

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

Agenda

Wednesday, May 4, 2016

5:30 P.M.

2nd Floor, Public Assembly Room, City-County Building

200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- April 6, 2016 Regular Meeting

III. OLD BUSINESS – NO PUBLIC HEARING

None

IV. NEW BUSINESS

None

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2015-COA-523 (HMP) 2126 N. ALABAMA STREET (CONTINUED TO JUNE 1, 2016) Page 3
J. SEBASTIAN & HEATHER SMELKO
Construction of a 22x32 foot covered patio in the north side yard.

VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

2016-COA-075 (HMP) 2141 N. TALBOTT STREET Page 5
2016-VHP-006 R&B ARCHITECTS, LLC.
Construct 4 car garage;
Variance of Development Standards of the CS zoning to reduce garage
side and rear setbacks, with no landscaping.

2016-COA-126 (IRV) 5848 JULIAN AVENUE Page 11
ANDREW & SAVANAH STREVER
Demolish historic 1 car detached garage.

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2016-COA-019 (HMP) 2151 N. DELAWARE STREET Page 17
(New notice — limited
changes to plans) ALEX & AMANDA SPICER
Construct a single family house and detached 3-car carriage house.

2016-COA-022 (ONS)	648 E. 13TH STREET MICHAEL J. & ALICIA N. KINSEY Build single family home with detached garage.	Page 31
2016-COA-056 (CAMA)	310 MASSACHUSETTS AVENUE MASS. AVE. REALTY, LLC. Enclosure of patio structure.	Page 43
2016-COA-071 (ONS)	1460 N. ALABAMA STREET KENT H. BURROW Demolish historic garage.	Page 51
2016-COA-076 (HMP)	1801 N. PENNSYLVANIA STREET BOBBY JENNINGS Build a new two story home with a detached two car garage.	Page 59

VIII. APPLICATIONS TO BE HEARD – NEW

2016-COA-129 (WD)	255 S. MERIDIAN STREET FORTNEY COMPANIES C/O MICHAEL RABINOWITCH Construction of an outdoor patio structure on the south side of the building on 255 S. Meridian Street; alterations to the south wall of the building at 251 S. Meridian Street.	Page 69
2016-COA-130 (CAMA)	870 MASSACHUSETTS AVENUE EAST END PROPERTY MANAGEMENT, LLC. Construction of a mixed-use building.	Page 77

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

None

X. PRELIMINARY REVIEW

None

XI. CLOSING BUSINESS

None

XII. ADJOURNMENT

<p>COA # 2015-COA-523 (HMP)</p>	<p>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</p>	<p>Hearing Date MAY 4, 2016</p>
<p>2122-2126 N. ALABAMA HERRON-MORTON PLACE</p>		<p><i>Continued from:</i> December 2, 2015 March 2, 2016 Center Township Council District: 11 Vop Osili</p>
<p>Applicant HEATHER SMELKO mailing address: 2122 N. Alabama Street Indianapolis, IN 46202</p>		
<p>Owner: SAME AS ABOVE</p>		
<p>CONTINUED CASE</p>		<p>IHPC COA: 2015-COA-523 (HMP) • Construct 22 ft. x 32 ft. covered patio structure in side yard lot (2126 N. Alabama)</p>
<p>STAFF RECOMMENDATION:</p>		<p>Continue to June 1, 2016</p>

The applicant has requested a continuance to the June 1, 2016 IHPC hearing to continue the drafting of additional plans.

<p>Staff Reviewer: Emily Jarzen</p>
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COA # 2016-COA-075 (HMP) 2016-VHP-006	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
2141 N. TALBOTT STREET HERRON-MORTON PLACE		<i>Continued from: March 29, 2016 Administrative Hearing</i> Center Township Council District: 11 Vop Osili
Applicant mailing address:	NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC. 618 E. Market Street Indianapolis, IN 46202	
Owner:	POWER PROPERTIES LLC 2145 N. Talbott Street Indianapolis, IN 46202	
EXPEDITED CASE		
IHPC COA: 2016-COA-075 (HMP)	<ul style="list-style-type: none"> • Construct detached, 4-car garage • Variance of Development Standards 	
VHP: 2016-VHP-006	<ul style="list-style-type: none"> • Variance of Development Standards of the C-S zoning ordinance to reduce side and rear yard setbacks without landscaping for the garage. 	
STAFF RECOMMENDATION:	Approval	

STAFF COMMENTS

Background of the Property

This property was originally constructed as a wood frame, 2-story duplex in 1909. A 1-story, brick commercial addition was recently removed from the front of the house and the house is under restoration (all previously approved). The house will be a duplex when completed.

The garage was originally docketed for an administrative hearing. However, during the process of re-platting the property (a COA is not required for re-platting), it was discovered that a setback variance is needed in the C-S zoning district.

Design of the New Garage

The applicant is seeking to construct a detached, 4-car garage at the alley. It is a simple, side gable design. It features smooth finish fiber-cement lap siding in a 4 in. reveal. There is a pair of 2-car overhead garage doors on the alley. There are 2 pedestrian doors and 2 windows on the west elevation.

Setbacks and the Need for a Variance

The proposed garage has 0 ft. side yard setbacks on both the north and the south. There is a 5 ft. rear yard setback off the alley.

0 ft. side setbacks could be a problem, but not in this case because:

1. The owner of this property also owns the property on both sides, and
2. The building to the north is a theater, which is set very close to the property line and stretches from the street to the alley.

C-S zoning anticipates larger scale, mixed use development and requires side and rear landscaped yards of not less than 10 ft. in depth. In this case, it is not reasonable to require such landscaped side and rear yards for several reasons:

1. The lot is small and used for residential only.
2. 10 ft. side setbacks are not typical of the historic development in this area.

3. A 10 ft. rear setback off the alley is not unreasonable, but it is not typical of this area. The proposed 5 ft. setback is more typical.
4. Requiring the rear setback to be landscaped is unreasonable in this situation, since the rear setback is needed for the driveway apron to the 4-car garage, which is the typical situation behind houses in this area. Landscaped setbacks along alleys are not typical of this type of development.

Reasons to Approve the Proposal

Typically, a residential detached garage would be approved at the hearing officer level. Due to the lot’s C-S zoning, a variance is required, and therefore a commission review. Reasons to approve include:

1. The style and size of the garage is not atypical for a duplex.
2. The variance allows for a typically styled and situated residential garage to be constructed.
3. It would be atypical to have 10 ft. side yard setbacks on either side.
4. A 5 ft. rear yard setback is typical of what is found in the neighborhood.
5. While zoned C-S, this is a residential use abutting a commercial use to the north (theater) and a residential use to the south. The purpose of the minimum setbacks is to protect surrounding properties from a commercial use, which is not the case here.

Herron-Morton Place Plan

The New Construction Guidelines provide some direction for reviewing this project:

- *When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site.*
- *Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.*
- *Additions and accessory buildings should be discernable as a product of their own time.*

STAFF RECOMMENDED MOTION

COA #2016-COA-075 (HMP):

To approve a Certificate of Appropriateness construct a detached, 4-car garage and for a variance of development standards, as per the submitted documentation and subject to the following stipulations:

DCE: 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. **Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
5. **Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.**
6. **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.**

7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

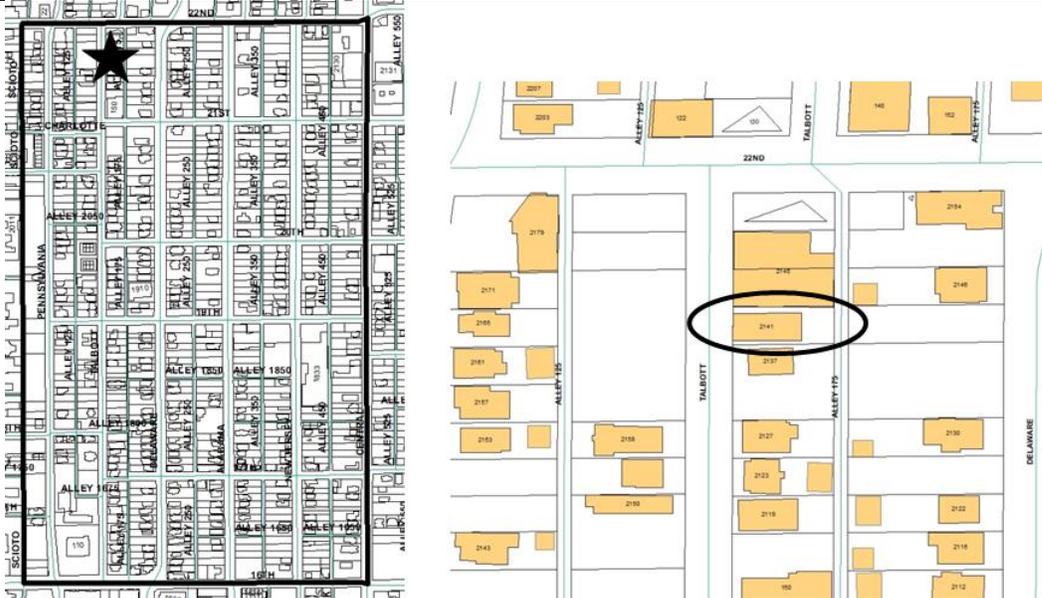
NOTE: Property owner is responsible for complying with all applicable codes and verifying all property lines.

VHP # 2016-VHP-006:

To approve Variances of Development Standards of the C-S zoning ordinance to:

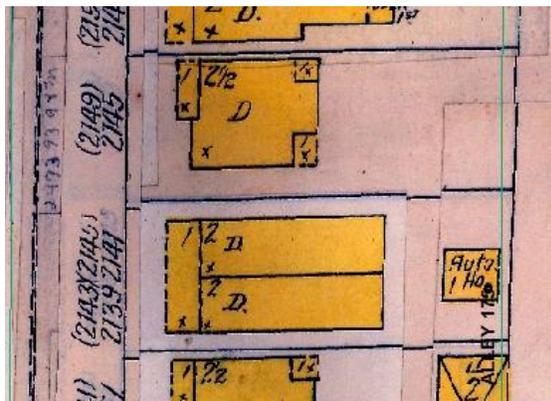
1. Reduce the side setback for the garage to 0 ft.
2. Reduce the rear setback for the garage to 5 ft., and
3. To eliminate the requirement that such setbacks be landscaped.

Staff Reviewer: Emily Jarzen

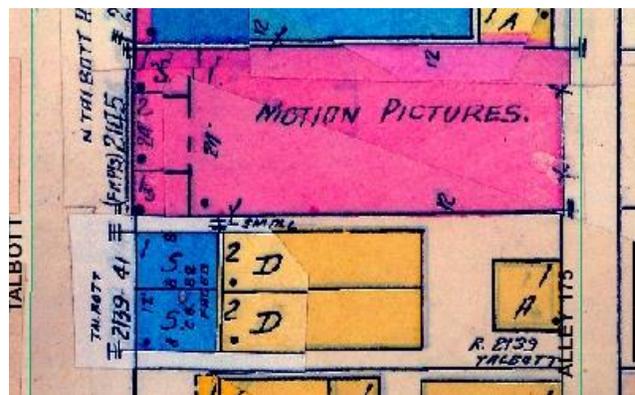


Location in Herron-Morton Place

Sanborn Maps



Double in 1915 (before commercial addition and Talbott Theater)



Double with commercial addition and Talbott Theater in early 1950s

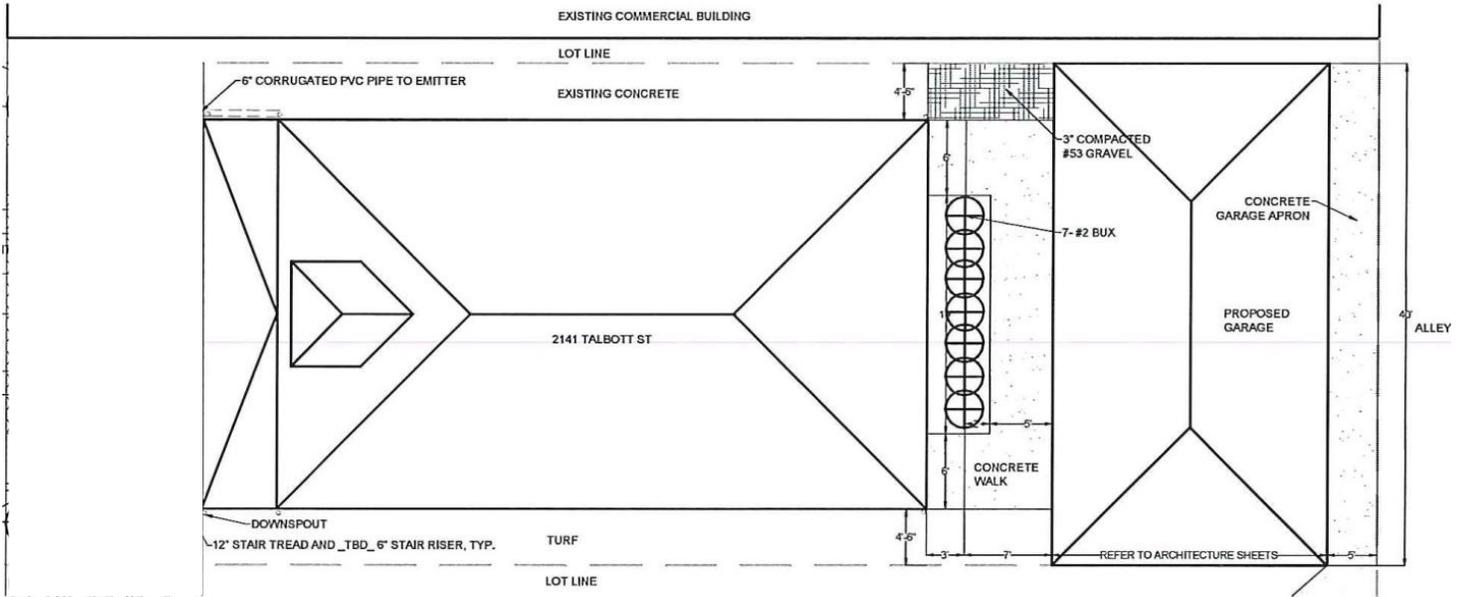


View of subject property

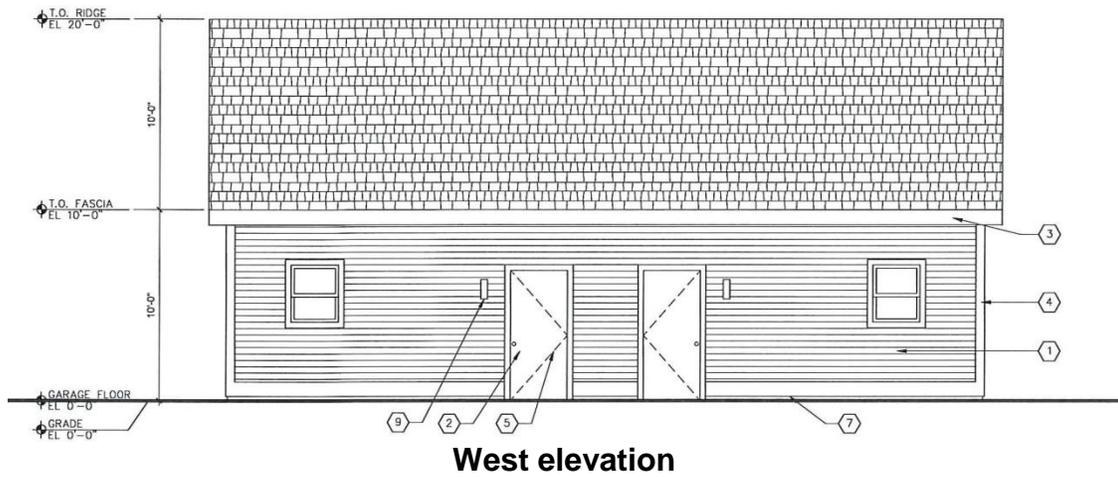


Views of alley

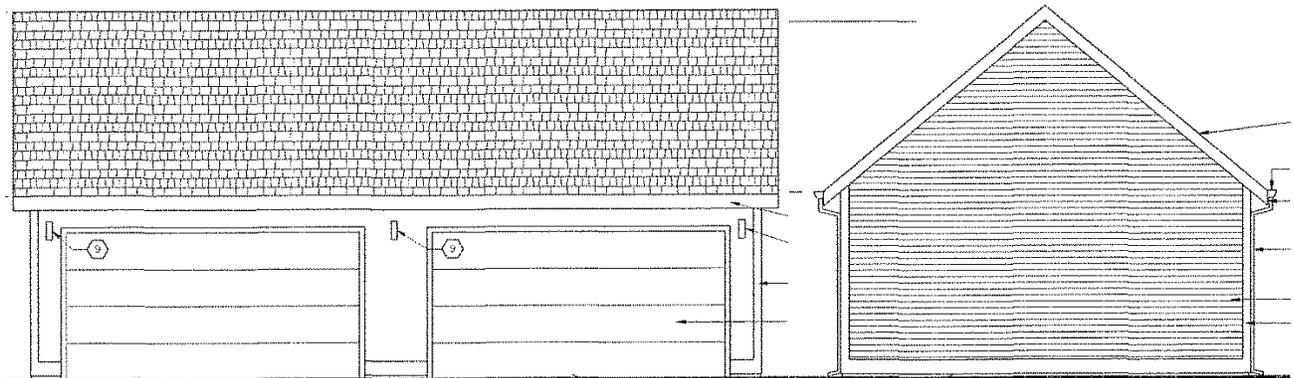




Proposed site plan



West elevation



Alley (East) Elevation

North & South Elevations

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

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS OF THE COMMERCIAL ZONING
ORDINANCE**

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

The surrounding detached structures have similar side and rear yard setbacks without lawn and thus the grants shall not be injurious to the public safety or general welfare of the nearby Herron Morton Place and Near North communities.

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

The new garage will allow for parked autos, reducing the need for nearby on street parking and should provide adequate storage areas which should contribute to the cleanliness of the area adjacent and thus the area adjacent shall be affected in a positive manner.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE:

The lot has limited width and with the need to provide two parking spaces per units, the limited width would present a peculiar condition to the lot. The CS Commercial Special regulations are meant for commercial development and are not adjusted for neighborhood residential development, and thus the strict application of those regulations present difficulty in developing detached residential structures without the need for variances of development standards.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ Day of _____ 20____

Proposed Findings of Fact

COA # 2016-COA-126 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
		<i>New Case</i>
5848 JULIAN AVENUE IRVINGTON		Warren Township Council District: 12 Blake Johnson
Applicant ANDREW & SAVANAH STREVER mailing address: 5848 Julian Avenue Indianapolis, IN 46219		
Owner: SAME AS ABOVE		
EXPEDITED CASE		
IHPC COA: 2016-COA-126 (IRV) • Demolish historic garage		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

5848 Julian is a 1-story bungalow residence. It has a clipped cross gable roof. There is a hipped full-width porch with metal posts. A one car garage is located midway back on the lot.

Proposal

The applicants recently purchased the property. They propose demolishing the garage. They do not intend to build a new garage right away, instead opting to park in the driveway. The existing garage's concrete slab will be removed, and the area filled in with soil and planted with grass seed.

Description of the Existing Garage

The garage is a 1-car, gable front, frame building. The garage doors are swing-out wood units. These doors no longer close properly due to the leaning of the structure. The pedestrian door and small multi-light window on the west façade are probably original. The door does not sit square and will not shut. The glass is missing. There is a missing window on the east elevation, and some of the siding has been replaced at the bottom. The building does not have a foundation, just a slab. Rot is found throughout and the slab drops 4-5 inches and is significantly cracked. This garage poses several problems for re-use:

- It is very small for modern use and a modern vehicle (note the extension placed on the rear in order to allow for a standard size car).
- The garage is in a deteriorated state.

Although this garage could potentially be repaired, it will still only house one car (barely) and leave little room for storage. The amount of deterioration would likely require a significant investment and mostly new materials.

Irvington Preservation Plan

The Irvington Plan outlines general considerations for the demolition of accessory structures, including:

- *Architectural significance: The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of the garage may reflect the architectural style of the property's house.*

The garage is historic, and while it retains some original features, it does not have any outstanding features that contribute greatly to the overall character of the house or district, or that demonstrate it was designed to reflect the architectural style of the home.

- *Functionality: The IHPC will consider whether or not the structure can be put to any reasonable use. For example, an historic one-car garage may be too small to house a modern-day vehicle, but may still function as storage. When assessing reasonable use, the following factors may be considered:*
 - a. Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used*
 - b. Proposed replacement plans*
 - c. Alternatives to demolition that could accomplish the desired use*

There are multiple issues that come up with this garage. It is unusable in its current condition, as the doors do not work because the integrity of the structure has been compromised. Work would need performed on the slab, as the slab is significantly deteriorated. The building is very small for a modern vehicle. The size and layout affect the usability and structure in a manner that makes it more difficult to reuse for modern purposes.
- *Location on the property: The IHPC may consider the building's location on the property and whether or not it is visible from the public right-of-way when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition.*
The garage is visible from Julian.

Justification for Approval

Staff believes the demolition of the garage is justified by the criteria in the Irvington Plan, largely based upon problems of functionality. Also, there is nothing architecturally or structurally unique about this garage. It was probably built at the time the house was built, but it was not designed to reflect the architectural features of this specific house. Repairing, reusing or enlarging the garage would change the character so drastically as to make it look like another building entirely.

STAFF RECOMMENDED MOTION

COA #2016-COA-126 (IRV):

To approve a Certificate of Appropriateness to demolish the historic garage, per the submitted documentation and subject to the following stipulations:

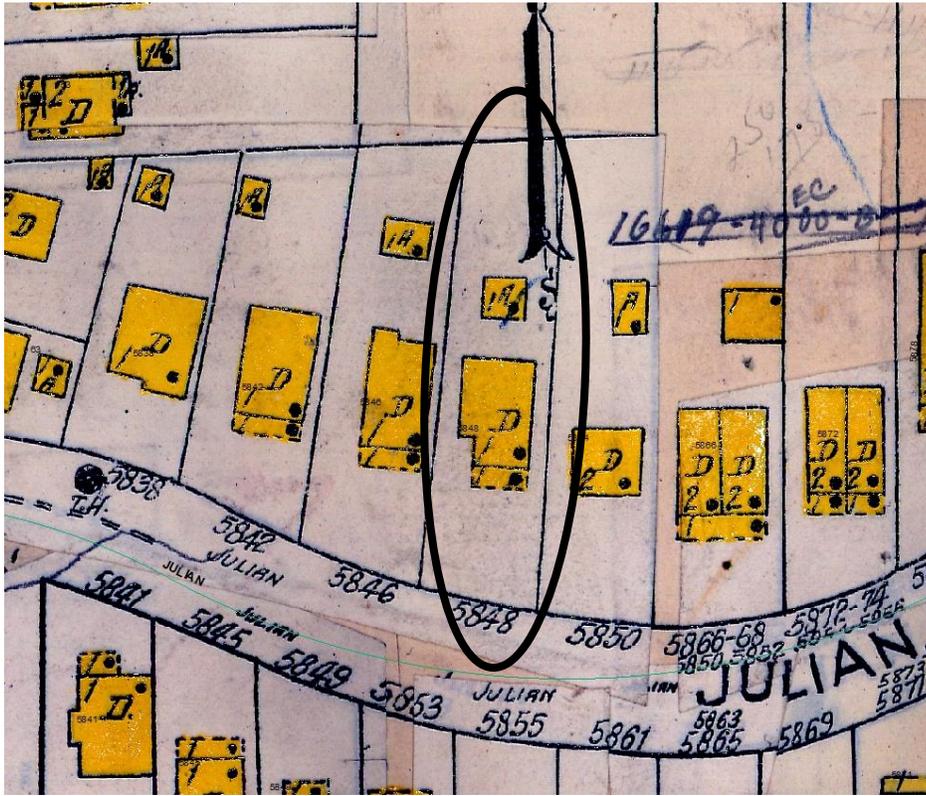
- 1. All debris from demolition work shall be removed from the site within 7 days of substantial completion.**
- 2. The slab shall be removed from the site. Area shall be filled and graded to match existing grades and seeded with grass or approved landscaping.**
- 3. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

NOTE: Owner is responsible for complying with all applicable codes.

Staff Reviewer: Emily Jarzen



Location in Irvington



1956 Sanborn



Aerial of subject property



Property from Julian Avenue



South Elevation (facing house)



East Elevation



West Elevation



East Elevation, with bump-out visible



Garage Interior

COA # 2016-COA-019 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
2051 N. DELAWARE STREET HERRON-MORTON PLACE		<i>Originally heard AND APPROVED: March 2, 2016</i>
Applicant ALEX & AMANDA SPICER mailing address: 2527 N. Alabama Street Indianapolis, IN 46205		Center Township Council District 11 Vop Osili
Owner: SAME AS ABOVE		
CASE TO BE RE-HEARD		
IHPC COA: 2016-COA-019 (HMP)	Build a single-family house and detached 3-car carriage house with space for future apartment above.	
STAFF RECOMMENDATION:		Approval

Why this case is being re-heard.

At the March 2, 2016 IHPC meeting, this case was heard and a COA was granted to the Spicers.

Early in April, the owner of a for-sale new house recently built at 2043 N. Delaware Street came to the IHPC office after seeing in the Urban Times that this new house had been approved. He told us:

1. He opposed this house. His reasons were vague, but seemed to relate to its size and materials in relationship to the new house he just built, and
2. He did not get a notice.

Staff checked the Spicers’ affidavit and discovered that indeed, no notice was sent to the owner of 2043 N. Delaware. Staff also discovered that the owners of several nearby properties were not sent notice either.

The situation was researched and staff found that the mistake was not the Spicers’ fault. They had properly sent notice to every address that they were given.

The mistake occurred in the computer program that identifies properties within the notice area. This program associated the wrong parcel number with the correct address for this property. Consequently, it “pulled” the addresses of properties within the notice area for the wrong parcel.

Re-hearings are not required if someone simply does not get a notice, as long as the applicant has certified that it was sent ” (i.e. the post office could have lost it or the dog might have eaten it).

After consulting with Corporation Counsel, it was determined that the decision needs to be voided and the case re-heard. REASON: Indiana Code section 36-7-11.1-10 states in part that “notice shall be given to affected parties in accordance with the commission’s rules of procedure.” The IHPC’s procedural rule with respect to notice (the same rule for all DMD notices) is that the applicant “**must send**” the required notices – not that the notices “must be received.” In this case, notice was not properly sent to all affected parties, contrary to both the state statute and the procedural rule. As a result, the previous decision needs to be thrown out and a new hearing needs to take place.

MARCH 2ND STAFF REPORT - UPDATED

What follows is from the March 2, 2016 staff report. Updates have been added where needed to reflect any changes that resulted from the March 2nd hearing.

Background of the Property

The 1898 Sanborn map shows a 2 ½ story residence on this site. The building was enlarged and converted to apartments after 1915. The building was demolished between 1972 and 1979. The lot is currently vacant.

Design of the New House

The drawings were done by Mark Crouch. The house is traditionally styled and detailed. It has smooth-finish fiber-cement lap siding (with a 4 in. or 5 in. reveal, potentially an alternating reveal pattern to be approved by staff) [see **UPDATE below**], with a wide band board dividing the first and second stories. The roof is a cross gable form. The front façade has three gable roof dormers. The first floor has a full-length hipped roof porch with columns. The main entry door is centered on the porch, and has sidelights and a transom. There are two sets of French doors to either side of the entry. The rear façade has two sets of French doors leading out to a small deck. The deck is enclosed on the south side by the projecting bay.



The north side elevation has a side gable, with a mixture of double hung and fixed windows. The south side elevation is detailed much like the north.

UPDATE

Based on March 2nd comments from the commission and subsequent discussions with staff, the following changes have been made to the plans:

- 1) All lap siding is now 4" (previously it was shown as 4" or 5" or alternating dimensions.)
- 2) All windows (except in dormers) will have 6" trim and 8" headers (previously it was 4" and 6".)
- 3) 1st floor window configuration on north side elevation has been changed and improved. Although the window configuration continues to be somewhat random in character, that is not uncommonly found on the sides of historic houses. Also, it should be noted that when this side elevation is obscured by a new house next door, it will never be viewed as a whole composition.
- 4) Gutters are not shown on the elevations, but are shown on the detail drawings.

Design and Use of the garage

There is a 3-car carriage house at the rear of the lot. The second story is not immediately planned to have a living space, but may in the future. The applicant's plans meet all of the development standards in the new zoning ordinance to allow a second living unit by right without a variance of use or development standards should they choose to finish out a living space in the accessory building. Three parking spaces will be provided. Only 2 parking spaces will be required for a house and secondary unit after April 1st.

The carriage house has 4 in. fiber-cement lap siding to match the house. Staff has encouraged the applicant to use a band board or other detail to help break up the mass and create some architectural interest. The applicant has agreed. There is a double overhead garage door and a single overhead garage door on the alley side. There is a large window and a smaller double-hung on the second floor. The west elevation has a pedestrian door and a single window on the first floor. The south elevation has two windows on the second floor. The north side elevation has a single pedestrian entry with a gabled covered entry for second floor access.

UPDATE

Based on March 2nd comments from the commission and subsequent discussions with staff, the following changes have been made to the plans (some may not yet be depicted on the plans):

1. Garage roof pitch has been increased from 8/12 to 12/12 to match the house.
2. Siding will still be 4" to match the house.
3. Two square windows have been added to the north side elevation, which is an improvement.
4. A band board to mimic the one on the house has been added.

Setbacks

The house will have a 20 ft. front yard setback. Other nearby houses have setbacks of 20-30 ft. The house will be required to have a setback that is the average of the setbacks on the block. Staff has encouraged the applicant to verify those setbacks. The house has 5 ft. side yard setbacks on the north and south. The garage has 5 ft. side yard setbacks and a 10 ft. setback off the alley.

Stipulations

Staff has included 2 stipulations that deal with the garage detail and the front setback. Both of these items will need to be approved by IHPC staff before work is commenced.

Context

There is a wide contextual variety neighboring this parcel. The two houses directly to the south are highly contemporary new houses. The house one lot to the north is a ca. 1910 hipped roof brick residence. Across the street are a large, frame Queen Anne, a tile roof brick residence, and a tall brick apartment building. The hipped roof house at 2063 and the tile roof side gable at 2054 have heights and masses similar to the proposed house.

Herron-Morton Place Plan

The New Construction Guidelines provide some direction for reviewing this project:

Basic Principle: *“New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Herron-Morton Place can be interpreted properly.”*

Style and Design: *“Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.”* Also, *“Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations.”*

Fenestration: *“Creative expression with fenestration is not precluded, provided the result does not conflict with or draw attention from surrounding historic buildings.”*

Materials: Visual compatibility between historic building materials and new materials *“...can often be accomplished with some flexibility since building materials... have less impact on visual compatibility than larger scale visual elements.”*

UPDATED REASONS TO APPROVE – AGAIN

1. The site plan is no different than what the IHPC approved on March 2, 2016.
2. The materials are no different than what the IHPC approved on March 2, 2016.
3. Design changes depicted in the revised drawings and noted in the staff report are relatively minor and are all improvements over the previously approved design.
4. On March 2, 2015 when the IHPC approved this house, it found the form, size, materials and detailing of the main house to be appropriate within the context of its surrounding buildings. Nothing has changed to affect that position.

STAFF RECOMMENDED MOTION

UPDATE

The motion to approve the COA on March 2nd added the following wording to stipulation #1: “... which shall include revisions to address the commission’s comments at the hearing and shall include a garage roof pitch similar to the house.” Those words are not included in the staff recommendation below because they are now reflected in the revised plans and staff report.

COA #2016-COA-019 (HMP):

To approve a motion to rescind COA #2016-COA-019 (HMP), granted on March 2, 2016 at a public hearing for which notice was not properly sent to all affected parties.

To approve a Certificate of Appropriateness to construct a single family house and detached 3-car garage, as per submitted documentation and subject to the following stipulations:

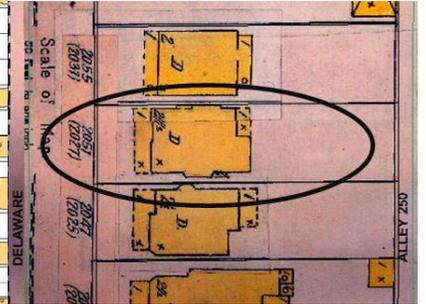
DCE: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

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. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. 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.
6. 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.
7. 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.
8. The house shall have a setback that meets the average of the block. The house shall have a setback no further forward than the two houses to the south.
9. A band board or other decorative feature shall be added to the garage. This detail shall be reviewed and approved by IHPC staff prior to construction. *Approved: _____ Date: _____*
10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Emily Jarzen



Location in Herron-Morton Place



1898 Sanborn



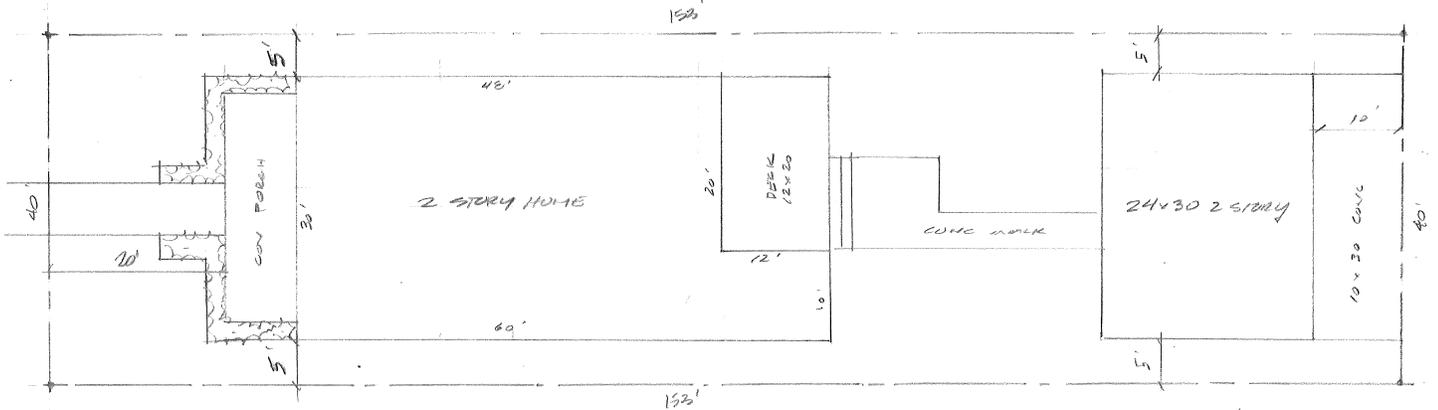
Subject property with neighboring buildings



Context across the street



Aerial view of site



Site Plan – UNCHANGED



**Proposed New House
Proposed streetscape – UNCHANGED**

Property that got no notice

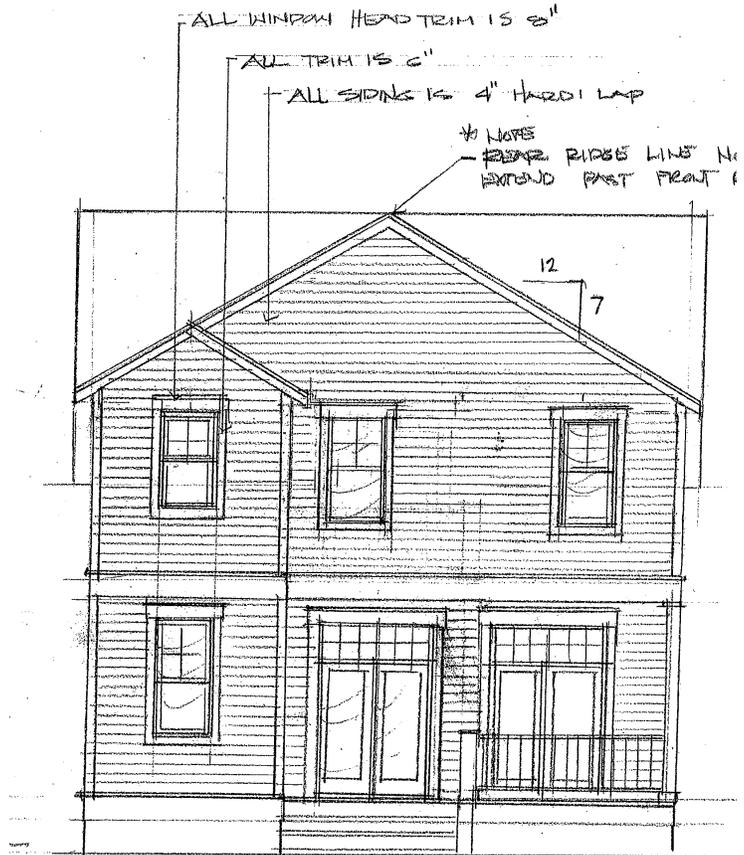


FRONT (WEST) – UNCHANGED

REAR (EAST) ELEVATION



Approved March 2, 2016

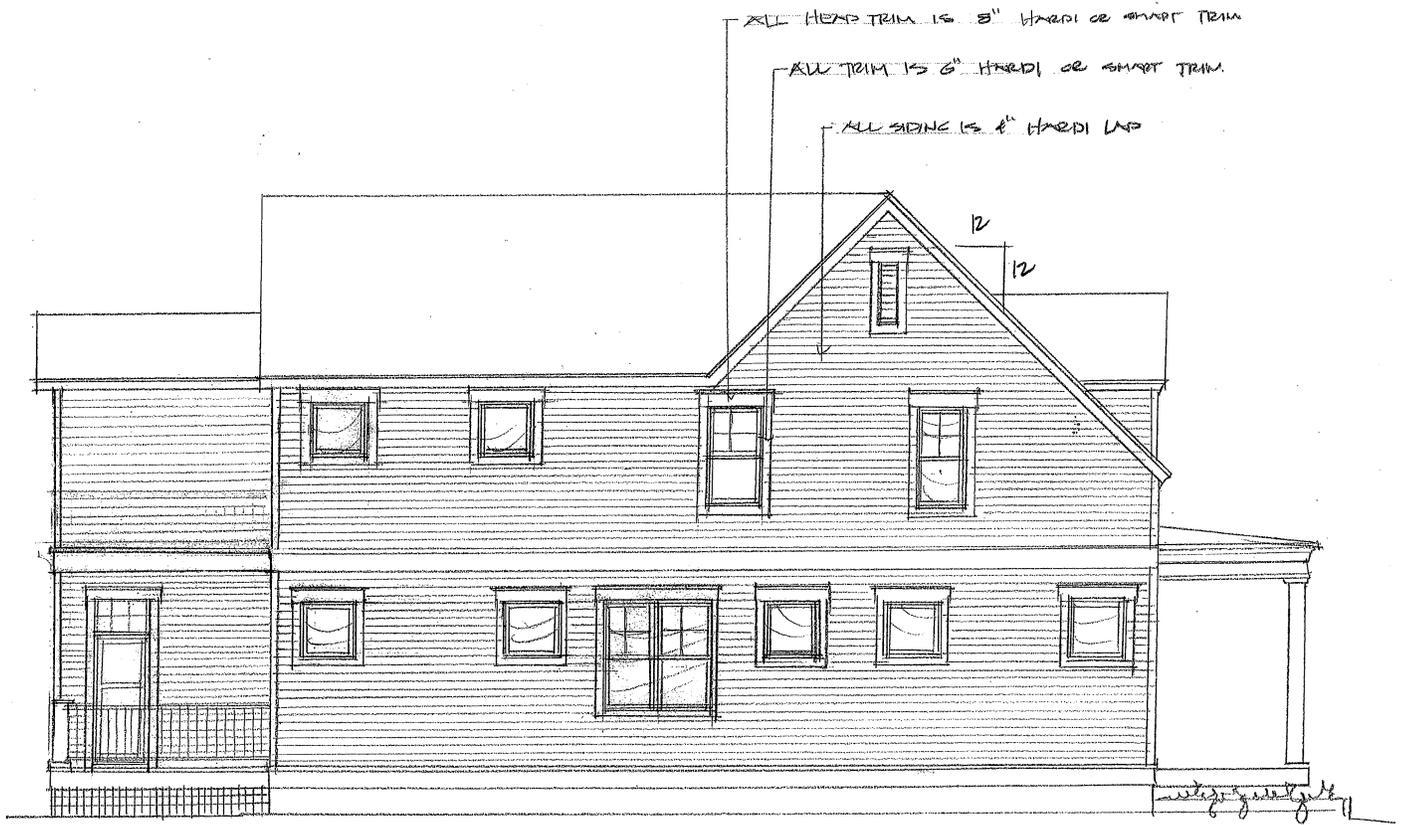


Revised for approval May 4, 2016

NORTH SIDE ELEVATION

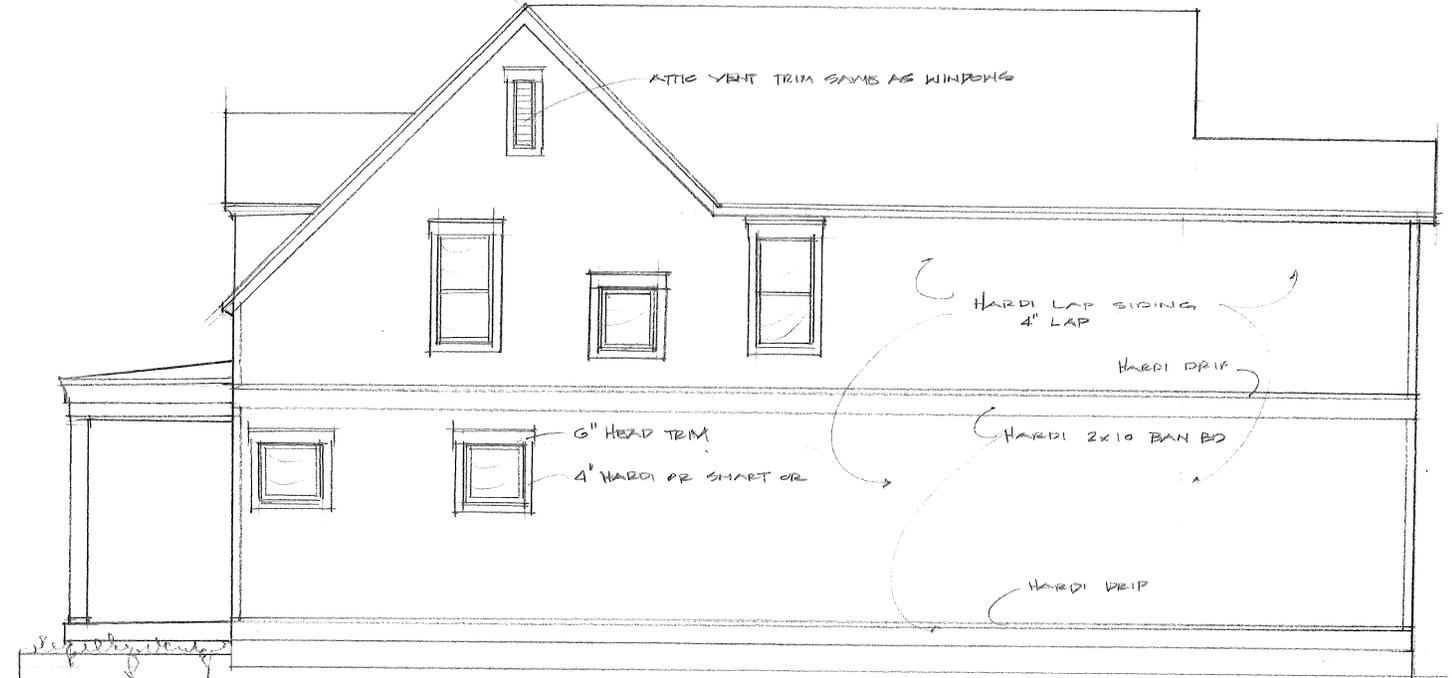


Approved March 2, 2016



Revised for approval May 4, 2016

SOUTH SIDE ELEVATION



Approved March 2, 2016



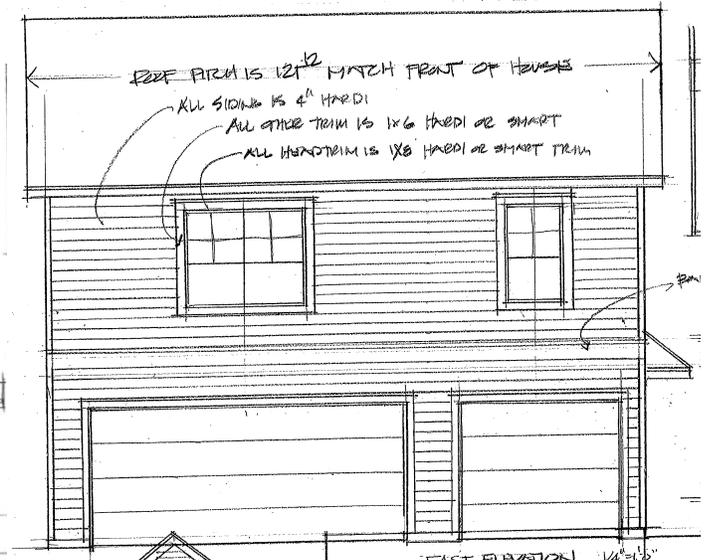
Revised for approval May 4, 2016

CARRIAGE HOUSE ELEVATIONS

EAST ELEVATION (FACING ALLEY)

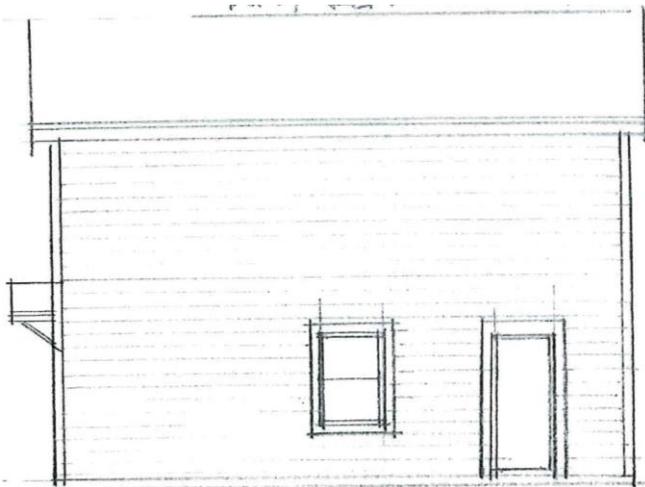


Approved March 2, 2016

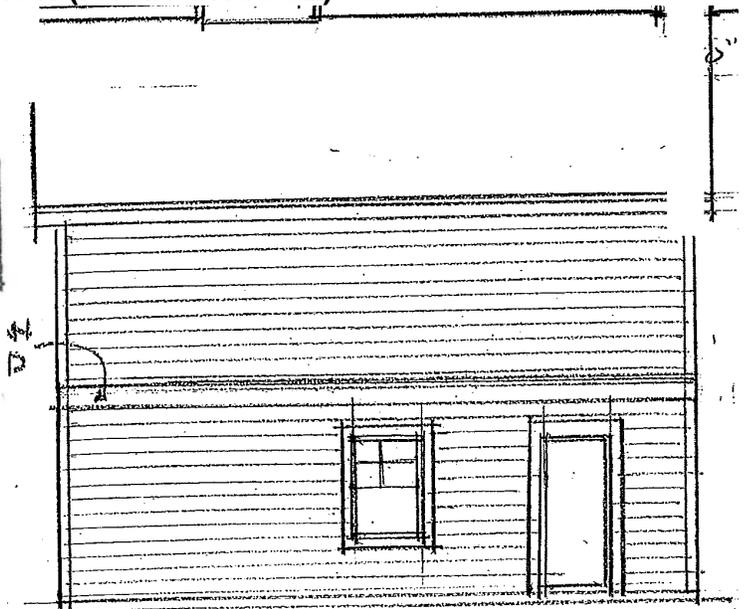


Revised for approval May 4, 2016

WEST ELEVATION (FACING HOUSE)

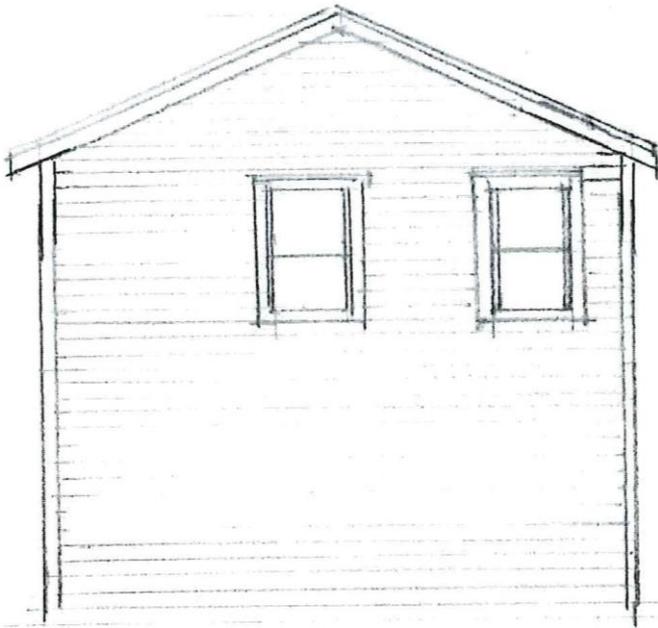


Approved March 2, 2016

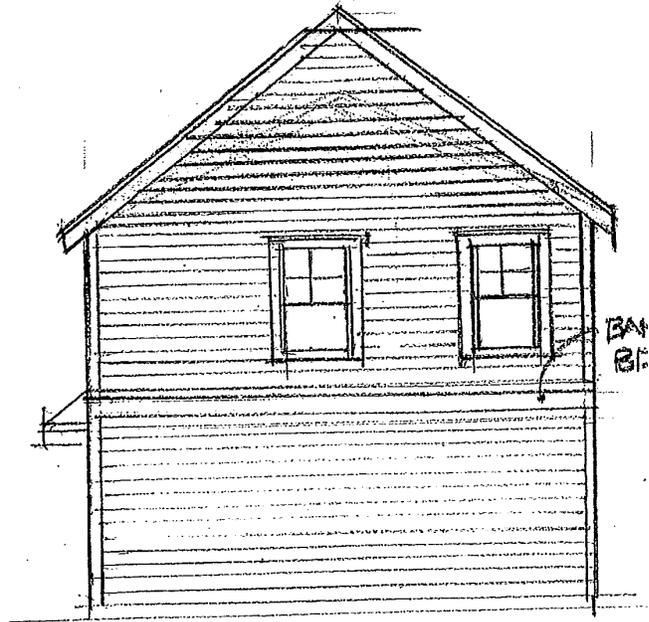


Revised for approval May 4, 2016

SOUTH SIDE ELEVATION

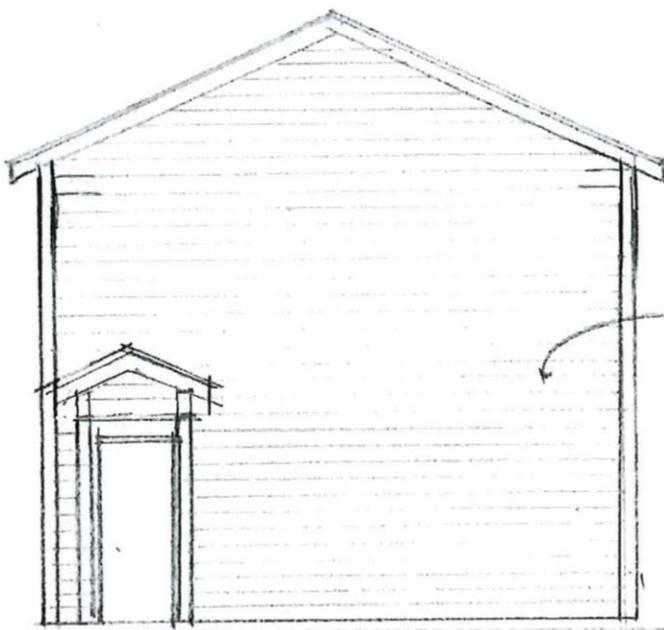


Approved March 2, 2016

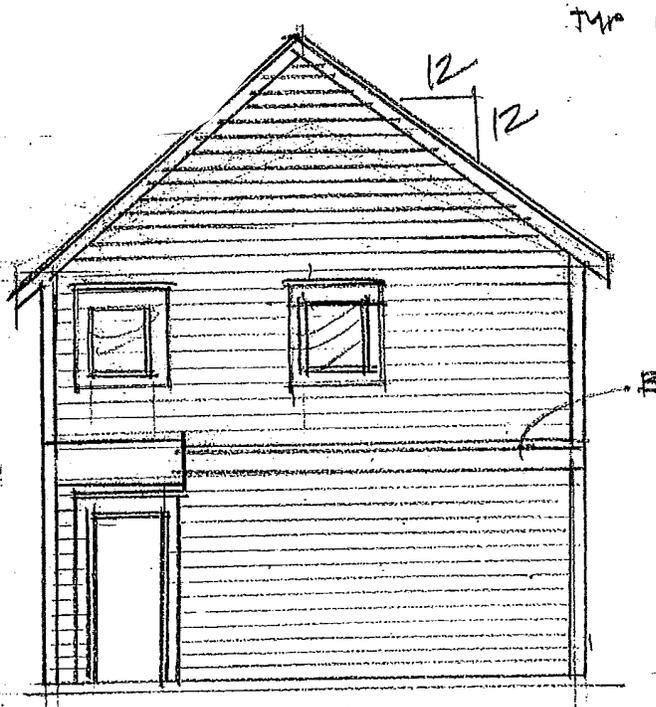


Revised for approval May 4, 2016

NORTH SIDE ELEVATION

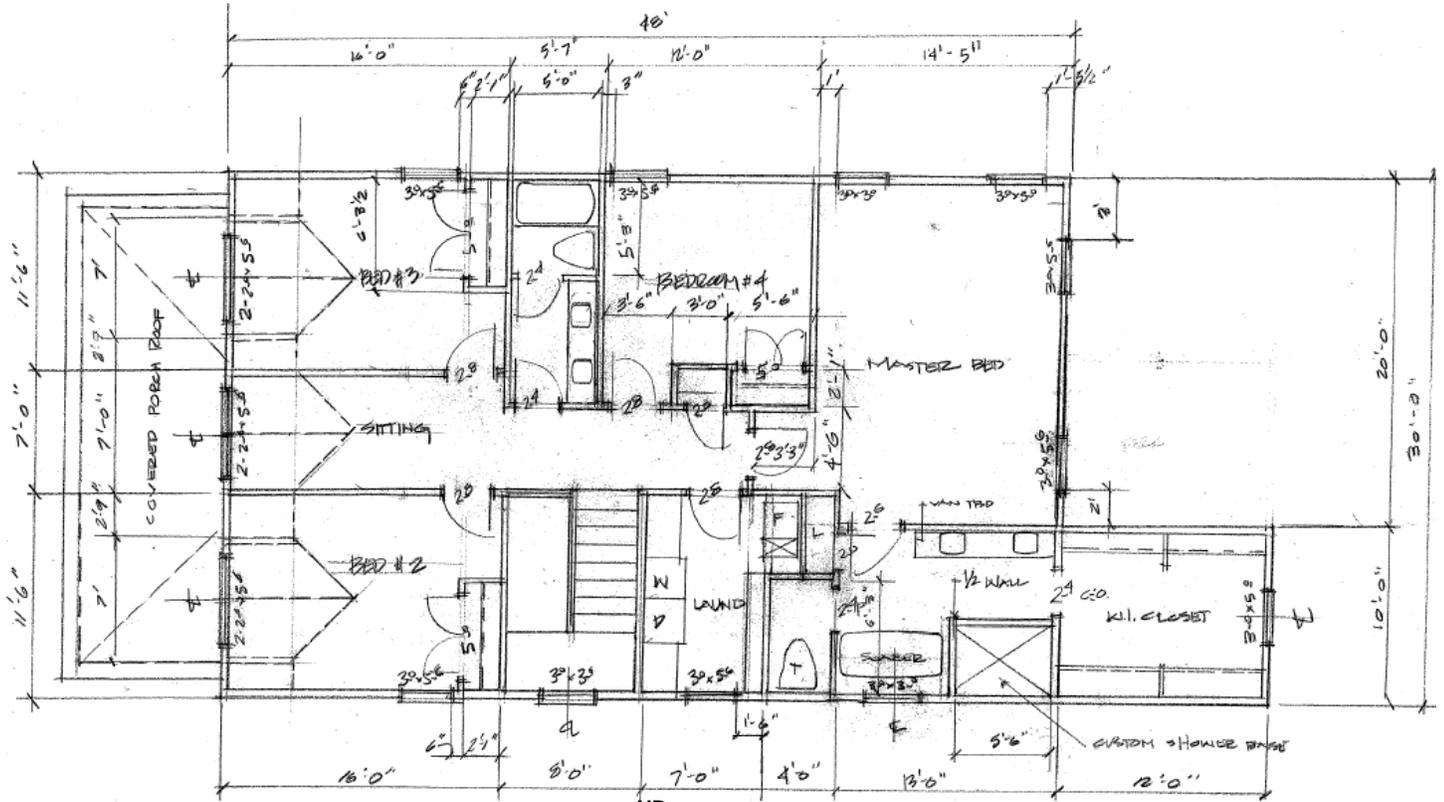
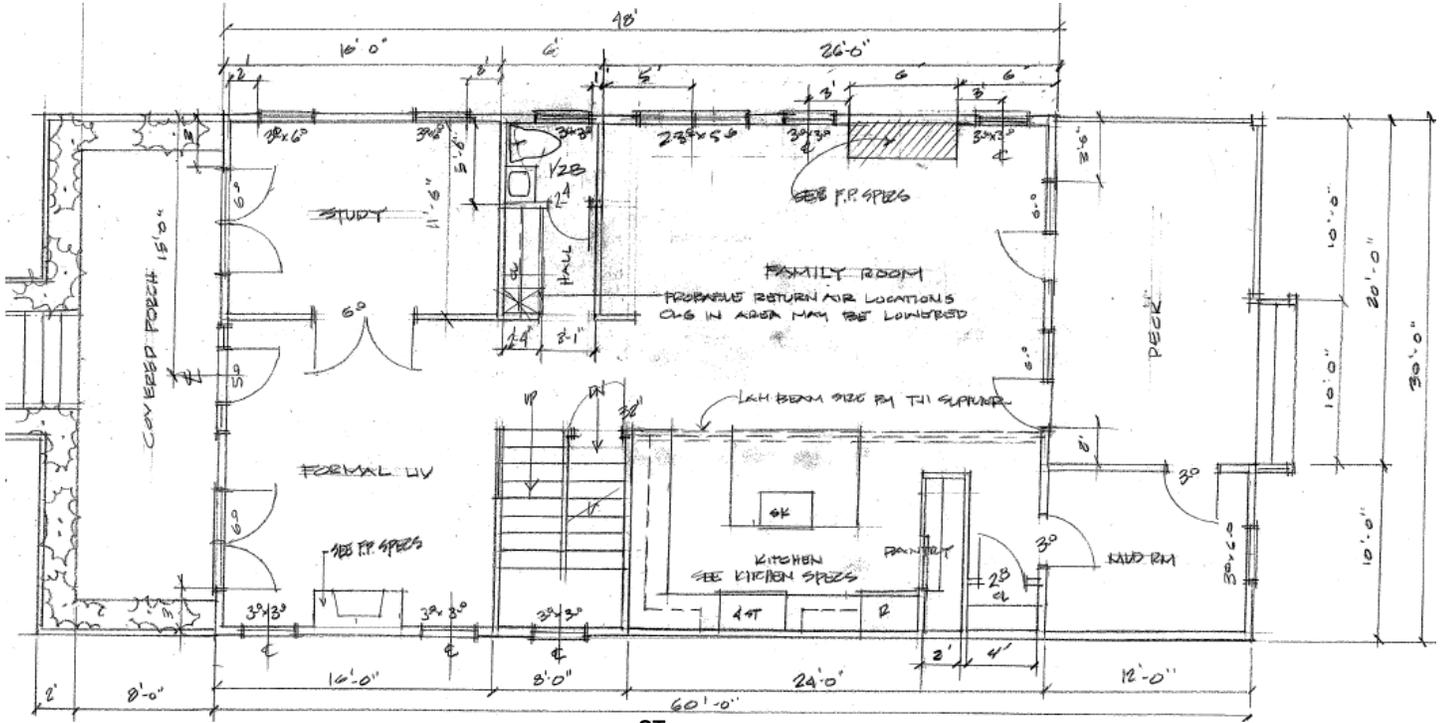


Approved March 2, 2016

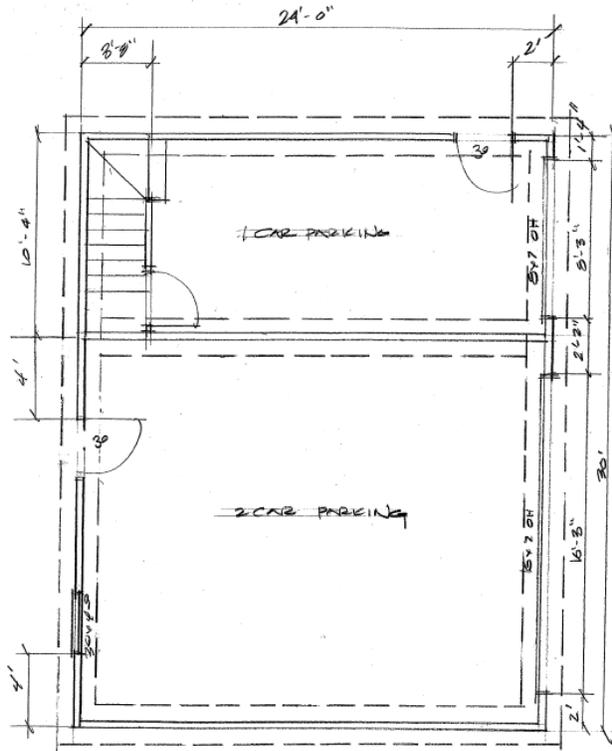


Revised for approval May 4, 2016

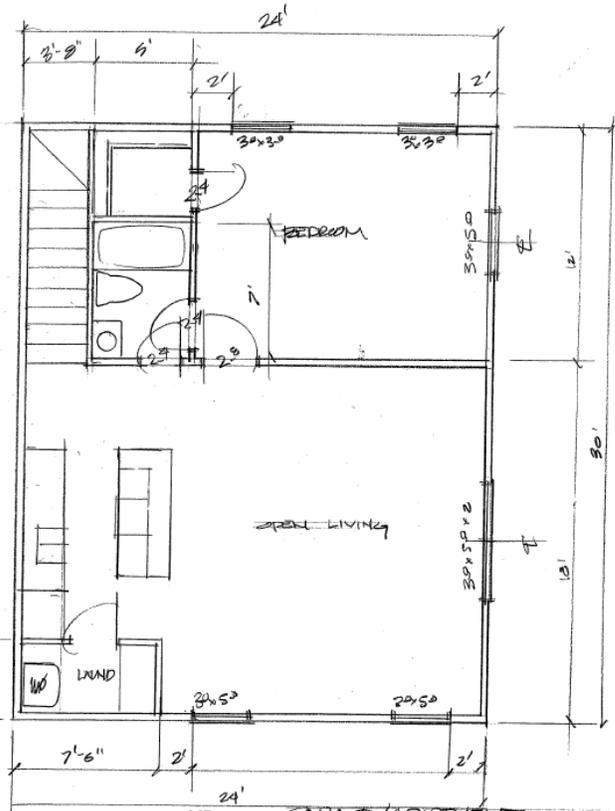
REVISED HOUSE FLOOR PLANS



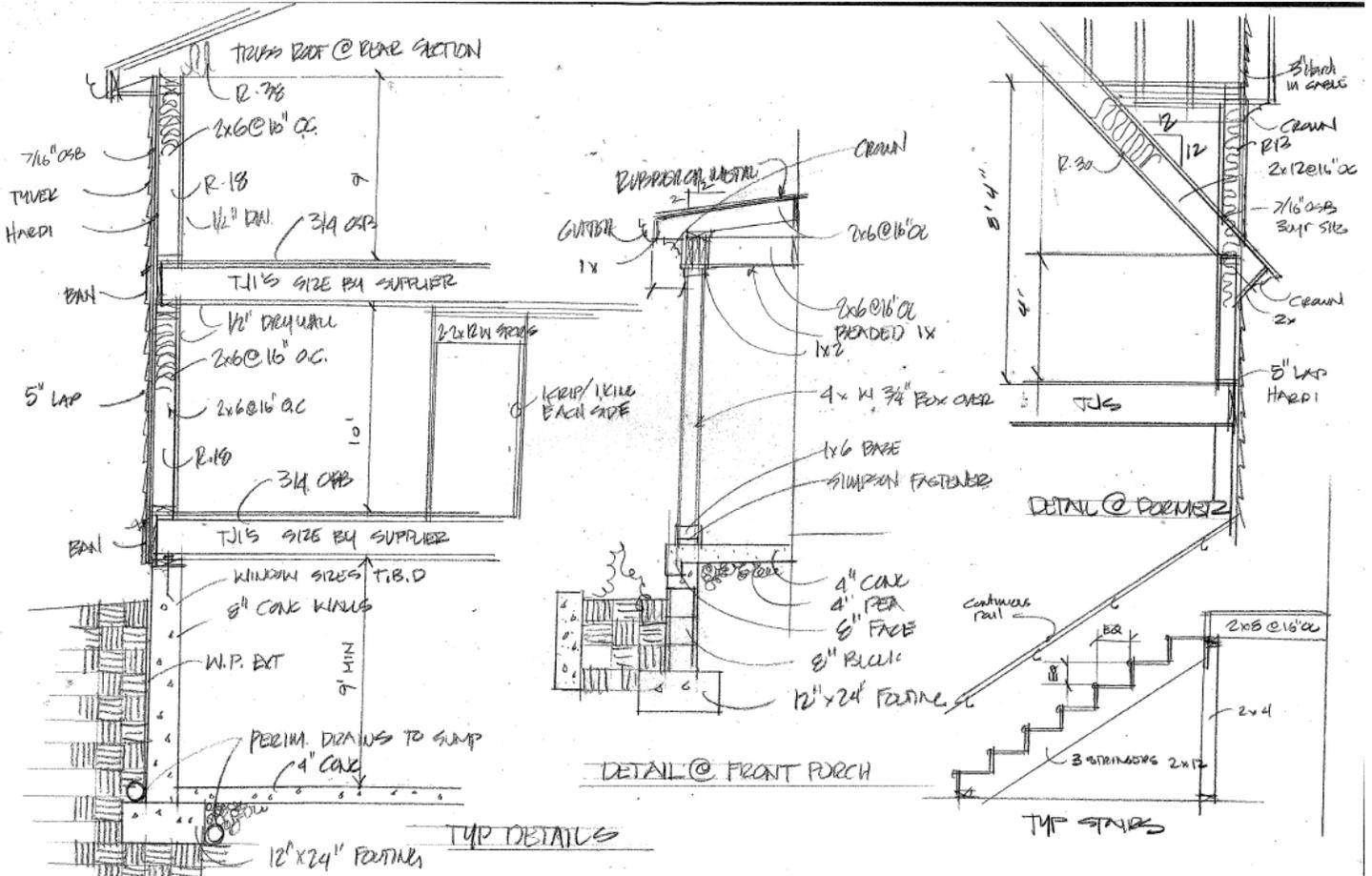
REVISED CARRIAGE HOUSE FLOOR PLANS



1ST FLOOR



2ND FLOOR



COA # 2016-COA-022 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
648 E. 13th STREET OLD NORTHSIDE		Continued from: March 2, 2016
Applicant MICHAEL & ALICIA KINSEY mailing address: 1019 Central Avenue Indianapolis, IN 46202		Center Township Council District: 11 Vop Osili
Owner: SAME AS ABOVE		
NEW CASE		
IHPC COA: 2016-COA-022 (ONS) Construct single family residence and detached 3-car garage		
STAFF RECOMMENDATION: Approval		
STAFF COMMENTS		

Update Since the March 4th Hearing

The design for this house was presented and discussed at the March 4, 2016 IHPC meeting. Commission members offered the following comments and suggestions:

1. The design expresses a lot of different styles.
2. Too many roof lines.
3. The Italianate house to the west has a consistent roof line, “pulling it all together.”
4. The large element to the rear is troubling the way it “pops out.”
5. The roof pitch is not sufficient.
6. The eave lines need to be integrated.
7. The tower element should be the tall element and should be expressed more as a tower.
8. The half-timber projecting element seems extraneous. Perhaps it should be eliminated and made into a bay window.
9. The canopy does not fit and does not line up with the door.
10. There needs to be greater cohesion.
11. A projecting eave is needed.
12. “It has one foot in being contemporary, and one foot in being traditional Italianate.”
13. The doorway should have a transom.
14. Windows and door are misaligned.
15. The garage needs to be simplified.
16. Commissioner Kienle offered a sketch to be placed into the record for the help of staff and the applicant (included in this report.)

The applicant has worked on the design for two months and has created a much different set of proposed elevations from the plans seen at the March hearing. The roof pitch has been modified on the entire house, the windows have been rearranged on all four elevations, the tower element has been redesigned, the front porch and entrance has been redesigned and is now more symmetrical, and the garage has been redesigned to more closely match the redesigned house.

Background of the Property

This site was originally the location of a two-family residence, which was demolished after a fire in 1980. This photo shows the house before the fire. The site is currently vacant and is on a block with only two other houses (see photos at the end of this report.)



House Design

This project was designed by Mr. Kinsey with the help of an architect friend. The new house and detached 3-car garage are both to be clad with smooth fiber cement lap siding. Windows will be aluminum clad and the foundation poured in place concrete.

The house is a contemporary design with a corner tower feature, and has elements that relate to its neighbors. The roofline was designed to be consistent with the neighboring rooflines. The overall height of the house, setbacks and materials are all designed to be compatible with the adjacent houses.



First Design Reviewed

Jim Kienle's sketch

Revised Design

Major improvements include:

- The design is no longer so consciously trying to be Italianate.
- It now has simpler forms and does not mix architectural styles.
- The front tower element is no longer “competing” with a larger, rear tower element.
- Windows and doors are better proportioned and aligned.
- The front doors are now framed and present a better sense of entry.

Site Plan and Set Backs

The house is to be setback 28 feet from the front sidewalk to the tower on the southeast corner of the house. This puts the front of the tower approximately in line with the front porch of the house to the west. The garage is to be accessed off the side alley and is to have an extra overhead door on the south elevation facing the house. The applicant is hoping to avoid two trees along the west lot line, therefore, the house was designed to step around them.

Old Northside Preservation 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

COA #2016-COA-022 (ONS):

To approve a Certificate of Appropriateness to build a single-family house and detached 3-car garage as per submitted documentation and subject to the following stipulations:

DCE:

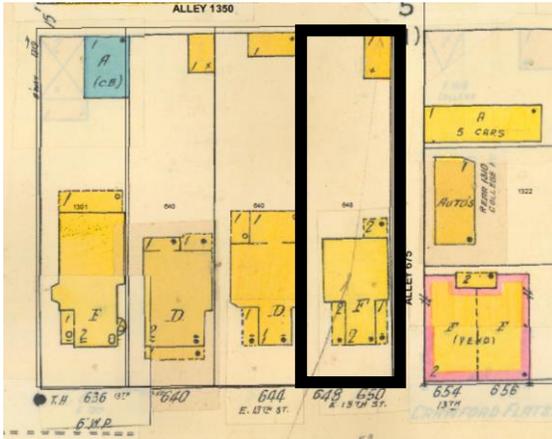
Stipulations 1, 2 and 3 must be completed prior to the issuance of any building permits.

1. Final construction drawings shall be approved by staff prior to commencement of work.
Approved: _____ Date: _____
2. A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction.
Approved: _____ Date: _____
3. Construction site must be field-staked with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved: _____ Date: _____*
4. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.
5. New siding, panels and trim must be wood or smooth finish fiber-cement.
6. No birdboxes (boxed soffits) shall be permitted on overhangs.

Staff Reviewer: Meg Purnsley



Location in Old Northside





View of lot from 13th St.



View of houses next door (to the west of the site)



1301 Broadway

640

648

Streetscape with Revised Design

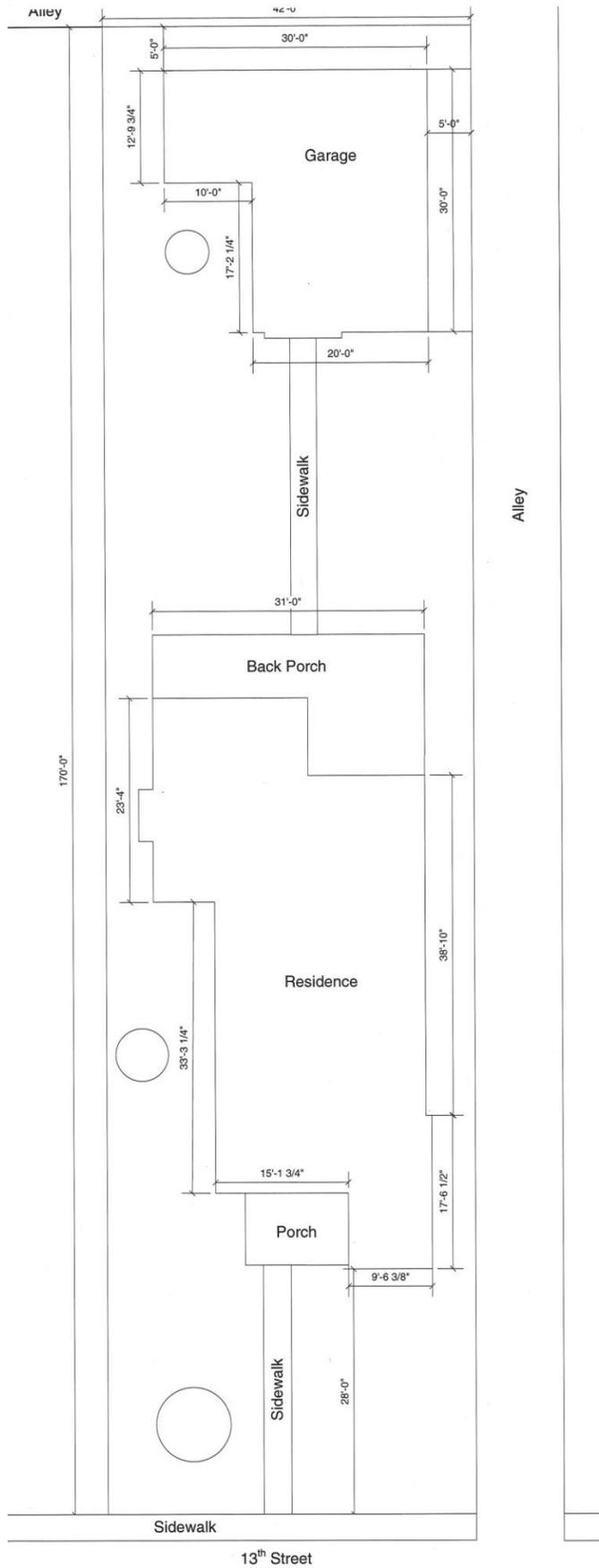


1301 Broadway

640

648

Streetscape with Previous Design

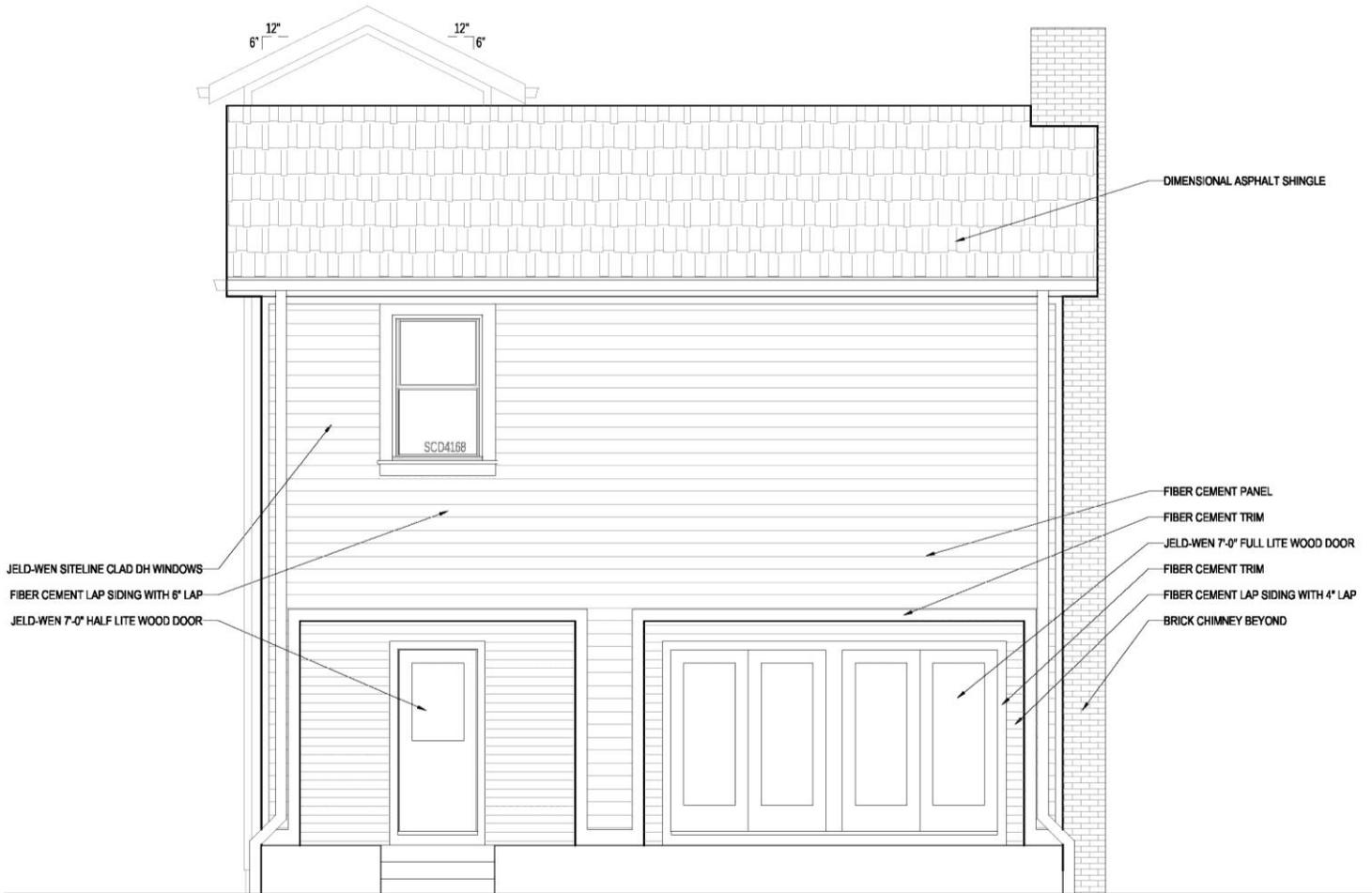




Revised Front Façade



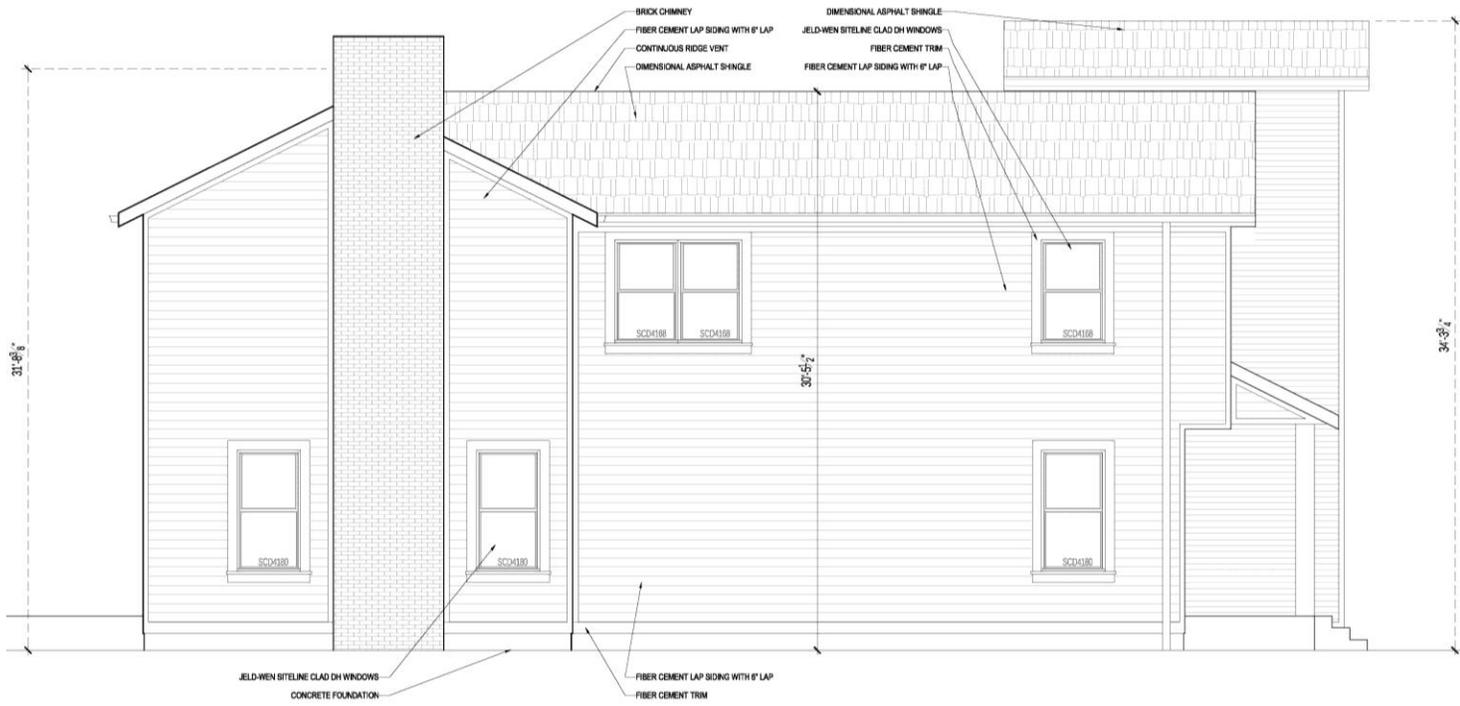
Previous Front Façade



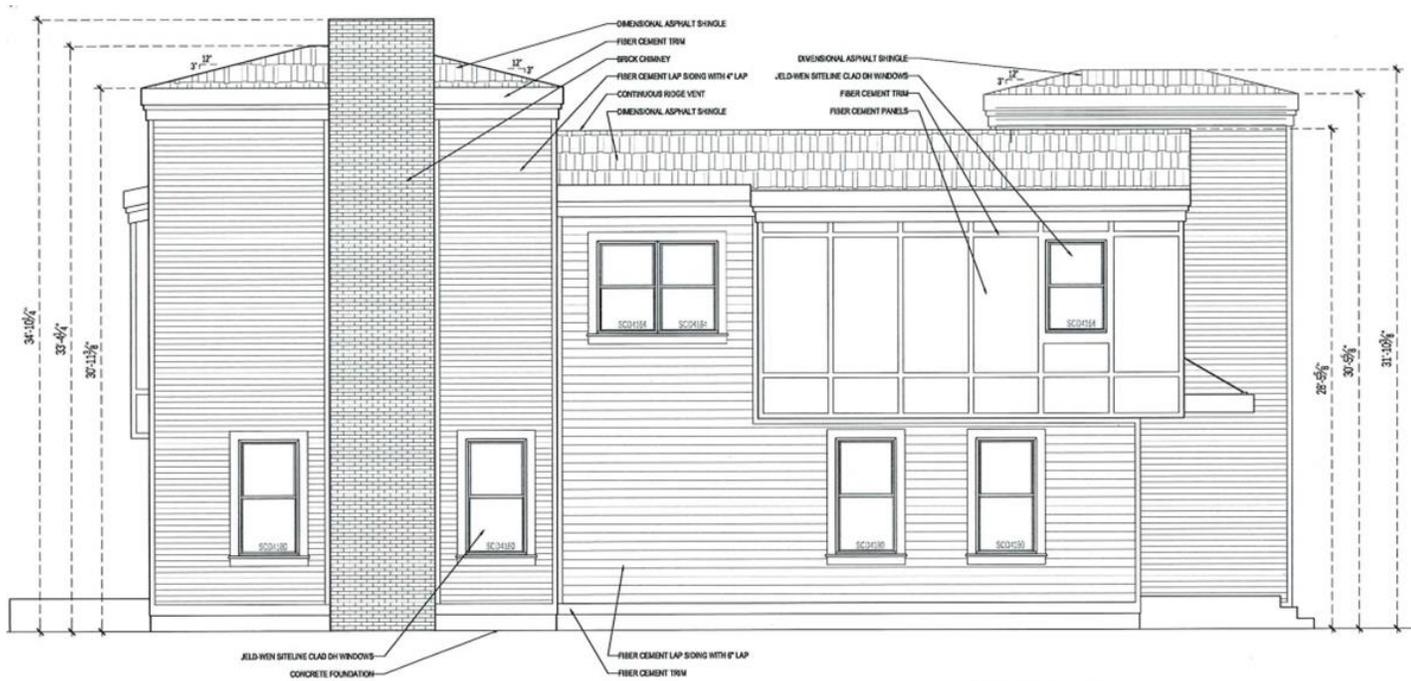
Revised Rear Façade



Previous Rear Façade



Revised West Side Elevation



Previous West Side Elevation

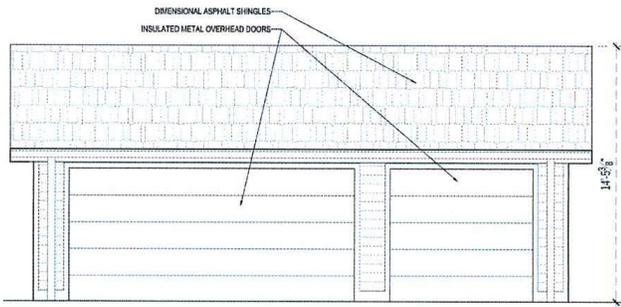


Revised East Side Elevation

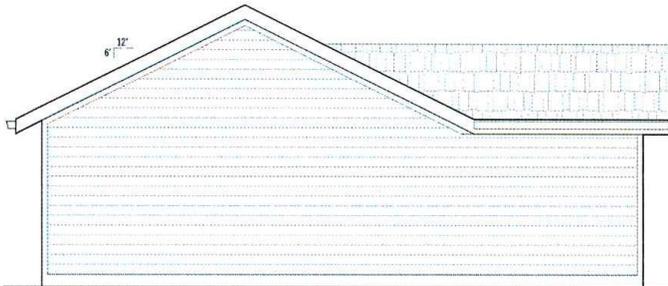


Previous East Side Elevation

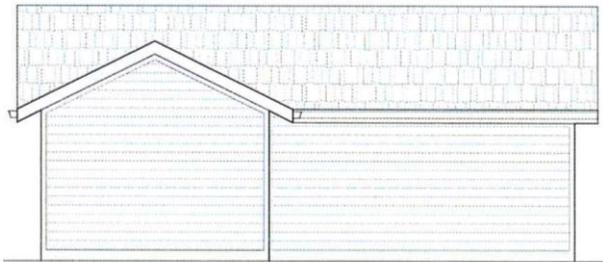
Revised Garage Design



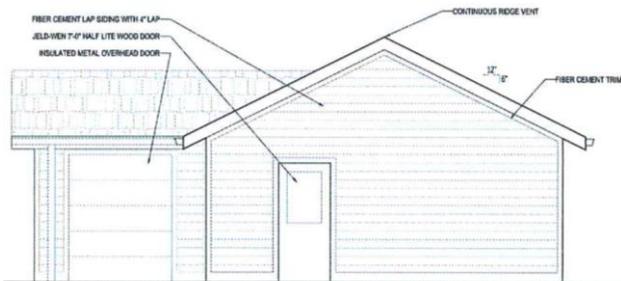
Garage East Elevation



Garage North Elevation

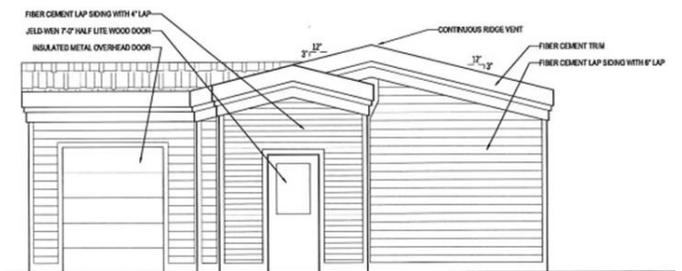
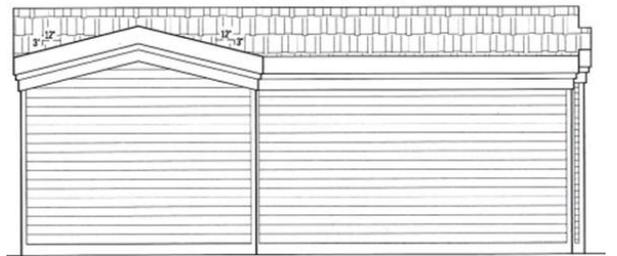
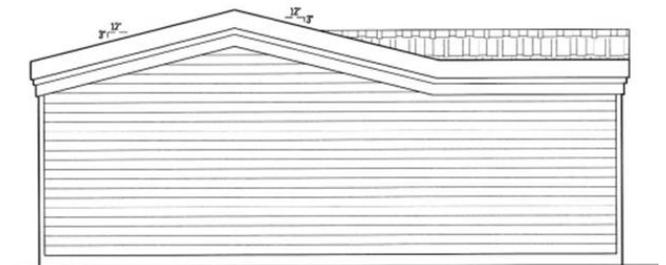
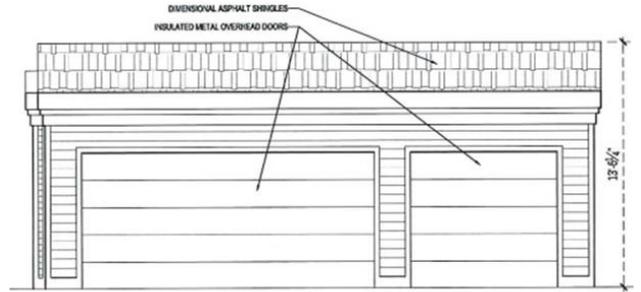


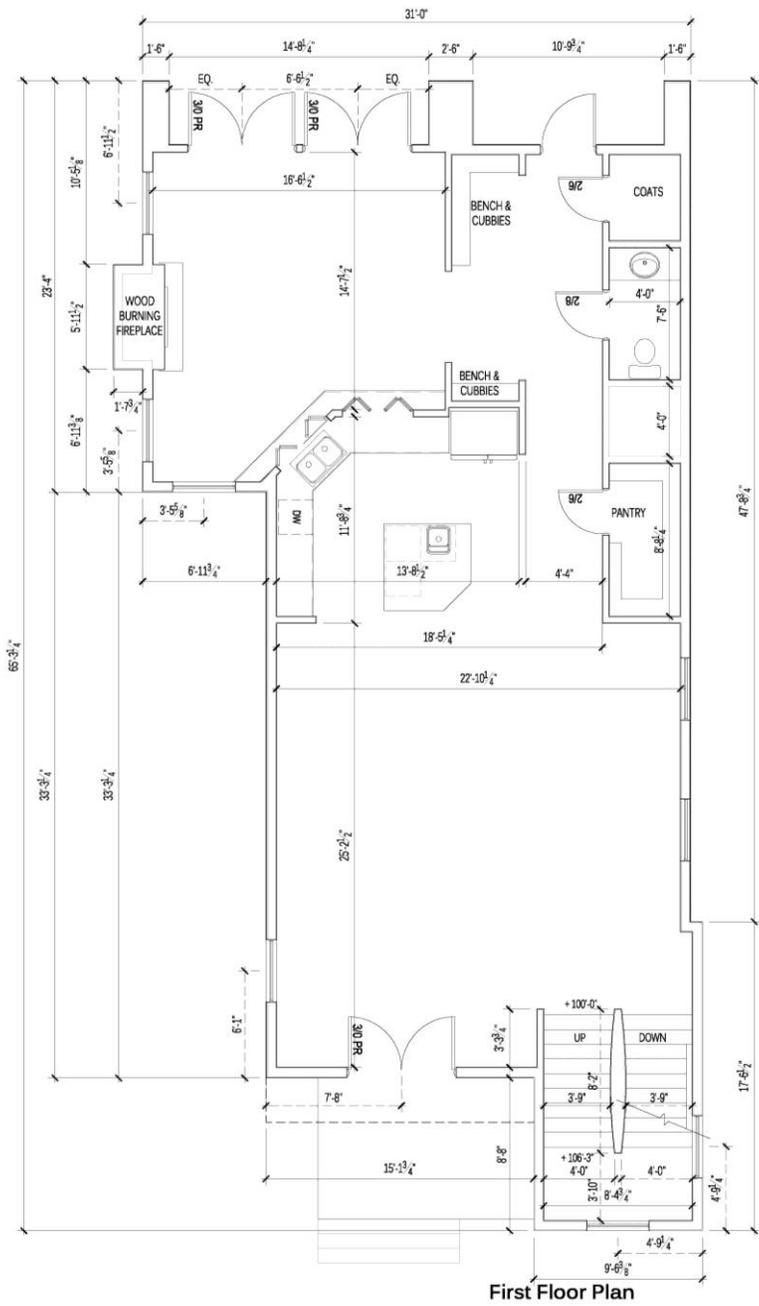
Garage West Elevation



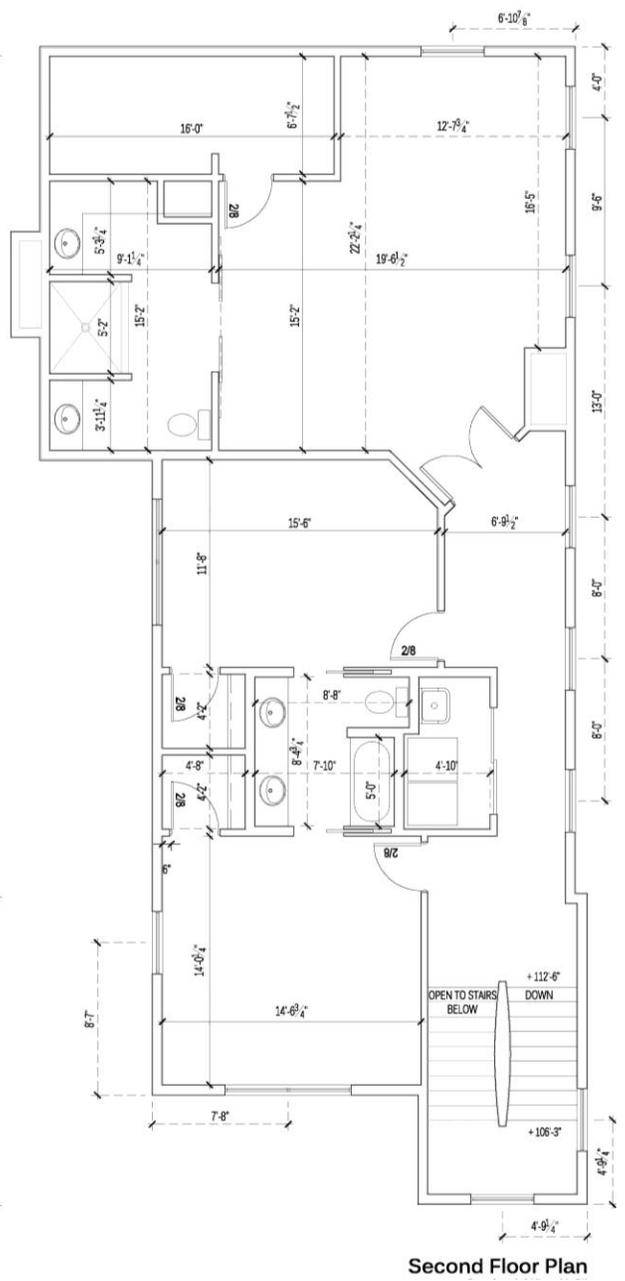
Garage South Elevation

Previous Garage Design

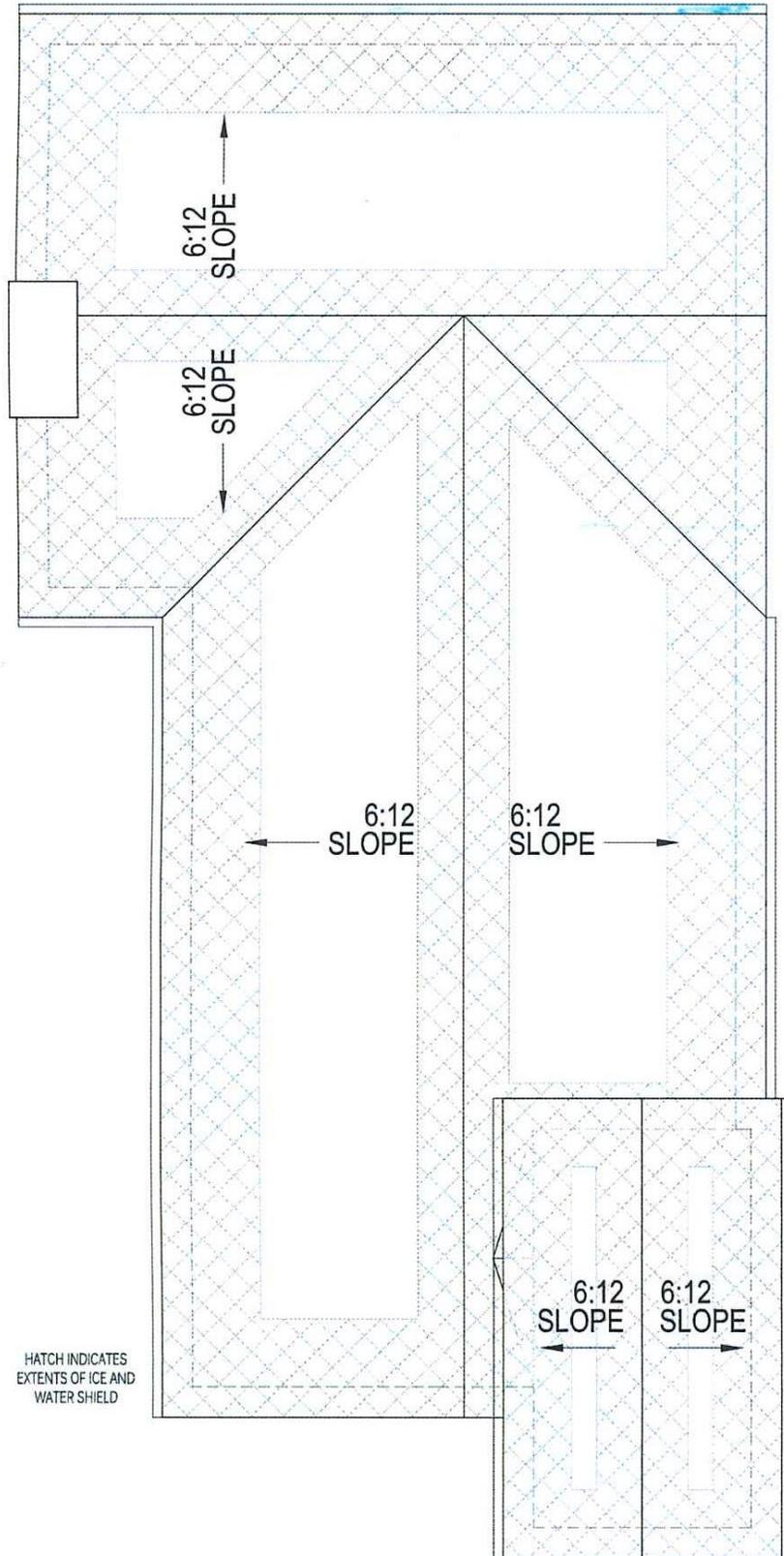




First Floor Plan



Second Floor Plan



House Roof Plan
Scale: 1/4" = 1'-0"

COA # 2016-COA-056(CAMA)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
310 Massachusetts Ave. CHATHAM-ARCH/ MASSACHUSETTS AVE.		<i>Continued from: April 6, 2016</i>
Applicant & mailing address:	Eagle Mass Ave 310 Massachusetts Ave Indianapolis, IN 46204	Center Twp. Council District: 11 Vop Osili
Owner:	Alex Blust 188 N. Brookwood Ave Suite 100 Cincinnati, OH 45013	
CASE		
IHPC COA: 2016-COA-056 (CAMA) Enclose existing patio structure covering bar area.		
STAFF RECOMMENDATION: Approval		

Update Since the April Hearing

At the April hearing, the Commission had comments about the overall compatibility of the patio with the historic building:

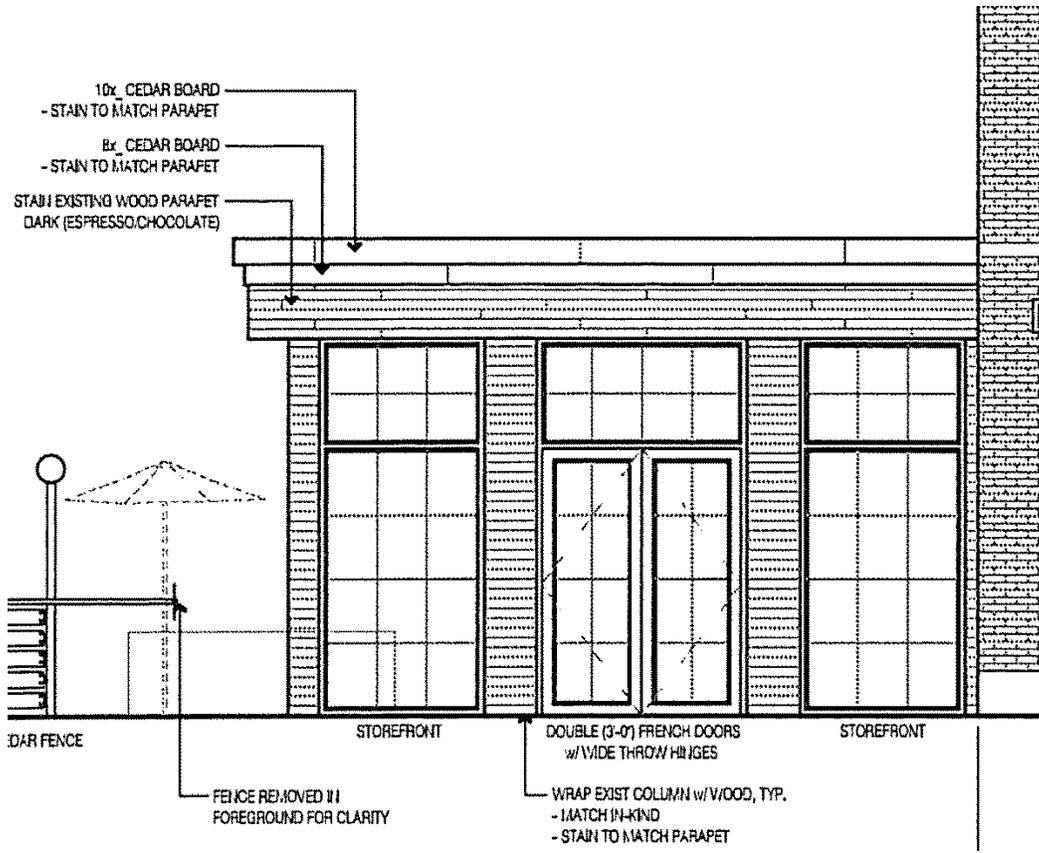
1. Line up grids on windows and doors
2. Patio is now an addition to the building with the addition of the doors and windows
3. Materials should be more in keeping with the other buildings on Massachusetts Ave.
4. Stained wood at top is not compatible

Staff met with applicant and suggested that they look into wrapping the wood on the porch with metal. They have decided that it is cost prohibitive after discussing it with their contractor and also do not believe that it will be attractive. Here is what the applicant is willing to do to improve the appearance of the patio and enclosure so that it is more in keeping with the historic area:

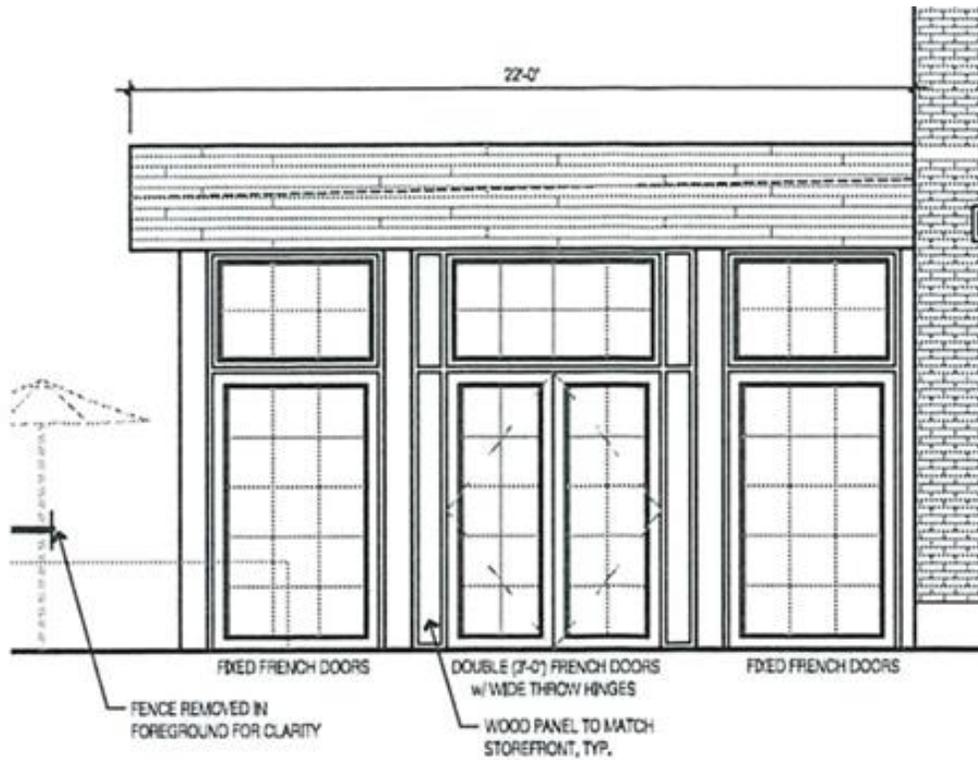
1. Add a wood built-up cornice to the top of the structure and add wood to columns
2. Stain the existing wood with a dark brown stain to blend into the dark metal storefront.
3. Adjust the windows and door sizes and adjust grids so that each “lite” is the same dimension.

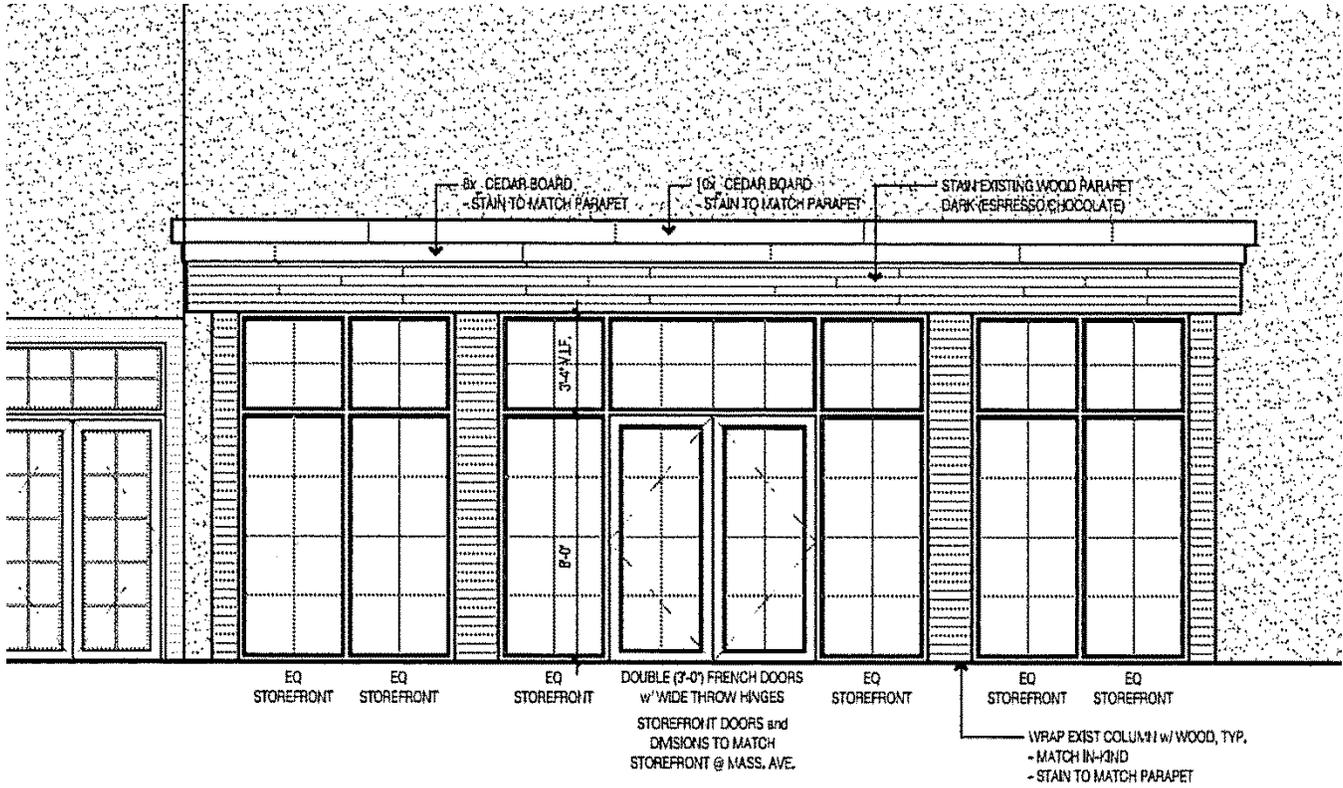
Staff agrees with the applicant that wrapping the wood might not be the best approach after considering the alternative option and taking a closer look at the enclosed patio addition at Bru Burger, also on Massachusetts Ave. The applicant is using the Bru Burger enclosed patio as inspiration for the changes being proposed today. Below is a picture of Bru Burger and the newly revised plan for the patio at The Eagle:



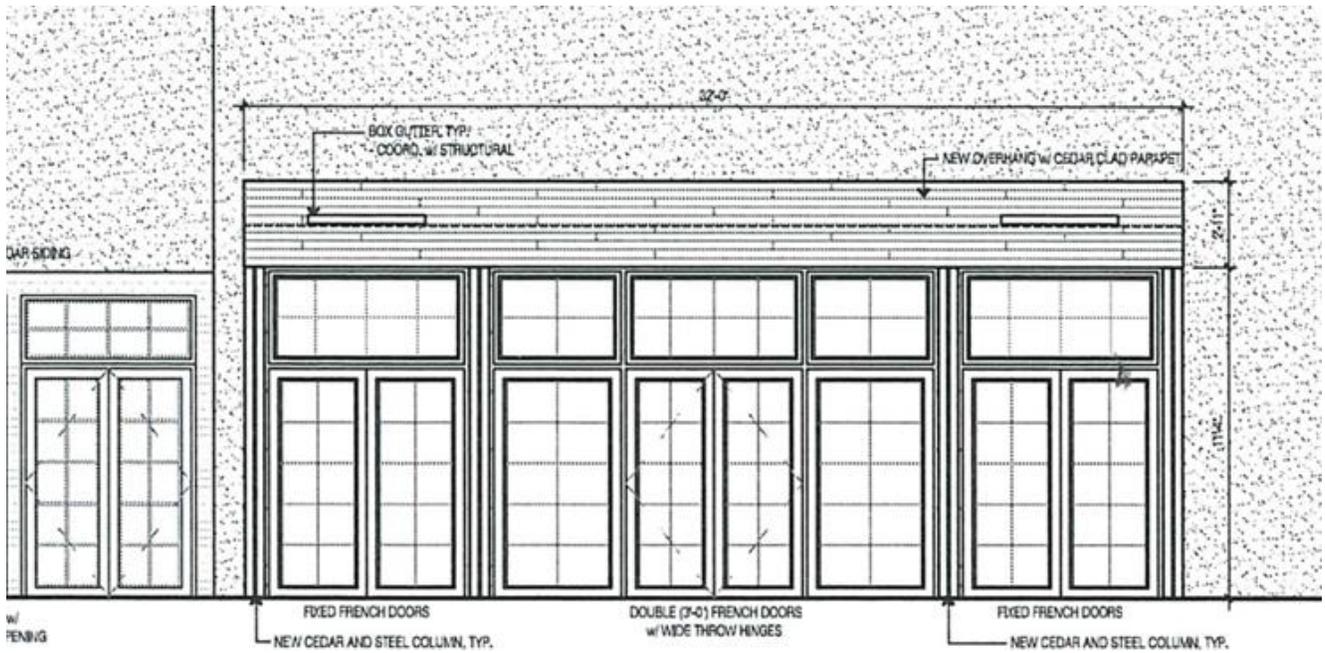


New Design (Mass Ave side)
Old Design



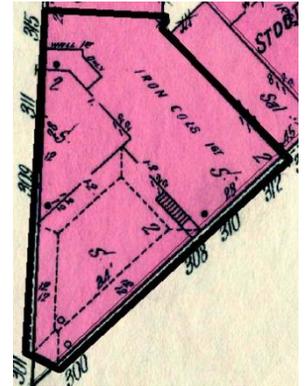


New Design (Delaware Street side)
Old Design



Background

The building at 310 Massachusetts Ave. is a late 19th century brick commercial building. For many years it was occupied by the Front Page Sports Bar and Grill. The first floor façades (one facing Massachusetts Ave. and one facing N. Delaware St.) were inappropriately altered many years ago. The property also includes an open area at the point formed by Massachusetts Ave. and Delaware St., which was once the site of two 2-story brick commercial buildings (see 1915 Sanborn at right). It has been vacant since sometime before 1956.



Last year the Front Page closed and the property was bought by Mr. Alex Blust. On October 1, 2015, the IHPC Hearing Officer approved exterior renovations and a covered outdoor bar area for the The Eagle Food and Beer Hall, which has recently opened.

Reason for Request

The intent was for the covered bar to be open to the outdoor dining area. However, when seeking a liquor license, the owner discovered that the Alcoholic Beverage Commission (ABC) allows consumption of alcohol on an outdoor patio, but not drink preparation. Therefore, the covered bar area needs to be enclosed. IHPC policy allows the Hearing Officer to approve an open porch structure, but enclosing it makes it an “addition,” which requires IHPC approval.

Design of Enclosure

The doors and windows will be black aluminum with applied grids, which is consistent with the new storefront design. The enclosure will consist of floor to ceiling fixed window panels and a set of double French doors on all three sides. The doors will provide access the outdoor patio. ABC regulations permit the enclosure to have doors, provided the openings are no more than 6 feet wide.

STAFF RECOMMENDED MOTION

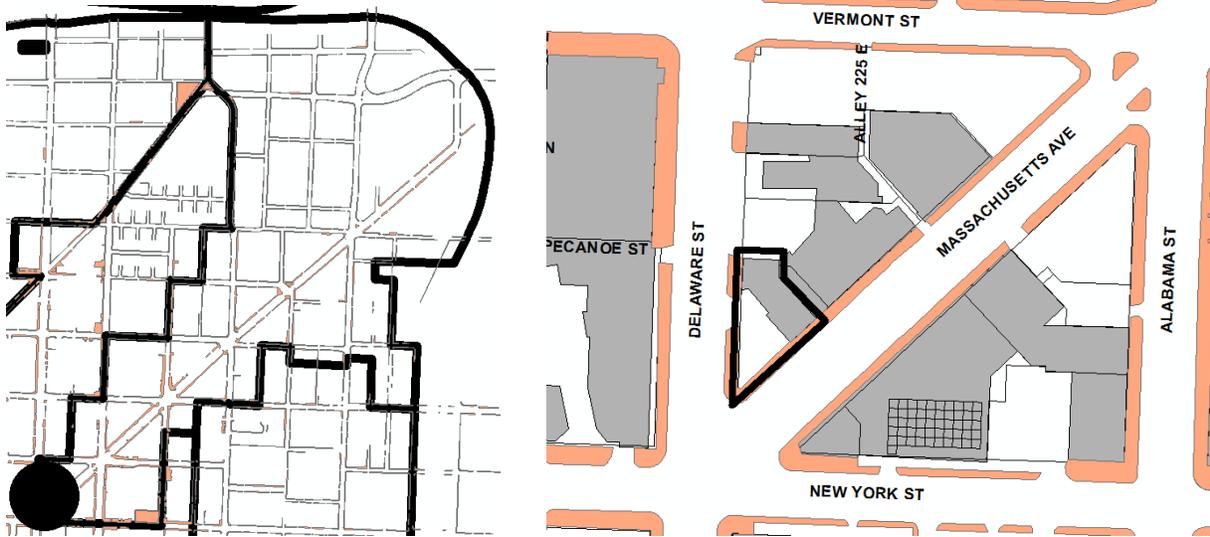
2016-COA-056(CAMA):

To approve a Certificate of Appropriateness to enclose existing patio structure covering bar area and modify wood posts and cornice as per submitted documentation and subject to the following stipulations:

DCE: Stipulation number 1 must be fulfilled prior to issuance of permits.
1. Installation must not commence prior to approval by the IHPC staff of final drawings.
Approved _____ Date _____

- 2. Any changes must be approved by IHPC staff prior to commencement of work.**
- 3. Aluminum finish must be black and must have exterior applied grids to match the existing storefront windows.**
- 4. Wood shall be painted or stained a dark color. Color to be approved by IHPC staff prior to commencement of work. Approved _____ Date _____**

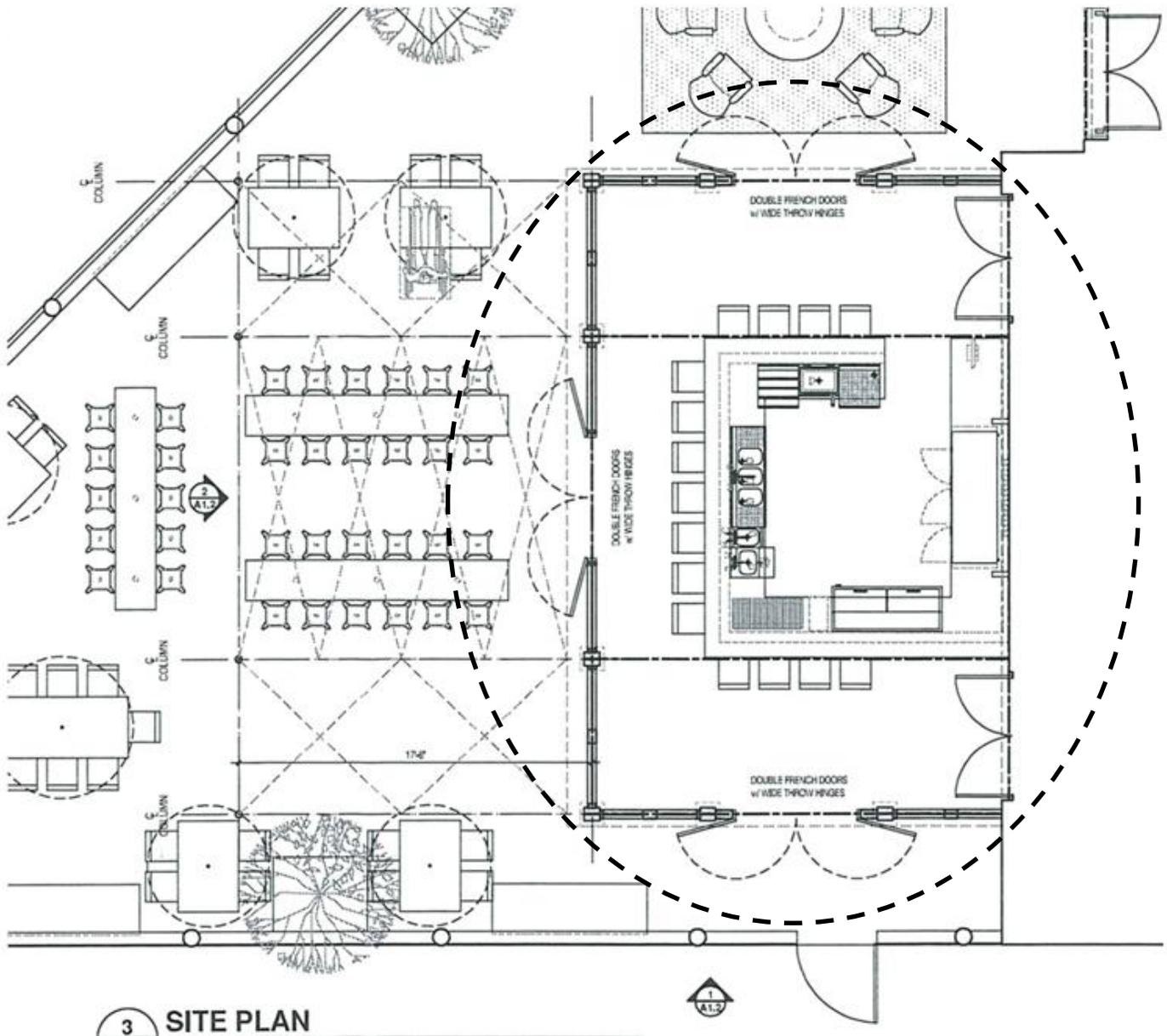
Staff Reviewer: Meg Purnsley



Location in Chatham-Arch and Massachusetts Ave.



Open Bar to be Enclosed



3 SITE PLAN

From the April Hearing (a revised site plan will be provided at the hearing showing the change in door and window widths.)



***Before storefront renovation
and after with the bar and patio structure***

Before and After Photos



COA # 2016-COA-071 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
1460-62 N. ALABAMA STREET OLD NORTHSIDE		<i>Continued from: April 6, 2016</i> Center Township Council District: 11 Vop Osili
Applicant KENT H. BURROW mailing address: P.O. Box 246 Indianapolis, IN 46206	Owner: SAME AS ABOVE	
NEW CASE		
IHPC COA: 2016-COA-071 (ONS) • Demolish historic garage		
STAFF RECOMMENDATION: Approval of Certificate of Authorization		

STAFF COMMENTS

Background of the Property

This house was constructed for Samuel S. Rhodes, ca. 1885. It is a simple Queen Anne frame home that has been converted to a duplex. There is a deep-set full width porch with brick posts and railing. The second floor has a recessed second-story balcony.

The 1-story garage is located at the rear of the property, on the corner of two alleys. This garage was possibly modified from or a replacement for a 2-story accessory building seen on the 1887 Sanborn map. The 1915 map shows that the house was converted to flats, and the accessory building as 1-story.

The frame garage is a side gable design. It is long with three bays stretching across the width of the lot, but only 17 ½ ft. deep. The gable ends have a combination of board and batten siding on the top and bottom, and lap siding in the center. Three sets of double swinging doors face the alley. Eaves have exposed rafter tails. A historic wood door and three window openings (all boarded up) face the backyard. The top half of this façade is lap siding, and the bottom is board and batten. A low shed-roof bump-out was added to two of the three bays in an attempt to accommodate larger cars.

Garage Condition

The Department of Code Enforcement (DCE) has ordered that the roof be repaired and the building repainted. If this garage was not in a historic district, DCE would probably have ordered repair or demolition. Staff has inspected the building and found it in very poor condition and far from intact, although not a public safety hazard or beyond repair. The interior of the garage indicates that there have been multiple attempts to repair or cover up deterioration. Mr. Burrow purchased the property in 2006 and says most of the changes were made by the previous owner. Like many garages of that era, the foundation is substandard and the materials are generally deteriorated. Restoration would require much replacement.

Request to Demolish

The building owner has estimated that it will cost about \$5,000 to repair the roof and repaint the garage, doing the work himself. While that work would satisfy the immediate DCE orders, it would not “restore” the garage or make it usable for parking cars. Therefore he would prefer to demolish it. If he gets approval, he will use the area for off-street parking for his tenants and may eventually build a new garage.

Reasons for Granting a Certificate of Authorization

The State statute states: “... *the commission shall issue a certificate of authorization...*” if it finds only one of the following criteria to be true:

1. Its denial would result in substantial hardship.

Although hardship has not been formally documented, it is obvious from staff’s visual inspection (inside and outside) that simply repairing the roof and painting the structure will only apply a “bandage” to what is wrong with this structure. Staff sees an obvious economic hardship in this case:

- a. \$5,000 may repair the roof and apply paint to the building, but will still leave it unusable and largely deteriorated and deteriorating. Applying paint over deteriorating siding would be a very short-term fix.
- b. A much larger investment would be needed to repair structural problems and replace all deteriorated materials.
- c. The condition of the garage is such that even if repaired and retained, much of the building would need to be reconstructed, likely leaving little original materials.
- d. The sizeable investment needed to properly restore this structure will not result in a fully usable garage that will support the needs of this historic house into the future.
- e. Enlarging the garage would be structurally difficult, would require an even greater investment, and would result in a garage that possesses almost no historic integrity.

2. Its denial would deprive the owner of all reasonable use and benefit of the subject property

Denial would not deprive the owner of all reasonable and beneficial use of the subject property

3. The effect of demolition “... upon the historic area would be insubstantial.”

While this garage is an interesting structure, its loss would not have a substantial effect on the historic area. Reasons include:

- a. This garage was probably built after the house and was not designed to reflect the same architectural style.
- b. Although it can be seen from two alleys, it is not a significant element forming the visual character of N. Alabama St.
- c. The garage’s historic integrity has been compromised, particularly on the west elevation where the shed bump-out was “cobbled” onto the garage. Also, it is unlikely that the swinging doors, which form the entire façade facing the alley, are original

Old Northside Preservation Plan

The Plan states the following about demolition:

- *The Commission should consider whether the building or structure is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.*
- *The Commission should consider whether the building or structure contributes to the historic character of the Old Northside and to the historic character of its immediate environment (i.e. street, alley, property, etc.)*
- *The Commission should consider whether, if the building or structure were demolished, it could be replaced by an existing building of similar age, architectural style, and scale or by a new building which would have the same relationships to the area as did the former building or structure.*

STAFF RECOMMENDED MOTION

COA #2016-COA-071 (ONS):

To approve a Certificate of Authorization to demolish the historic garage; as per submitted documentation and subject to the following stipulations:

1. Off-street parking requirements must be maintained per zoning ordinance. This certificate does not authorize actions in violation to state statutes or local ordinances.
2. All debris from demolition work shall be removed from the site within 7 days of substantial completion.

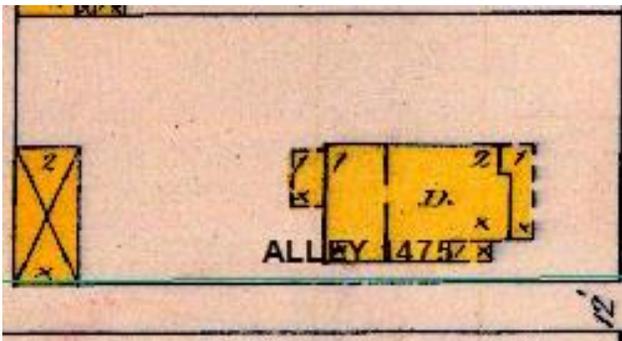
NOTE: Owner is responsible for complying with all applicable codes.

NOTE: Owner is responsible for assuring that no demolition occurs in the public right-of-way

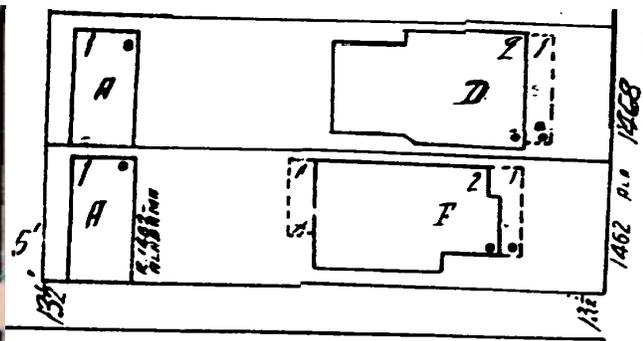
Staff Reviewer: Emily Jarzen



Location in Old Northside



1887 Sanborn Map shows 2-story accessory building



1915 Sanborn Map shows 1-story accessory building



Aerial view of subject property (arrow pointing to garage)



Subject property – garage visible at rear



Rear Alley View – west façade



East Façade – facing house



Side Alley View - South façade

Interior Photos





COA # 2016-COA-076 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
1801 N. PENNSYLVANIA HERRON-MORTON PLACE		Continued from: April 6, 2016
Applicant	JENNINGS DESIGN, LLC	Center Township Council District: 11 Vop Osili
mailing address:	4005 Boulevard Place Indianapolis, IN 46208	
Owner:	Bobby Jennings 4005 Boulevard Place Indianapolis, IN 46208	
NEW CASE		
IHPC COA: 2016-COA-076 (HMP) • Construct a 2-story house with 2-car detached garage		
STAFF RECOMMENDATION:		Approval, with possible revisions

STAFF COMMENTS

Update from April 6, 2016 Meeting

Staff had prepared a staff report for the April 6th hearing. The staff report found the size, scale, mass, form, siting and materials of the new house to be appropriate, but raised questions about the replicative nature of its design. Before the packets went out, the applicant asked for a continuance after learning that the neighborhood association had issues with the design. He subsequently met with the neighborhood association and as a result has submitted revised plans that further simplify the design.

Background of the Property

This vacant site was previously the location of a two-story house with a front porch. The site was purchased by the Herron-Morton Place Foundation and recently sold to the applicant.

Design of the New House

Staff understands that the owner purchased the design for this Italianate house from DB Klain Construction, LLC. The purchased design and several variations of it are found in the Villages of West Clay.



This Italianate-inspired house is sided in fiber-cement lap siding with wood trim and detailing. There are double-hung aluminum-clad windows throughout the house. The foundation will have a limestone veneer and the chimney facing 18th St. will be veneered in brick. The garage is a simple frame, hipped-roof design with lap siding and concrete foundation. There is a pedestrian door on the west elevation of the garage.

Replicative Design or Revival Design

The Herron-Morton Place guidelines for New Construction include the following:

Basic Principle: “New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Herron-Morton Place can be interpreted properly.”

Style and Design: “Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.”

Evolution of the Design

1. The applicant initially showed staff the design he had purchased. Staff reaction was that it did not look like a house designed in 2016, but rather like one designed to consciously look like it was designed and built in the late 19th century. While the IHPC approves many very traditional designs, this one seemed to be very close to being “replicative” rather than being a modern-day “revival” of historic architecture.



Purchased Design

As-Built in Villages of West Clay

2. In response to staff’s comments, the owner had a draftsman prepare a simplified version. The most obvious change was the simplification of the window hoods.

It was this version that staff reviewed when the April 6th staff report was written. Staff’s opinion at that time was that the basic form, massing and siting of the house is appropriate. Reflecting the Italianate style is also appropriate.

However, staff suggested that the Commission might feel the design should be even more simplified to achieve a less replicative design.

This was the design that the applicant then discussed with the neighborhood association. It is our understanding that there were mixed opinions at that meeting about traditional vs. contemporary design.



3. After meeting with the neighborhood, the applicant further simplified the design by eliminating the divided lites so the windows are one-over-one rather than two-over-two. He also substituted limestone veneer for brick on the foundation.

Staff believes all these changes have helped, but still find this design very close to the line between “replicative” and “revival.” Staff is cautiously recommending approval, understanding that the commission may want further simplification.



Site Plan

This is a corner lot. The two side setbacks are 10 ft. from the sidewalk on the south side and 15 ft. from the property line on the north side. The front setback will line up with the front elevation of the house to the north (main body), which is 25 feet from the inside edge of the front sidewalk. The garage will have a 10 ft. setback off the alley.

STAFF RECOMMENDED MOTION

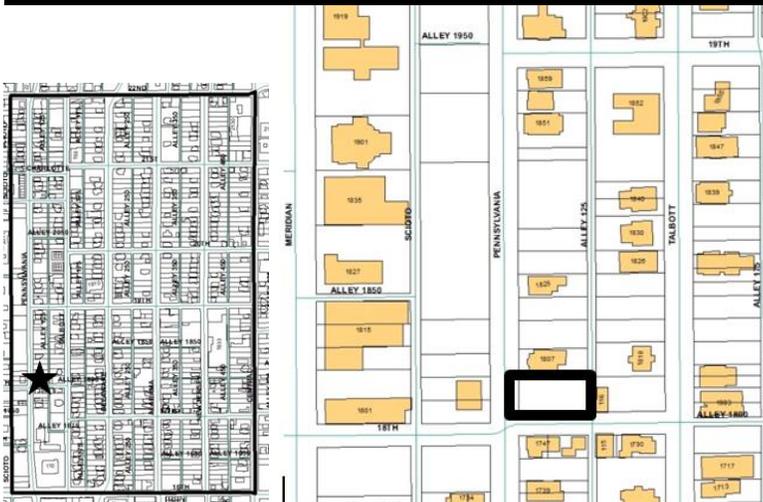
COA #2016-COA-076 (HMP):

To approve a Certificate of Appropriateness to construct a 2-story house with a 2-car detached garage per submitted documentation and subject to the following stipulations:

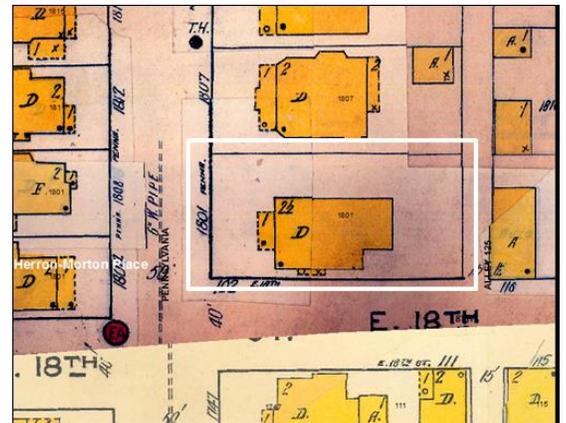
DCE: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings, which shall reflect any design changes required by the IHPC at the May 4, 2016 meeting. *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. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
 5. Siding shall be wood or smooth finish fiber-cement. Rough sawn finishes are not permitted.
 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.

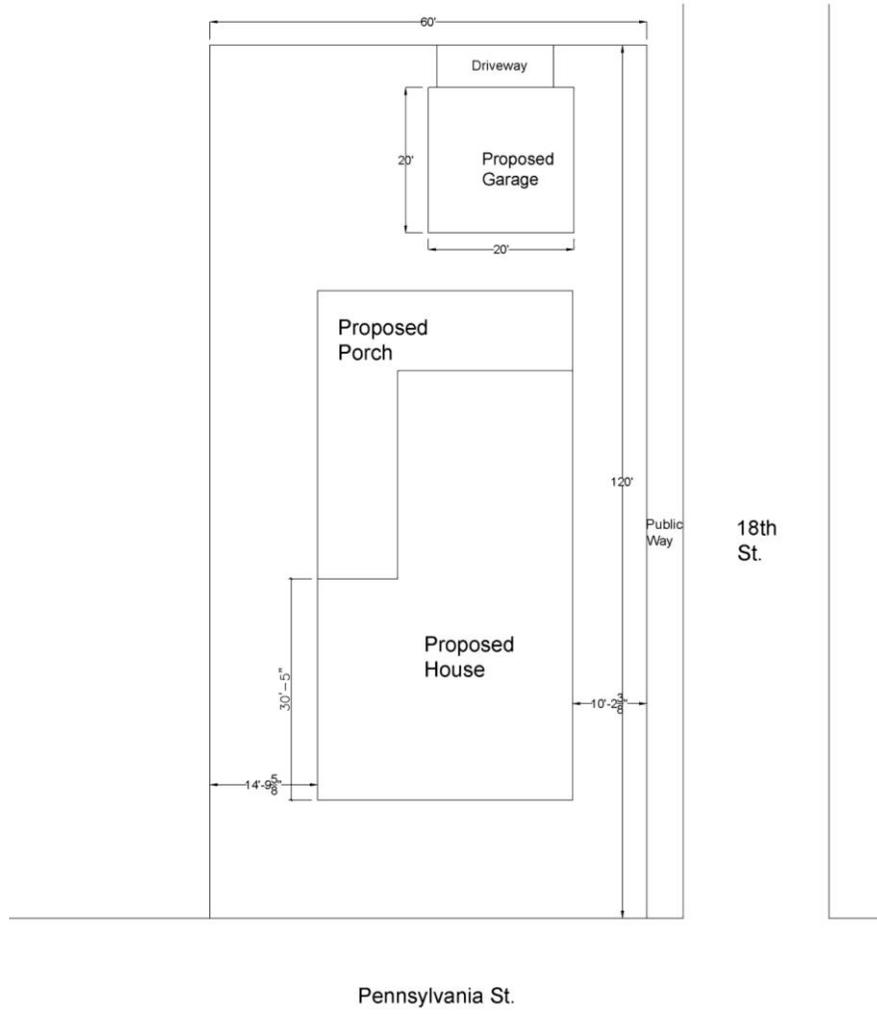
Staff Reviewer: Meg Purnsley



Location in Herron-Morton Place



1915 Sanborn map



West Elevation
1807 N. Pennsylvania
3/16"=1' 50' Frontage



West Elevation
1801 N. Pennsylvania
3/16"=1' 60' Frontage



West Elevation
1747 N. Pennsylvania
3/16"=1' 40' Frontage

18th St.

Streetscape



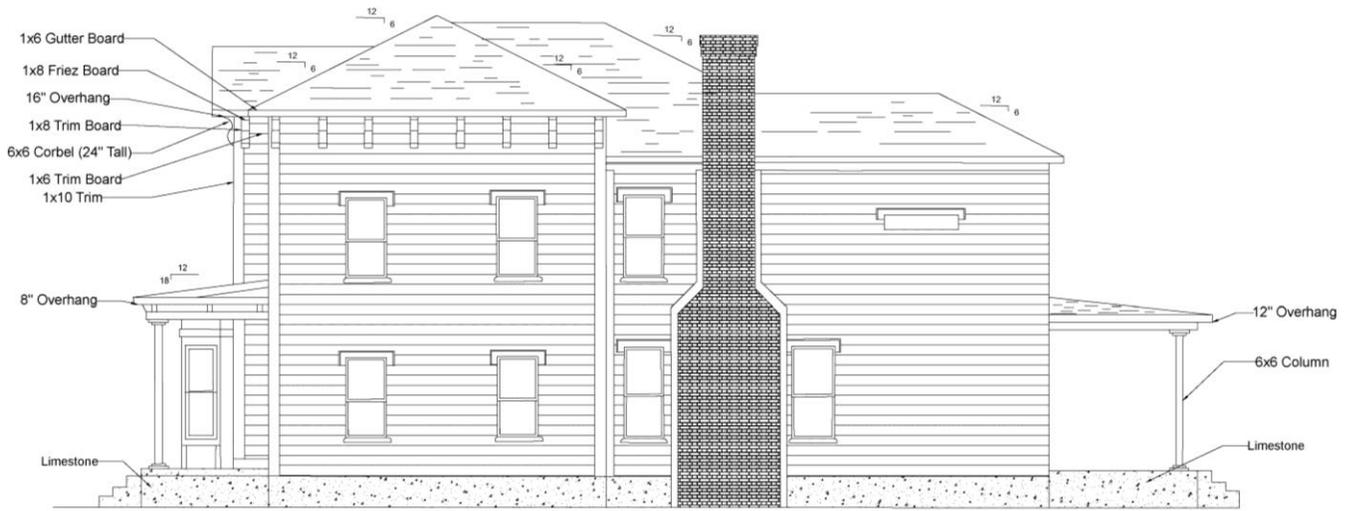
West Elevation



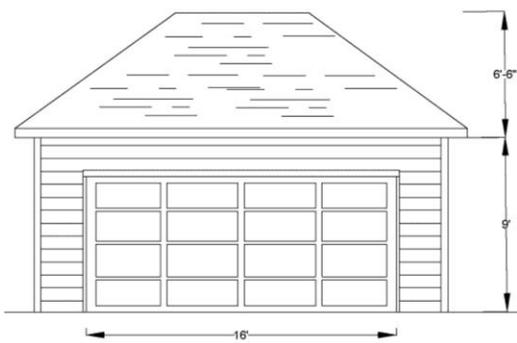
East Elevation
1801 N. Pennsylvania
1/4"=1'



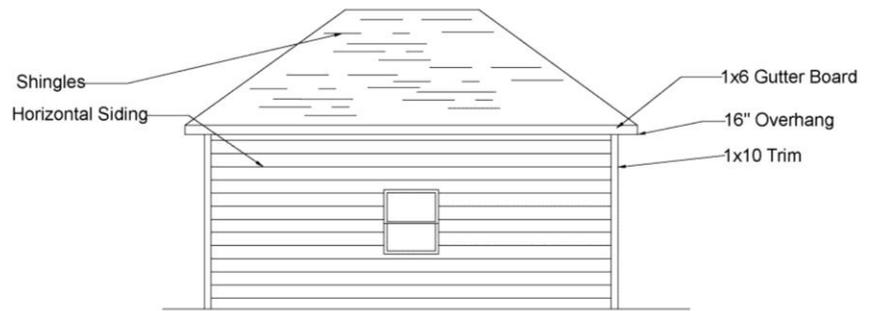
North Elevation



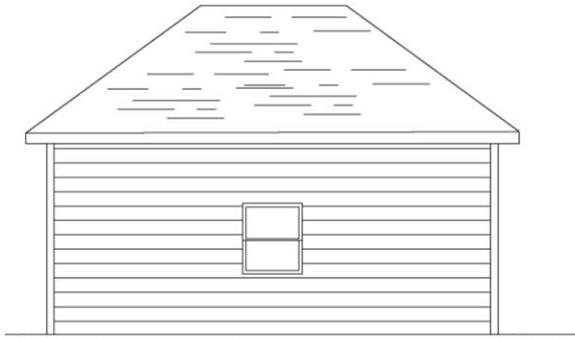
South Elevation
1801 N. Pennsylvania
1/4"=1'



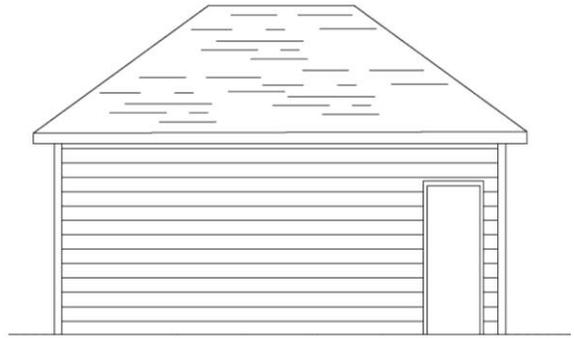
East Elevation
1801 N. Pennsylvania



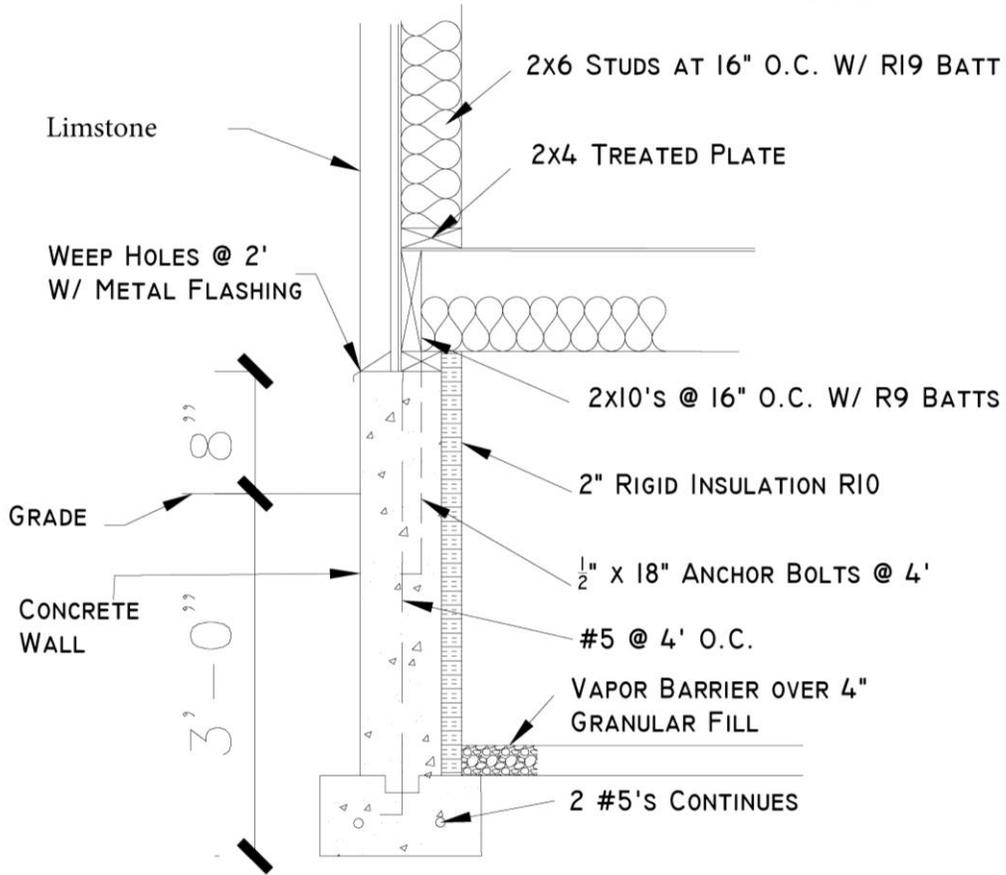
North Elevation
1801 N. Pennsylvania
1/4"=1'



South Elevation
1801 N. Pennsylvania



West Elevation
1801 N. Pennsylvania







Two Views of the Site (with historic house next door)



View across N. Pennsylvania St.



View looking north on Pennsylvania St.

COA # 2016-COA-129 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
255 S. MERIDIAN ST. (AKA 251 S. MERIDIAN ST.) WHOLESALE DISTRICT		<i>New Case</i>
Applicant & mailing address:	Fortney Companies c/o Michael Rabinowitch 308 Third Street LaCrosse, WI 54601	Center Twp. Council District: 16 Jeff Miller
Owner:	Bruce Pallman 255 S. Meridian Street Indianapolis, IN 46225	
CASE		
IHPC COA: 2016-COA-129 (WD) <ul style="list-style-type: none"> • Build an outdoor patio structure on the vacant lot • Alter the south wall of the building. • Build a steel stair at south wall of the building. (Signage, awning and other exterior renovation is not included in this application.) 		
STAFF RECOMMENDATION: Approval		

Description of the Property

This property known as 255 S. Meridian St. consists of two lots, both of which have had various addresses over the years. The City’s GIS system calls them both 251 S. Meridian, but the owner uses 255 S. Meridian:

- Northern Lot Historic commercial building (c. 1907.) Until 2014 it had been the flagship location of Roberts Camera for 44 years.
- Southern Lot Adjacent vacant lot that had been used as parking for Roberts Camera. It was once the site of a

The property is presently on the market and the applicant has a pending purchase agreement. This application includes construction of an outdoor patio structure on the vacant lot and alterations to the south wall of the existing historic building to accommodate a new restaurant use.

History of the Site

In this 1917 photo, the c. 1907 American Railway Express Company Building on the left is the building existing today on the property.

The Adams Express Company Building on the right (built before 1887) was demolished about 1971 and has been used since then for parking.

This photo was taken before the tracks were raised and the Union Station Train Shed was built c. 1922.



Proposed Patio Structure and Alterations to South Wall of Building

The patio will serve Brothers Bar and Grill, which will occupy the adjacent building. Items included in this request for approval are:

1. Decorative concrete patio (color and pattern to be determined)
2. Planters and metal railing
3. Aluminum fixed storefront with aluminum storefront and overhead doors.
4. Exposed structural steel enclosing the open patio space.
5. Four openings in the south wall of the building for overhead doors opening on the patio.
6. Exterior exit stair with roof structure attached to south sidewall of the building.
7. Wall mounted light fixtures on the south wall of the building.

Not included in this request (shown on drawings, but to be requested later)

1. Awning
2. Signage letters on the new patio storefront
3. Front façade lighting
4. Repurposing of the existing blade sign
5. Painted wall sign on south wall of building

Patio Structure. Although the front and rear of the patio space will be enclosed with overhead doors, the “roof” will consist of exposed structural steel beams, but will be left open. The patio structure will be red powder-coated steel. The storefront door and overhead doors are designed to give the impression of a commercial storefront with the ability to open up the overhead doors for patrons to have a view out to the sidewalk and street. The overhead door facing the public sidewalk on S. Meridian St. will be blocked by planters and black metal railing as a barrier and for protection.

New Openings in Side Wall. Four overhead prefinished aluminum and glass doors are proposed for the south sidewall of the historic building in order to access the proposed patio. Once the patio is constructed, the view of these doors will be largely obscured from the street. This sidewall was a common wall with the now-demolished building and was never intended to be viewed from the street. There are no architectural features on this sidewall.

Exterior Exit Stair Structure. The exterior stair structure provides a second means of egress from the second floor of the building to the ground. The stair must run the length of the building to meet code, which requires that the stairs exit out to the rear of the patio where there will be an exit door. The stair is made of red powder-coated steel, is covered with a metal roof and is enclosed with a black metal railing.

Reasons to Approve

The Wholesale District Plan does not provide much direction as it pertains to patio structures like the one proposed. While this structure might seem odd in some locations, it is appropriate for this unique site:

1. A new building on this site is unlikely, since it is so narrow and hemmed in by the parking garage.
2. If a building is ever desired in the future, this patio structure can be easily removed.
3. Its use for parking has always been limited because of its narrow dimensions.
4. Setting the structure back from the front façade helps to “tuck it away.”
5. It will have very little impact on the visual character of the area due to its location at the far south end of the Meridian St. row of buildings and next to the parking garage.

Staff finds this to be a creative way to use a left-over space that otherwise has limited value. It also allows the remaining historic abutment wall of the raised tracks to be used and featured.

STAFF RECOMMENDED MOTION

2016-COA-129 (WD):

To approve a Certificate of Appropriateness for

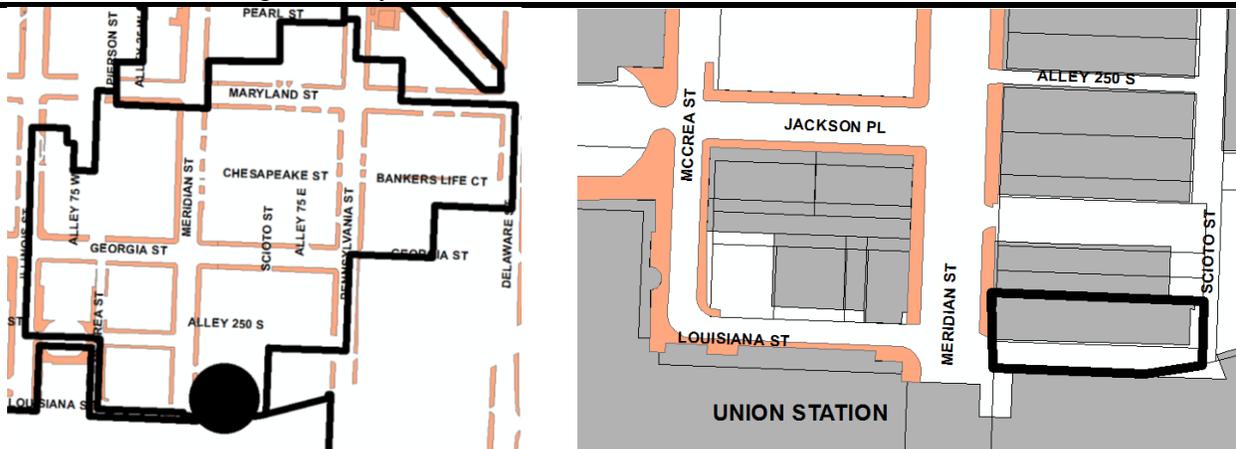
1. Construction of an outdoor patio structure on the vacant lot,
2. Alterations to the south wall of the building, and
3. Construction of a steel exist stair structure attached to the south wall of the building.

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

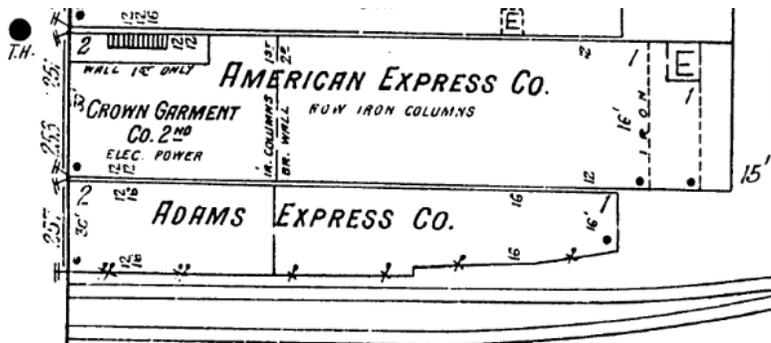
DCE: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

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. 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, etc.
5. Changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Meg Purnsley



Location in the Wholesale District



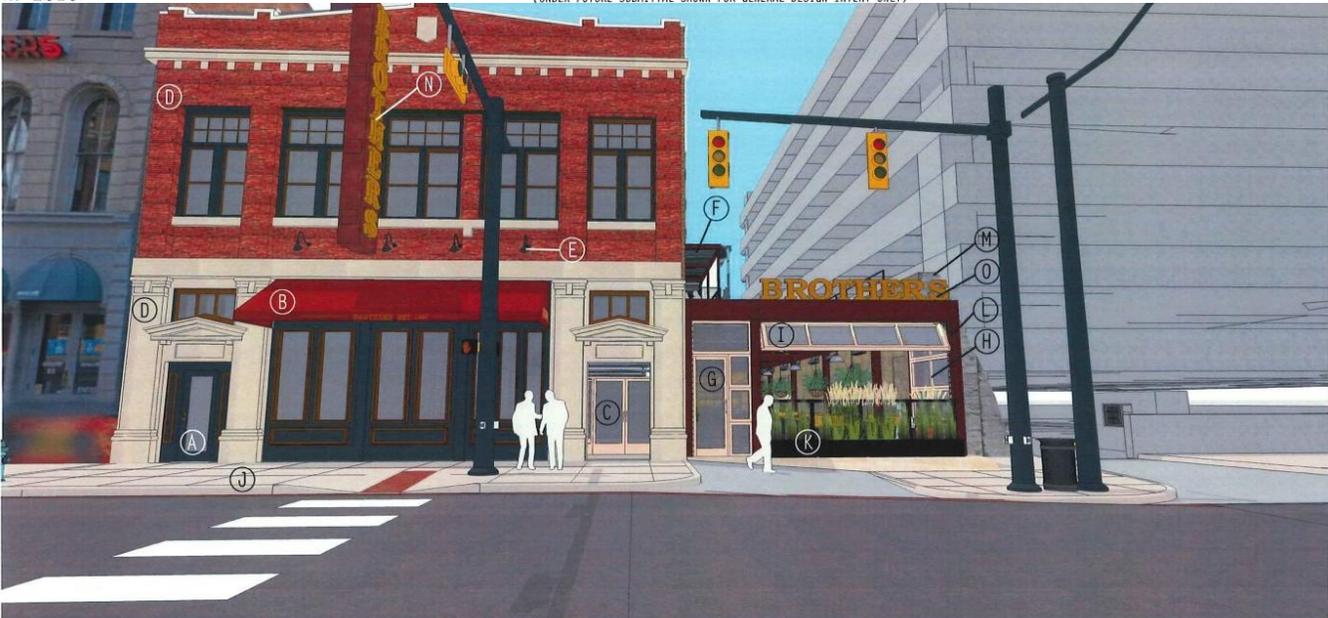
1914 Sanborn Map



VIEW 1

- | | | |
|--|--|--|
| <p>A. EXISTING SIDEWALK</p> <p>B. DECORATIVE CONCRETE PATIO</p> <p>C. PLANTERS & CONTROL RAILING @ 5'-0" A.F.F.</p> <p>D. EXISTING CONCRETE/ MASONRY ABUTMENT</p> <p>E. ALUMINUM STOREFRONT DOOR</p> <p>F. ALUMINUM FIXED STOREFRONT</p> | <p>G. EXPOSED STRUCTURAL STEEL</p> <p>H. EXTERIOR EXIT STAIR ROOF STRUCTURE</p> <p>I. 12'-0" H ALUMINUM & GLASS OVERHEAD</p> <p>J. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN</p> <p>K. CANVAS AWNING W/ SIGNAGE
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>L. EXTERIOR AWNING LIGHTS
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> | <p>M. REPURPOSED BLADE SIGN
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>N. SIGNAGE LETTERS
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>O. VINTAGE PAINTED WALL SIGNAGE
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> |
|--|--|--|

©H 2016



VIEW 2

- | | | |
|---|---|--|
| <p>A. REPLACE EXTERIOR DOOR TO BUILDING COMMON LOBBY
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>B. CANVAS AWNING W/ SIGNAGE
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>C. VESTIBULE ALUMINUM STOREFRONT ENTRY DOORS
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> | <p>D. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN</p> <p>E. EXTERIOR AWNING LIGHTS
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>F. EXTERIOR EXIT STAIR ROOF STRUCTURE</p> <p>G. ALUMINUM STOREFRONT DOOR</p> <p>H. ALUMINUM FIXED STOREFRONT</p> <p>I. 12'-0" H ALUMINUM & GLASS OVERHEAD DOOR
(SHOWN PARTIALLY OPEN)</p> | <p>J. EXISTING SIDEWALK</p> <p>K. DECORATIVE CONCRETE PLANTERS & CONTROL RAILING @ 5'-0" A.F.F.</p> <p>L. EXPOSED STRUCTURAL STEEL</p> <p>M. EXISTING CONCRETE/MASONRY WALL ABUTMENT</p> <p>N. REPURPOSED BLADE SIGN
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> <p>O. SIGNAGE LETTERS
(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</p> |
|---|---|--|

©H 2016



VIEW 3

- | | | |
|---|--|--|
| <p>A. EXPOSED STRUCTURAL STEEL</p> <p>B. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN</p> <p>C. 12'-0" H ALUMINUM & GLASS OVERHEAD DOOR</p> <p>D. ALUMINUM FIXED STOREFRONT</p> <p>E. EXTERIOR EXIT STAIR ROOF STRUCTURE</p> <p>F. 2ND FLOOR EXIT DOOR</p> | <p>G. EXISTING CONCRETE/MASONRY WALL ABUTMENT</p> <p>H. PLANTERS & CONTROL RAILING @ 5'-0" A.F.F.</p> <p>I. EXISTING SIDEWALK</p> <p>J. DECORATIVE CONCRETE PATIO</p> <p>K. REPURPOSED BLADE SIGN
<i>(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</i></p> | <p>L. SIGNAGE LETTERS
<i>(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</i></p> <p>M. VINTAGE PAINTED WALL SIGNAGE
<i>(UNDER FUTURE SUBMITTAL-SHOWN FOR GENERAL DESIGN INTENT ONLY)</i></p> |
|---|--|--|



VIEW 4

- | | | |
|---|---|--|
| <p>A. EXISTING CONCRETE/MASONRY WALL ABUTMENT</p> <p>B. DECORATIVE CONCRETE PATIO</p> <p>C. SEATING/UMBRELLAS/TABLES
<i>(SEE PAGE 1 FOR FURNITURE LAYOUT)</i></p> <p>D. FIRE TABLE</p> <p>E. EXTERIOR CEILING MOUNTED INFRARED PATIO HEATER</p> | <p>F. EXTERIOR CEILING FAN</p> <p>G. EXTERIOR PENDENT LIGHT FIXTURE</p> <p>H. ALUMINUM FIXED STOREFRONT</p> <p>I. 12'-0" H ALUMINUM & GLASS OVERHEAD DOOR</p> <p>J. LARGE PATIO PLANTER</p> <p>K. WALL MOUNT EXTERIOR LIGHT FIXTURE</p> | <p>L. HANGING PLANT</p> <p>M. EXPOSED STRUCTURAL STEEL</p> |
|---|---|--|



VIEW 5

- A. WALL MOUNT EXTERIOR LIGHT FIXTURE
- B. 10'-0" H ALUMINUM & GLASS OVERHEAD DOOR
- C. EXPOSED STEEL STRUCTURE
- D. LARGE PATIO PLANTER
- E. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN
- F. HANGING PLANT

- G. DECORATIVE CONCRETE PATIO
- H. EXTERIOR PENDENT LIGHT FIXTURE
- I. SEATING/UMBRELLAS/TABLES
(SEE PAGE 1 FOR FURNITURE LAYOUT)
- J. EXTERIOR CEILING FAN
- K. EXTERIOR EXIT STAIR ROOF STRUCTURE



VIEW 6

- A. HANGING PLANT
- B. STOREFRONT DOOR 2ND EXIT FROM PATIO
- C. 12' H OVERHEAD DOOR
- D. EXISTING CONCRETE/MASONRY WALL ABUTMENT
- E. EXPOSED STRUCTURAL STEEL
- F. EXISTING EXTERIOR WALL CONSTRUCTION

- G. DECORATIVE CONCRETE PATIO
- H. EXTERIOR PENDENT LIGHT FIXTURE
- I. SEATING/UMBRELLAS/TABLES
(SEE PAGE 1 FOR FURNITURE LAYOUT)
- J. EXTERIOR CEILING FAN
- K. EXTERIOR EXIT STAIR ROOF STRUCTURE



VIEW 7

- A. WALL MOUNT EXTERIOR LIGHT FIXTURE
- B. 10'-0" H ALUMINUM & GLASS OVERHEAD DOOR
- C. EXPOSED STEEL STRUCTURE
- D. LARGE PATIO PLANTER
- E. EXISTING CONCRETE/MASONRY WALL ABUTMENT
- F. HANGING PLANT

- G. DECORATIVE CONCRETE PATIO
- H. EXTERIOR PENDENT LIGHT FIXTURE
- I. SEATING/UMBRELLAS/TABLES
(SEE PAGE 1 FOR FURNITURE LAYOUT)
- J. EXTERIOR CEILING FAN
- K. EXTERIOR EXIT STAIR ROOF STRUCTURE

- L. EXISTING EXTERIOR WALL CONSTRUCTION TO REMAIN





View of existing building and vacant lot from S. Meridian St.



View of the the opposite side of Meridian St.

COA # 2016-COA-130 (CAMA)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2016
890 (AKA 870) Massachusetts Ave CHATHAM-ARCH/ MASSACHUSETTS AVE		New Case
Applicant: Edward Battista 922 Massachusetts Ave mailing address: Indianapolis, IN 46202 Owners: East End Property Management, LLC 922 Massachusetts Ave Indianapolis, IN 46202		Center Twp. Council District: 17 Zach Adamson
CASE		
IHPC COA: 2016-COA-130 (CAMA) Construct three-story mixed use building		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The site was formerly the location of a 3-story commercial building. The building was there in 1956 but was demolished sometime after that. The applicant is requesting to construct a new 3-story mixed-use building on this site.

Project Description

The proposed structure is three stories and fronts both Massachusetts Ave and Bellefontaine Street.

First Floor: There will be one retail space on the first floor, four parking spaces, a bicycle storage room accessed from the north side of the building, and stairs to the upper levels. There is an existing staircase at the northwest corner that will be maintained. This staircase accesses the basement of the building next door, which is owned by the same LLC.



Second Floor: The second floor contains two living units and stair access. The second floor also has a small balcony on the east elevation.

Third Floor: The third floor also contains two living units and stair access, and the south unit has a balcony which will be seen from the front of the building along Massachusetts Ave.

The materials used on the building are as follows and are also shown in the photos at the end of this report:

- | | |
|---|---|
| 1. Smooth texture concrete masonry (Trenwyth) | 6. Zinc Sheet metal cladding (gray color) |
| 2. 3 5/8" x 15 5/8" brown brick | 7. 3" horizontal Hardie lap siding |
| 3. Painted aluminum storefront | 8. Stained board-formed concrete |
| 4. Texture concrete block | 9. Flat roof with EPDM and metal coping |
| 5. Aluminum canopy | |

The angular building mimics the shape of the historic building that sat on this site. The scale, height and massing of the building is in keeping with the historic area and compliments both the historic and new

buildings that surround it in its design. The use of the materials is both traditional and contemporary and is done in a way that links the mixed uses together successfully.

The storefront is compatible with the Massachusetts Ave storefront next door in height, glazing and proportions. The brick on the building is also complimentary to the adjacent building. The upper balcony helps to reduce the appearance of the scale of the building next to the historic one-story commercial building as well.

The parking area is to be screened along the Bellefontaine St side with an aluminum trellis with screen panels and plantings and will be screened year-round. Species of plants have not yet been identified.

Parking Requirements

The new zoning ordinance has a variety of new standards in the parking regulations that help encourage development to take advantage of existing parking and other modes of transportation. Four onsite parking spaces are needed for this building without any adjustments. Specifically, on-street parking, covered bus stops and proximity to a bus route, bicycle parking and electric car parking can all be used to adjust the required on-site parking. The applicant's site is within ¼ mile of a covered bus stop which allows you to reduce your onsite parking by one space. The applicant also provides bicycle parking for tenants within the building which also reduces the onsite parking by one space. The applicant is also working on a shared parking agreement with other sites within 500 feet of the site, which also counts for required parking. If the applicant chooses, there is an existing uncovered bus stop directly in front of the building on Bellefontaine Street, which can be used to reduce the onsite parking by one more space if he constructs a shelter for Indy Go at a stop within ¼ mile of the site. The applicant has been made aware of this regulation in case he decides to do that. In addition, the site is also in front of a Pacers Bike Share station as well as the Cultural Trail. Bicycle travel will most likely be a primary mode of transportation to and from the site.

Reasons to Approve

The Chatham-Arch/Massachusetts Ave Historic Area Plan states the following about new construction: New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. Staff believes the above request meets these guidelines.

STAFF RECOMMENDED MOTION

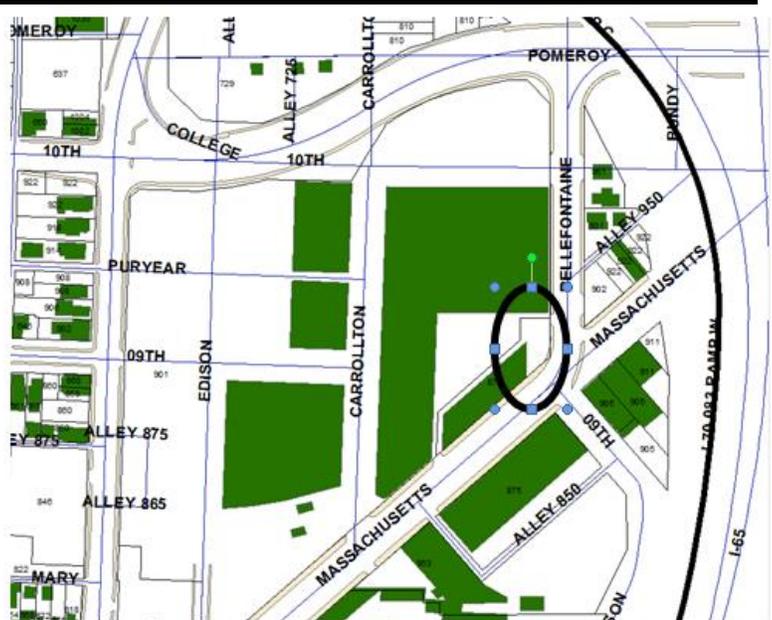
COA #2016-COA-130(CAMA):

To approve a Certificate of Appropriateness to construct a 3-story mixed use building as per submitted documentation and subject to the following stipulations:

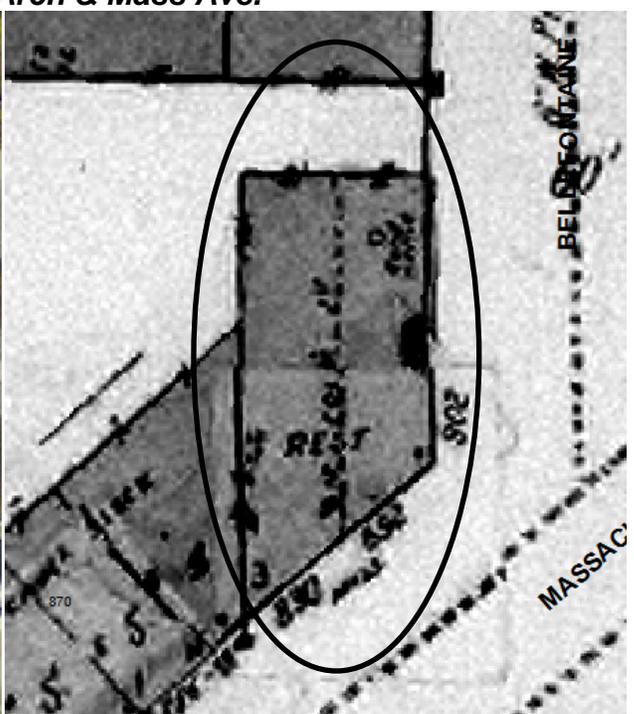
- DCE: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2 and 3 are fulfilled.**
- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____***
 - 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____***
 - 3. The site shall be field staked (all four corners of the building with no offsets) and shall be approved by IHPC staff prior to commencement of work. *Approved _____ Date _____***

4. 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, utility and mechanical equipment placement, etc.
5. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work. Glass shall be clear; any addition of beveling, frosting, etching, caming, or stained glass is NOT permitted under this approval.

Staff Reviewer: Meg Purnsley



Location within Chatham-Arch & Mass Ave.



Aerial Photograph

1956 Sanborn Map



View of Site



View of adjacent building

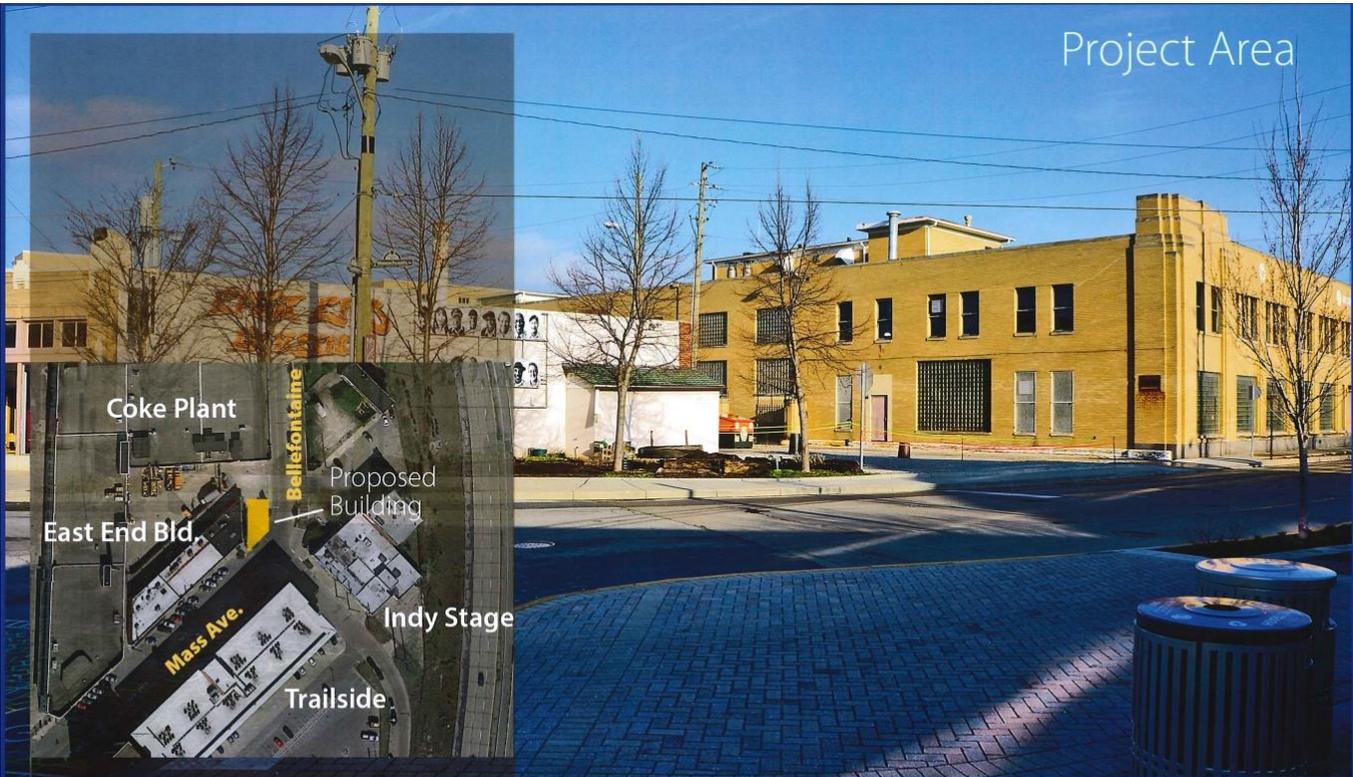


View of Site



View of covered bus shelter within 1/4 mile of site

Project Area



Battista/**East End**

Mixed Use Development Indianapolis Historic Preservation Commission



Floor Plans



Battista/**East End**

Mixed Use Development Indianapolis Historic Preservation Commission





Battista/**East End**

Mixed Use Development Indianapolis Historic Preservation Commission



1. Powder-coated alum. railing.
2. 3-1/2" x 5/4" trim (James Hardie)
3. Condensing units
4. Monarch Brick 3-5/8" x 15-5/8" (Belden)
5. Painted aluminum storefront (Kawaneer, Tubelite)
6. 36" x 72" painted alum. sign.
7. Clear insulating glass (PPG)
8. EPDM membrane roof.
9. Prefinished alum coping (4")
10. Horiz. siding 3" exposure (James Hardie)
11. Existing coping/parapet
12. Existing roofing
13. Zinc cladding.

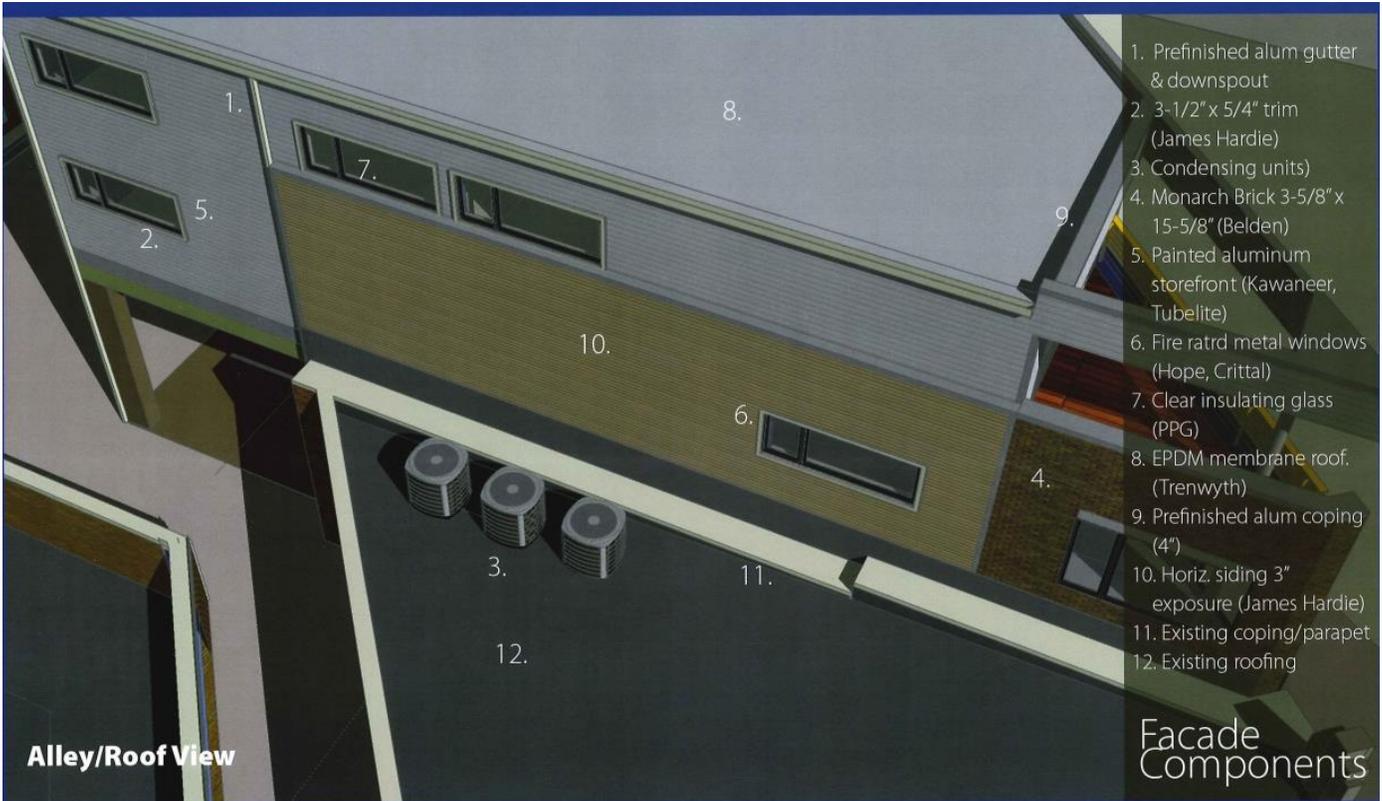
Mass. Ave. Aerial View

Facade Components

Battista/**East End**

Mixed Use Development Indianapolis Historic Preservation Commission





1. Prefinished alum gutter & downspout
2. 3-1/2" x 5/4" trim (James Hardie)
3. Condensing units
4. Monarch Brick 3-5/8" x 15-5/8" (Belden)
5. Painted aluminum storefront (Kawaneer, Tubelite)
6. Fire ratrd metal windows (Hope, Crittal)
7. Clear insulating glass (PPG)
8. EPDM membrane roof. (Trenwyth)
9. Prefinished alum coping (4")
10. Horiz. siding 3" exposure (James Hardie)
11. Existing coping/parapet
12. Existing roofing

Alley/Roof View

Facade Components

Battista/East End Mixed Use Development Indianapolis Historic Preservation Commission



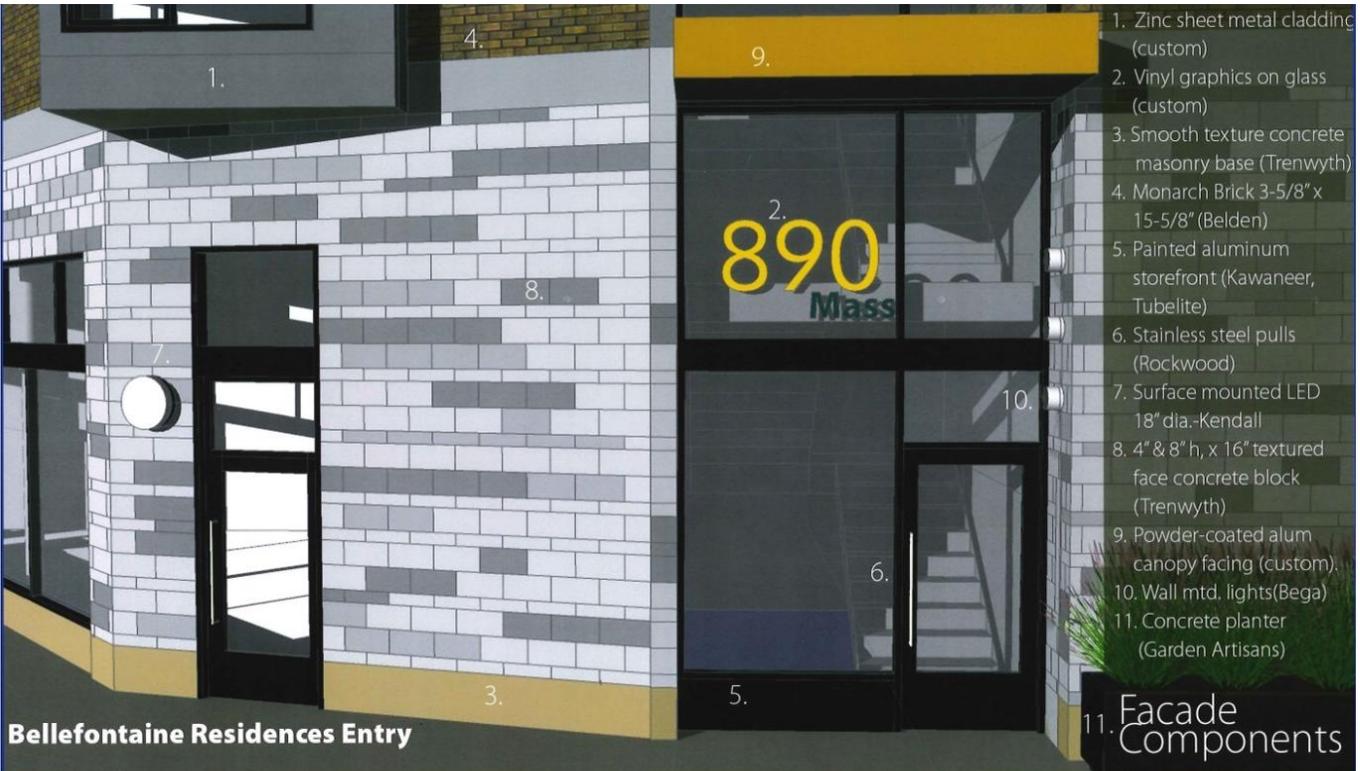
1. Zinc sheet metal cladding (custom)
2. Powder-coated alum. railing (custom)
3. Smooth texture concrete masonry base (Trenwyth)
4. Monarch Brick 3-5/8" x 15-5/8" (Belden)
5. Painted aluminum storefront (Kawaneer, Tubelite)
6. Powder-coated canopy facing (custom)
7. Clear insulating glass (PPG)
8. 4" & 8" h, x 16" textured face concrete block (Trenwyth)
9. Board formed concrete (stained)
10. Horiz. siding 3" exposure (James Hardie)
11. Painted metal facing
12. Alum. trellis w/panel.

Bellefontaine /Alley Entry

Facade Components

Battista/East End Mixed Use Development Indianapolis Historic Preservation Commission





1. Zinc sheet metal cladding (custom)
2. Vinyl graphics on glass (custom)
3. Smooth texture concrete masonry base (Trenwyth)
4. Monarch Brick 3-5/8" x 15-5/8" (Belden)
5. Painted aluminum storefront (Kawaneer, Tubelite)
6. Stainless steel pulls (Rockwood)
7. Surface mounted LED 18" dia.-Kendall
8. 4" & 8" h, x 16" textured face concrete block (Trenwyth)
9. Powder-coated alum canopy facing (custom)
10. Wall mtd. lights(Bega)
11. Concrete planter (Garden Artisans)

Bellefontaine Residences Entry

11. Facade Components

Battista/East End
Mixed Use Development Indianapolis Historic Preservation Commission



1. Existing Terra cotta/brick
2. Existing stucco-Painted
3. Smooth texture concrete masonry base (Trenwyth)
4. Monarch Brick 3-5/8" x 15-5/8" (Belden)
5. Painted aluminum storefront (Kawaneer, Tubelite)
6. Powder-coated alum. blade sign 36" x 72"
7. Surface mounted LED 18" dia.-Kendall
8. 4" & 8" h, x 16" textured face concrete block (Trenwyth)
9. Powder-coated alum canopy facing (custom).

Mass. Ave Commercial Entry

Facade Components

Battista/East End
Mixed Use Development Indianapolis Historic Preservation Commission





Mass. Ave. Sidewalk View

Battista/East End

Mixed Use Development Indianapolis Historic Preservation Commission



Mass. Ave. Streetscape

Proposed Building 42'-6" frontage

Existing East End Building

Battista/East End

Mixed Use Development Indianapolis Historic Preservation Commission



Bellefontaine Streetscape

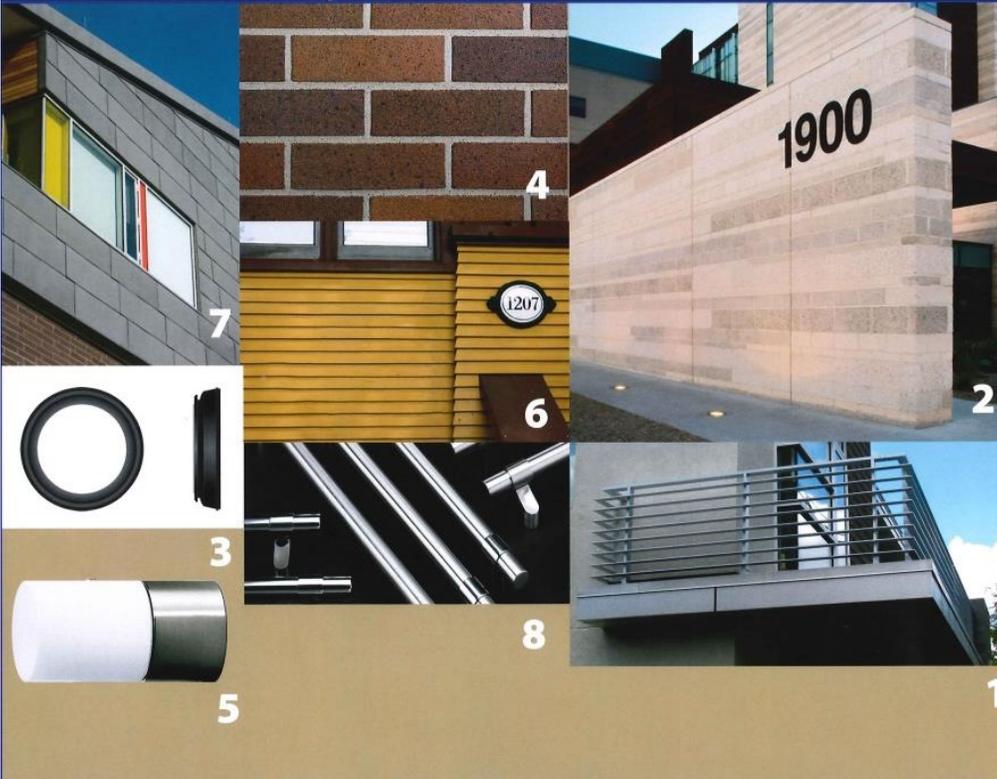


54' frontage
Proposed East End Building

Existing IPS (Coke) Building

Battista/East End

Mixed Use Development Indianapolis Historic Preservation Commission



1. Powder-coated alum. railing.
2. Trenwyth Ground Face Units
3. Retail Light Fixture
4. Monarch Brick 3-5/8" x 15-5/8" (Belden)
5. Residential Light Fixture.
6. Horiz. siding 3"
7. Zinc cladding.
8. Door Pulls

Facade Components

Battista/East End

Mixed Use Development Indianapolis Historic Preservation Commission

