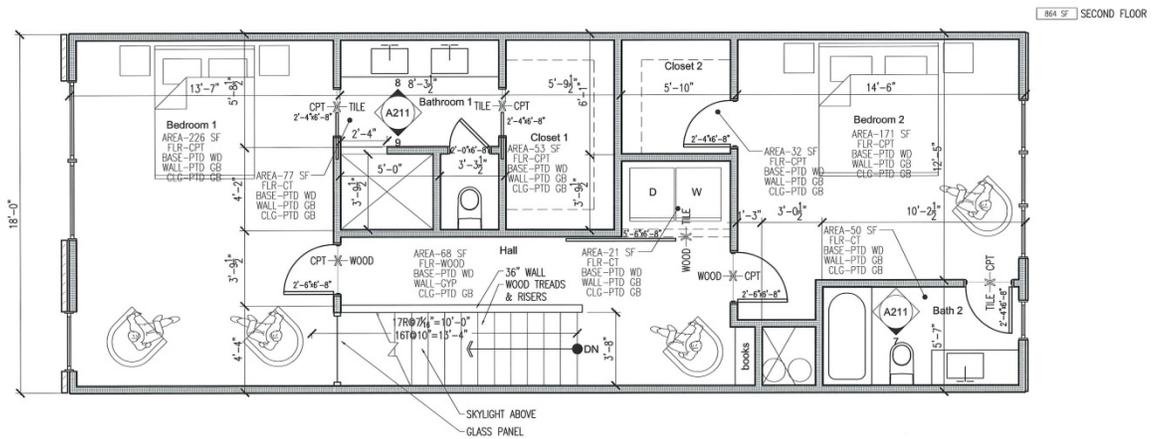
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Corner Unit  
1  
First Floor Plan  
1/4"=1'-0"



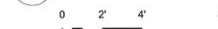
13th and Central Townhomes 101  
13th and Central  
02.13.15  
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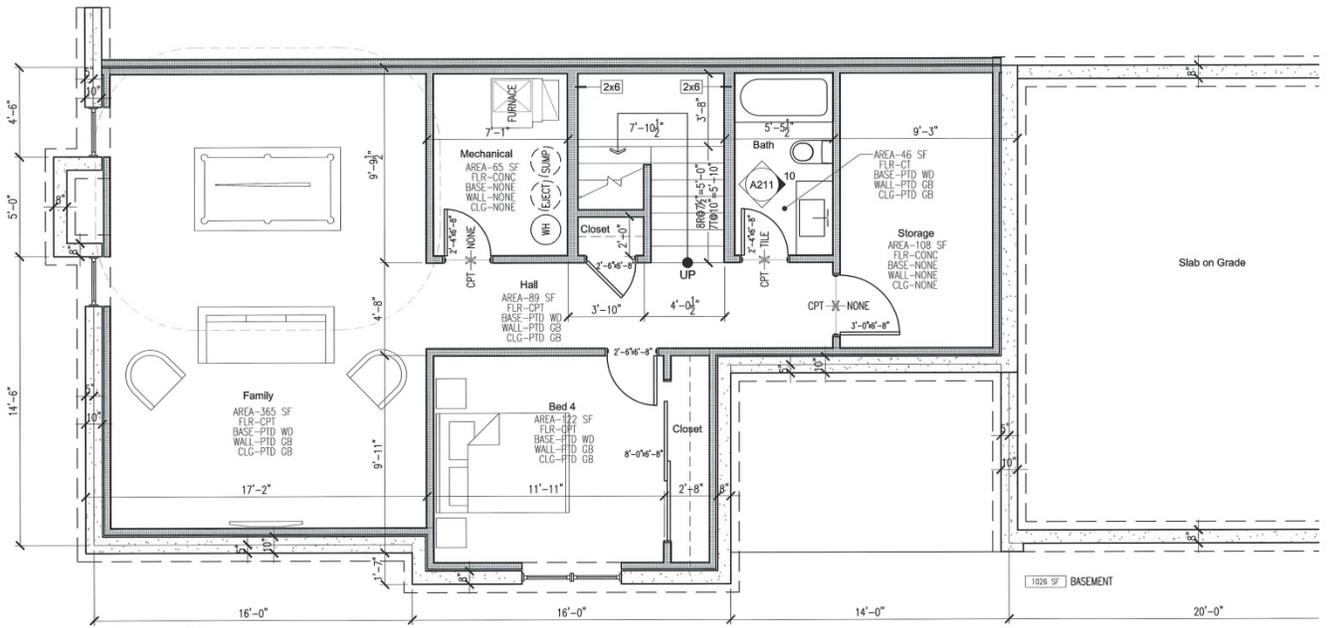


Unit 'A'  
1  
Second Floor Plan  
1/4"=1'-0"



13th and Central Townhomes 102  
13th and Central  
02.13.15  
IHPC

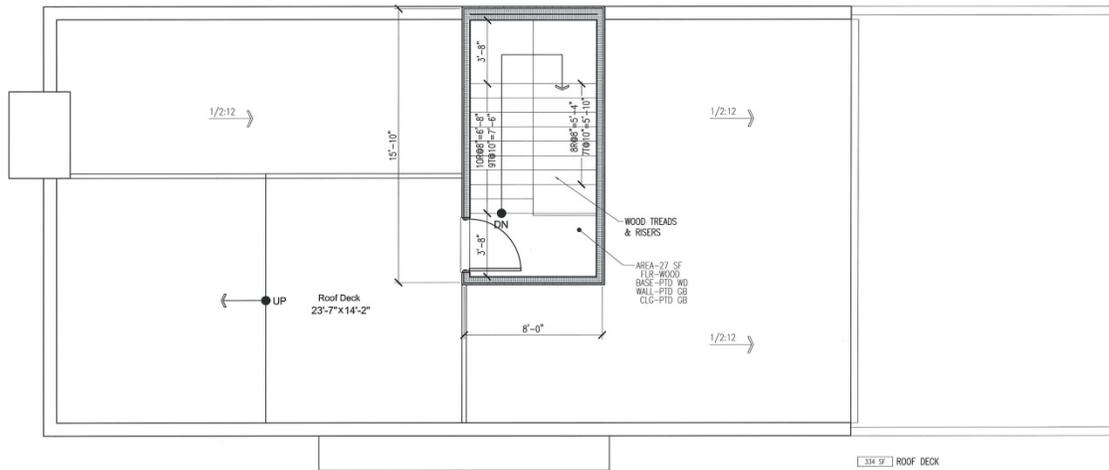




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Corner Unit  
**Basement Plan**  
 1/4"=1'-0"  
 0 2' 4' 8'

13th and Central Townhomes **100**  
 13th and Central 02.13.15 IHPC



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Corner Unit  
**Roof Plan**  
 1/4"=1'-0"  
 0 2' 4' 8'

13th and Central Townhomes **103**  
 13th and Central 02.13.15 IHPC



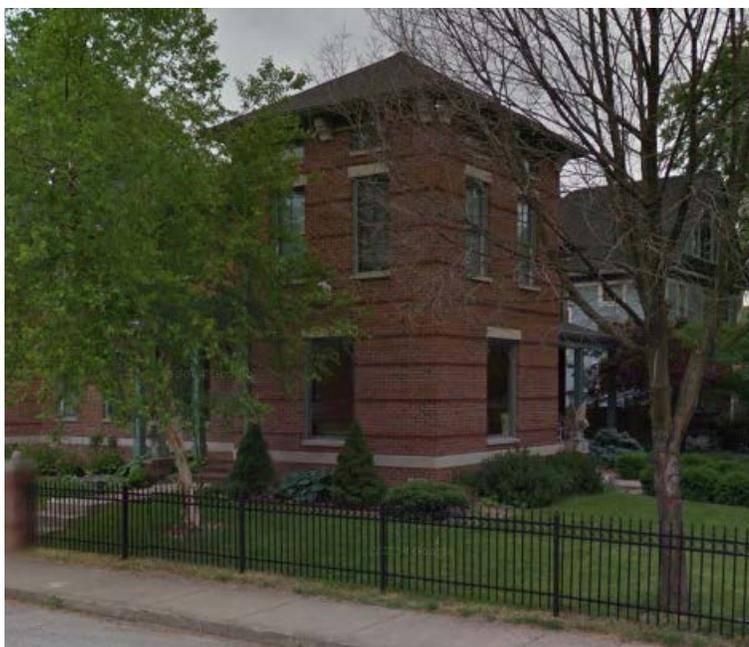
**VIEW FROM 13<sup>TH</sup> ST.**



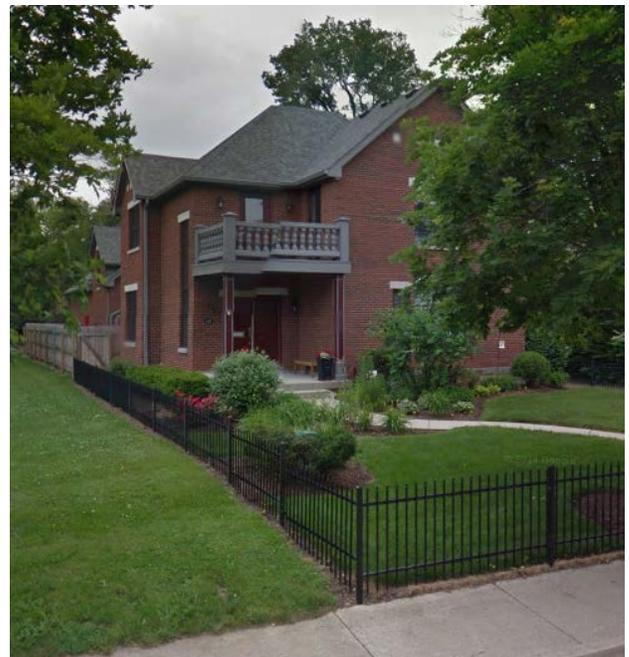
**VIEW FROM CENTRAL AVE.**



**NEARBY MULTI-FAMILY DEVELOPMENT (historic and new)**



**NEW HOUSE (south, across 13<sup>th</sup> St.)**



**NEW HOUSE (immediately to east)**

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The project maintains similar setbacks to surrounding properties, so clear site triangles are maintained. Additionally, at only two stories tall, the proposed development's scale is consistent - if not smaller - than surrounding structures.

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2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Within the 1300 block of Central Avenue, there are four multi-family structures - each with a similar or greater FAR than this proposed development. As such, the FAR within this development is actually an improvement to what currently exists on the block and is more appropriate for the Old Northside neighborhood.

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3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The shallow depth of the lot, due to the home that shares the Subject Property's east property line, makes it difficult to meet the FAR requirements. This difficulty is the result of providing appropriate setbacks, acceptable and marketable floor plates, and two off-street parking spaces per unit - all while handling vehicular maneuverability on site by adding a dedicated driveway due to not having alley access.

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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The project maintains similar setbacks to surrounding properties, so clear site triangles are maintained. Additionally, each residence will include a front porch, which will encourage eyes on the street - a fundamental element of public safety in residential neighborhoods. Lastly each residence will also have its own private backyard space

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2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Within the 1300 block of Central Avenue, there are four multi-family structures - each with less open space than this proposed development. As such, the amount of usable open space provided within this is actually an improvement to what currently exists on the block and is more appropriate for the Old Northside neighborhood.

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3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The shallow depth of the lot, due to the home that shares the Subject Property's east property line, makes it difficult to maintain the required front setbacks and parking requirements, while still providing a maximum amount of outdoor space for the development. Not having alley access, requiring vehicular maneuvering to take place within the property lines, adds additional difficulty in meeting these requirements.

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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The project maintains similar front yard space as surrounding single-family residential properties.  
The project's livability space is actually an improvement over other multi-family properties in the 1300 block of Central Avenue. These residences will live like single-family homes, with private front doors and stoops, along with private outdoor space and detached parking - consistent with the grand majority of properties in the Old Northside neighborhood.

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2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Within the 1300 block of Central Avenue, there are four multi-family structures - each with a similar or less LSR than this proposed development. The project has maximized the livability space by minimizing drive and garage area and maximizing the private outdoor space - while maintaining a consistent building typology with the other multi-family properties on the block. Thus, the project's use is consistent with surrounding properties while providing increased development amenities.

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3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The shallow depth of the lot, due to the home that shares the Subject Property's east property line, makes it difficult to meet the LSR requirements. This difficulty is the result of providing appropriate setbacks, acceptable and marketable floor plates, and two off-street parking spaces per unit, all while not having alley access to the property.

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