

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

Agenda

Wednesday, May 6, 2015

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

None.

III. OLD BUSINESS

2014-COA-123 (CAMA) Originally heard and approved: August 12, 2014	705 E. WALNUT (AKA 747 N. COLLEGE AVE.) MILHAUS DEVELOPMENT, LLC Approval of east elevation artwork.	4
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IV. NEW BUSINESS

None.

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2014-COA-112 (RP) 2014-VHP-033 (Cont'd from 4/1/15, 3/4/15, 10/8/14, 11/5/14, 11/11/14, 12/3/14, & 1/7/15 IHPC Hearings)	(Request to continue to June 3 rd IHPC Meeting.) 806 – 826 DR. MARTIN LUTHER KING, JR. ST. CROSSROADS DEVELOPMENT AND CONSULTING COMPANY, LLC Construct 18-unit multifamily building. Variances of Development Standards of the D-8 Zoning Ordinance for: 1.) Reduce required front yard setback. 2.) Allow trash to be accessed from public alley. 3.) Reduced screening and landscaping. 4.) Permit parking area to have deficient maneuvering. 5.) Permit maneuvering in right-of-way. 6.) More Floor Area Ratio (FAR) than required (.600 max/.950 provided). 7.) Less Open Space Ratio (OSR) than required (1.180 min./.920 provided.) 8.) Less Livability Space Ratio (LSR) than required (.660 min./.644 provided.) 9.) Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided).	21
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2015-COA-032 (ONS) Part B (Cont'd from 4/1/15, & 3/4/15 IHPC Hearings)	(Request to continue to June 3 rd IHPC Meeting.) 1535 N. PARK AVE. JACOB GRIFFIN Construct breezeway from garage to new addition.	22
2015-COA-118 (FP) 2015-VHP-006 (New Case)	(Request to continue to June 3 rd IHPC Meeting.) 702 LEXINGTON AVE. PAUL PUZZELLO To allow a Variance of Use to allow commercial uses in a D-8 Zoning District.	23

VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

2015-COA-109 (HMP)	1745 N. PENNSYLVANIA ST. CRAIG RAPP Construct a 2-story, single-family house with detached 2-car garage.	24
2015-COA-110 (HMP)	1944- 1948 N. CENTRAL AVE. THE RE-DEVELOPMENT GROUP Construct a 2-story, single-family house with detached 3-car garage.	32
2015-COA-116 (ONS)	1422 CARROLLTON AVE. PATRICK STROUP, ZMC PROPERTIES Construct a 2-story, single-family house with detached 2-car garage.	41

VII. APPLICATIONS TO BE HEARD -CONTINUED

2014-COA-498B (CAMA) 2014-VHP-036 (Cont'd from 2/4/15, 3/4/15, 2/4/15, 1/7/15, 12/3/15, 11/11/15, &11/5/15 IHPC Hearings)	416 E. NORTH ST. NDZA, INC. FOR ZION EVANGELICAL CHURCH 1.) Retrofit existing sign with an EVMS face. 2.) Variances of Development Standards to allow an existing church sign to be retrofitted with an EVMS face and to allow a sign in the public right-of-way.	52
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VIII. APPLICATIONS TO BE HEARD - NEW

2015-COA-101 (MCD)	1 N. PENNSYLVANIA ST. CENTIER BANK BY DONALD J. SMITH 1.) Install upper level wall sign at top of S. side of building on existing sign panels. 2.) Install two ground floor wall signs.	72
2015-COA-103 (RP) 2015VHP-007	928 & 932 DR. M. L. KING, JR. ST. PROSYTE PROPERTY GROUP, LLC BY SHAUN HAWKINS 1.) Construct 2-story duplex residence at 932 MLK. 2.) Variance of Development Standards for reduced front yard setback at 928 & 932 MLK.	83

2015-COA-104 (HMP)	1835 N. PENNSLYVANIA ST. MICHAEL TODD FOUSHEE Construct a 2-story, 2-family house and a detached, 4-car garage.	92
2015-COA-113 (SJ) 2015-VHP-005	923 N. ALABAMA ST. TERRY CZAIJKA 1.) Construction of a rear, second floor addition to a non-historic single-family house. 2.) Expansion of existing garage. 3.) Variance of Development Standards to allow 45% open space when 55% is required.	104
2015-COA-114 (CH) 2015-ZON-018	556 N. HIGHLAND AVE. JAY PARKS Rezone subject site from I-3-U to D-8.	112
2015-COA-126 (ONS) 2015-VHP-008	1305 – 1309 N. CENTRAL AVE. MILHAUS DEVELOPMENT, LLC Variance of Development Standards to allow a reduced front yard setback on a primary arterial thoroughfare.	114

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL
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None.

X. PRELIMINARY REVIEW

None.

XI. CLOSING BUSINESS

None.

XII. ADJOURNMENT

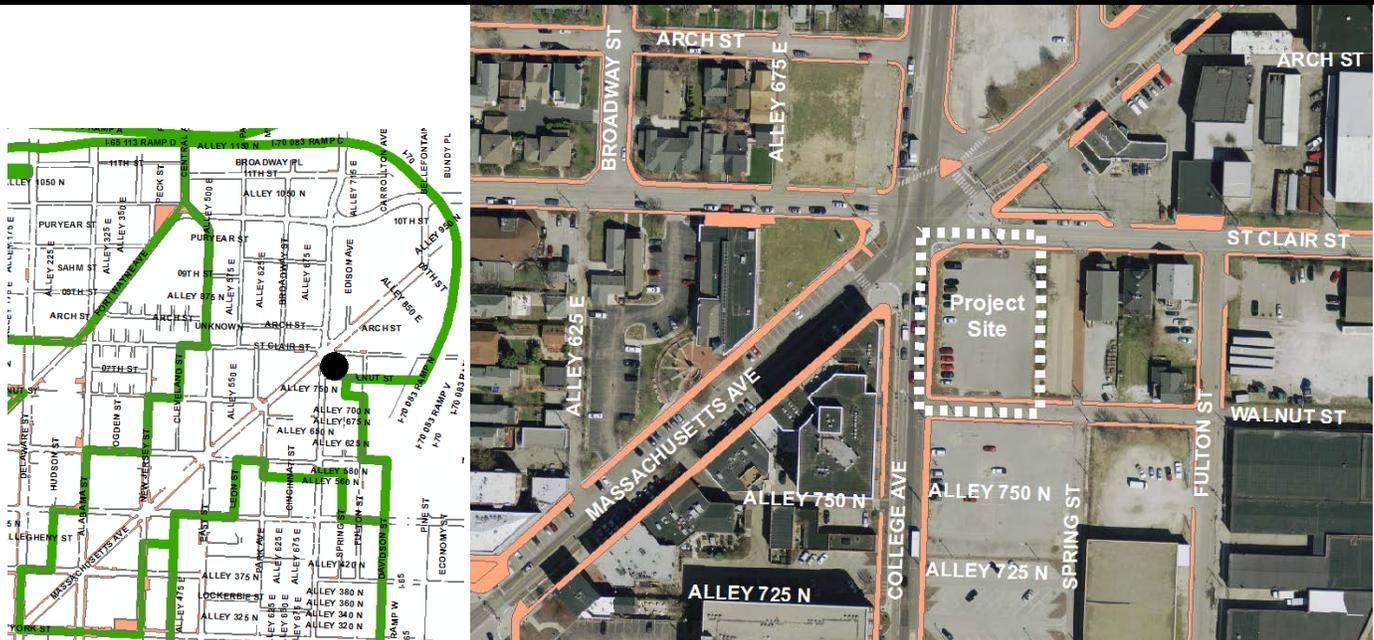
<p>COA # 2014-COA-123(CAMA)</p>	<p>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</p>	<p>Hearing Date MAY 6, 2015</p>
<p>705 E. WALNUT (AKA 747 N. College Ave) CHATHAM-ARCH/ MASSACHUSETTS AVE</p>		<p>Originally heard and approved:</p>
<p>Applicant & mailing address: Milhaus Development, LLC 530 E. Ohio, Suite A Indianapolis, IN 46204</p>		<p>August 12, 2014</p>
<p>Owner: same</p>		<p>Center Twp. Council District: 9 Joseph Simpson</p>
<p>OLD BUSINESS</p>		
<p>IHPC COA: 2014-COA-123 (CAMA) Approval of east elevation artwork</p>		

STAFF COMMENTS

Proposed Artwork for East Wall of New Building

At the August 12, 2014 IHPC hearing, the Commission approved construction of a five-story mixed-use structure with underground parking as per the plans in this staff report. As part of the approval, the Commission stipulated that the applicant return to the Commission under Old Business for final approval of the proposed artwork that is planned for the east elevation. The proposal was to commission a local artist to create a “screen wall” on the east elevation to screen the buildings internal parking garage. Included in this report is a copy of the proposed design of the art piece. The material is Corten steel.

Staff Reviewer: Meg Purnsley



Location in Chatham-Arch & Mass. Ave.

EXT. ELEVATION NOTES

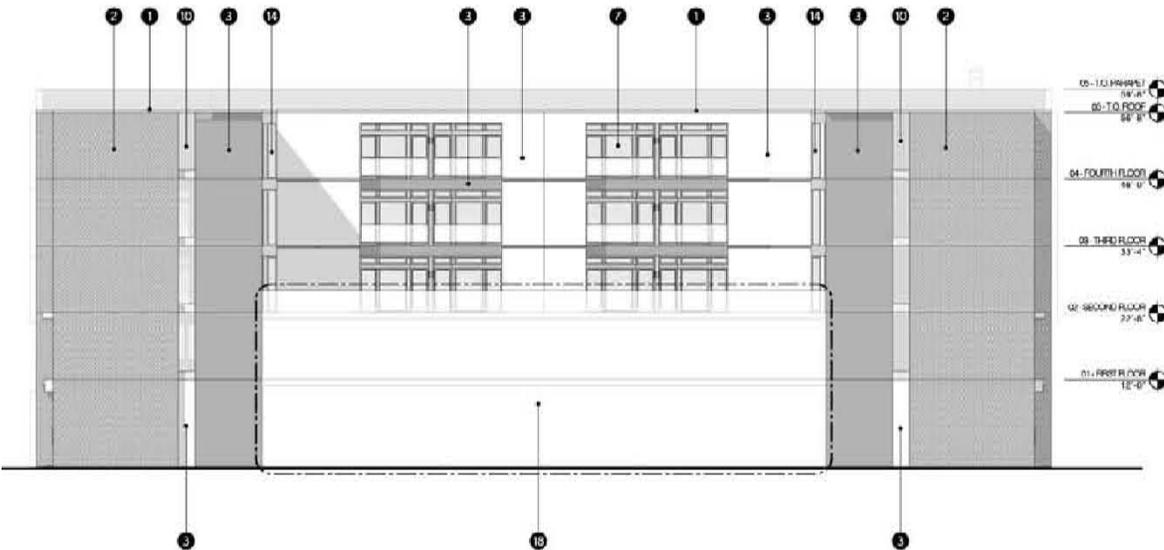
- 1 PRE-FINISHED METAL COPING
- 2 CLAY BRICK MASONRY (MOUNTAIN SHADOW, FINESTOT)
- 3 FIBER-CEMENT PANELS AND REVEAL TRIM DETAILING
- 4 PERFORATED METAL SCREENS ON TUBE STEEL FRAME
- 5 PREMIUM VINYL CLAD RESIDENTIAL WINDOW (TYP.)
- 6 PRECAST WINDOW SILL
- 7 RECESSED BALCONIES, WITH PREMIUM RESIDENTIAL WINDOWS/DOORS AND PERFORATED METAL RAILING
- 8 RECESSED BALCONIES, WITH ANODIZED ALUMINUM STOREFRONT WINDOWS/DOORS AND LOW-HEIGHT BRICK WALL
- 9 RECESSED BALCONIES WITH CLEAR ANODIZED ALUMINUM STOREFRONT WINDOWS AND PERFORATED METAL RAILING
- 10 POLYCARBONATE GLAZING AT STAIR-TWICER
- 11 PROJECTED BRICK COURSING ACCENT
- 12 CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY
- 13 PARKING GARAGE ENTRANCE
- 14 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR/TRANSLUCENT/SPANDREL GLAZING WHERE INDICATED.
- 15 RECESSED PARKING /SERVICE AREA CLAD IN FIBER CEMENT BOARD
- 16 PERFORATED METAL GARAGE SCREEN WITH DECORATIVE METAL ACCENT STRIPS
- 17 COMPOSITE ALUMINUM SIGNAGE ELEMENT
- 18 GARAGE SCREEN, RESERVED FOR ARTWORK
- 19 RETAIL SIGNAGE (TYPICAL)
- 20 COMPOSITE ALUMINUM ENTRY CANOPY
- 21 ARCHITECTURAL CAST-IN-PLACE CONCRETE WITH SMOOTH FINISH (IN COMPLIANCE WITH AC STANDARD 303R-12)
- 22 DECORATIVE MASONRY UNIT (BURNISHED CMU)
- 23 RECESSED BRICK FIELD WITH SOLDIER COURSE ABOVE

GLAZING LEGEND

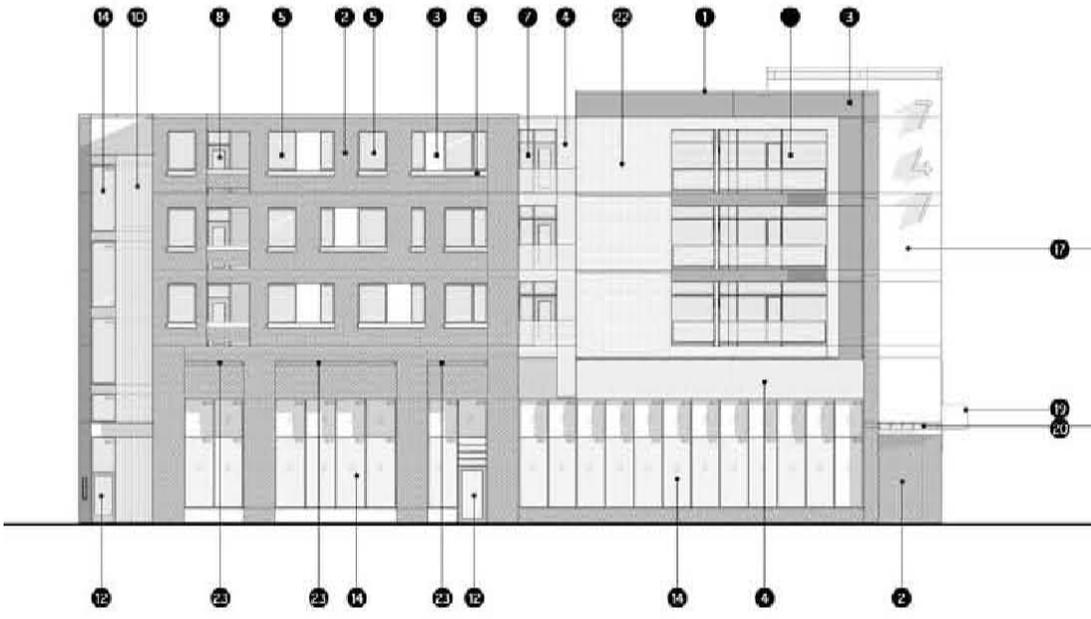
- IG-1 1" INSULATED GLAZING PANEL
- IG-2 1" INSULATED TEMPERED GLAZING
- IG-3 1" INSULATED GLAZING PANEL WITH TRANSLUCENT FINISH
- IG-4 1" INSULATED SPANDREL GLAZING PANEL



WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

EXT. ELEVATION NOTES

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SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



LOOKING SOUTHEAST



LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING SOUTHWEST



View of the site from Walnut Street looking northwest



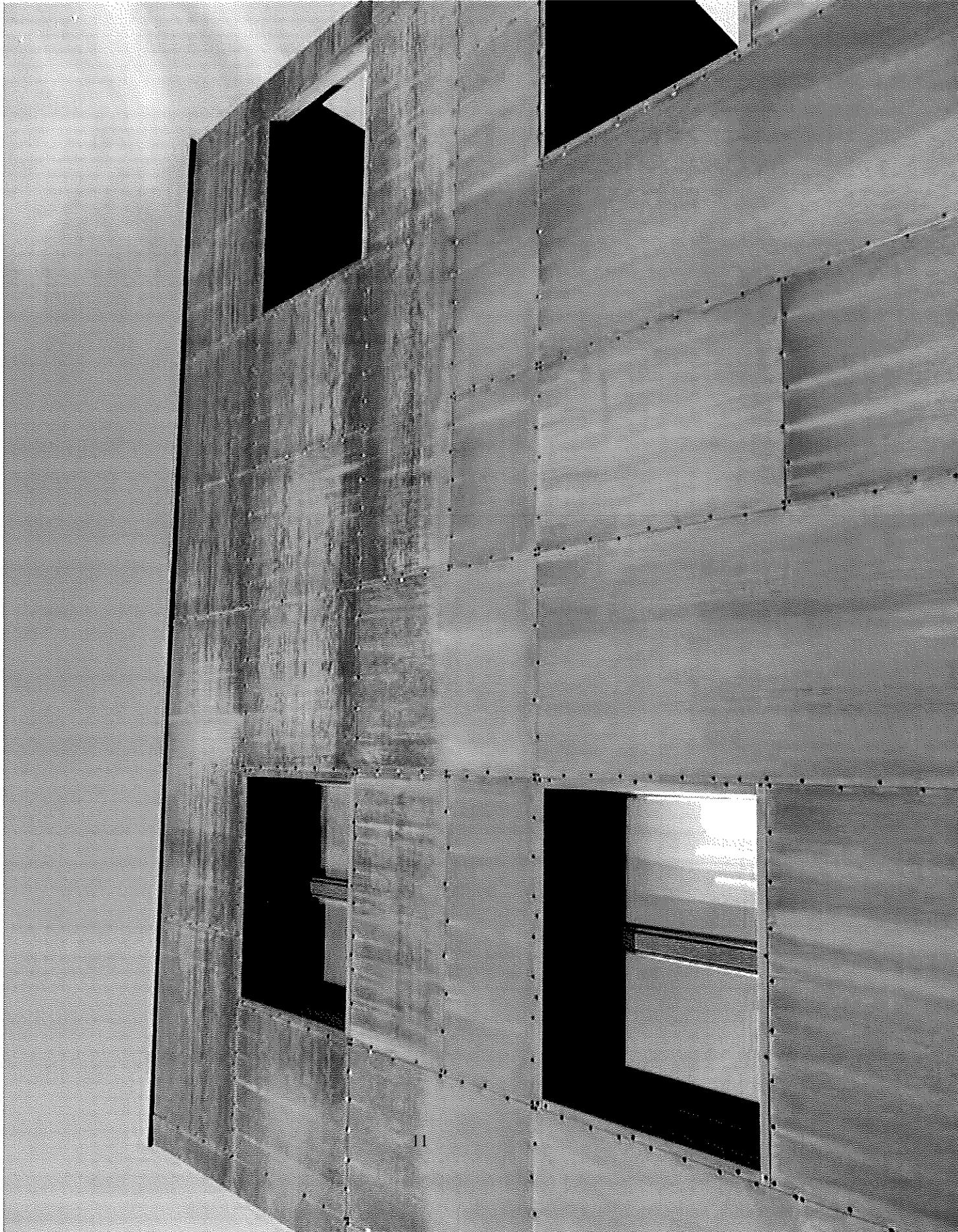
View of the site and Belouiny Building looking from Walnut Street.

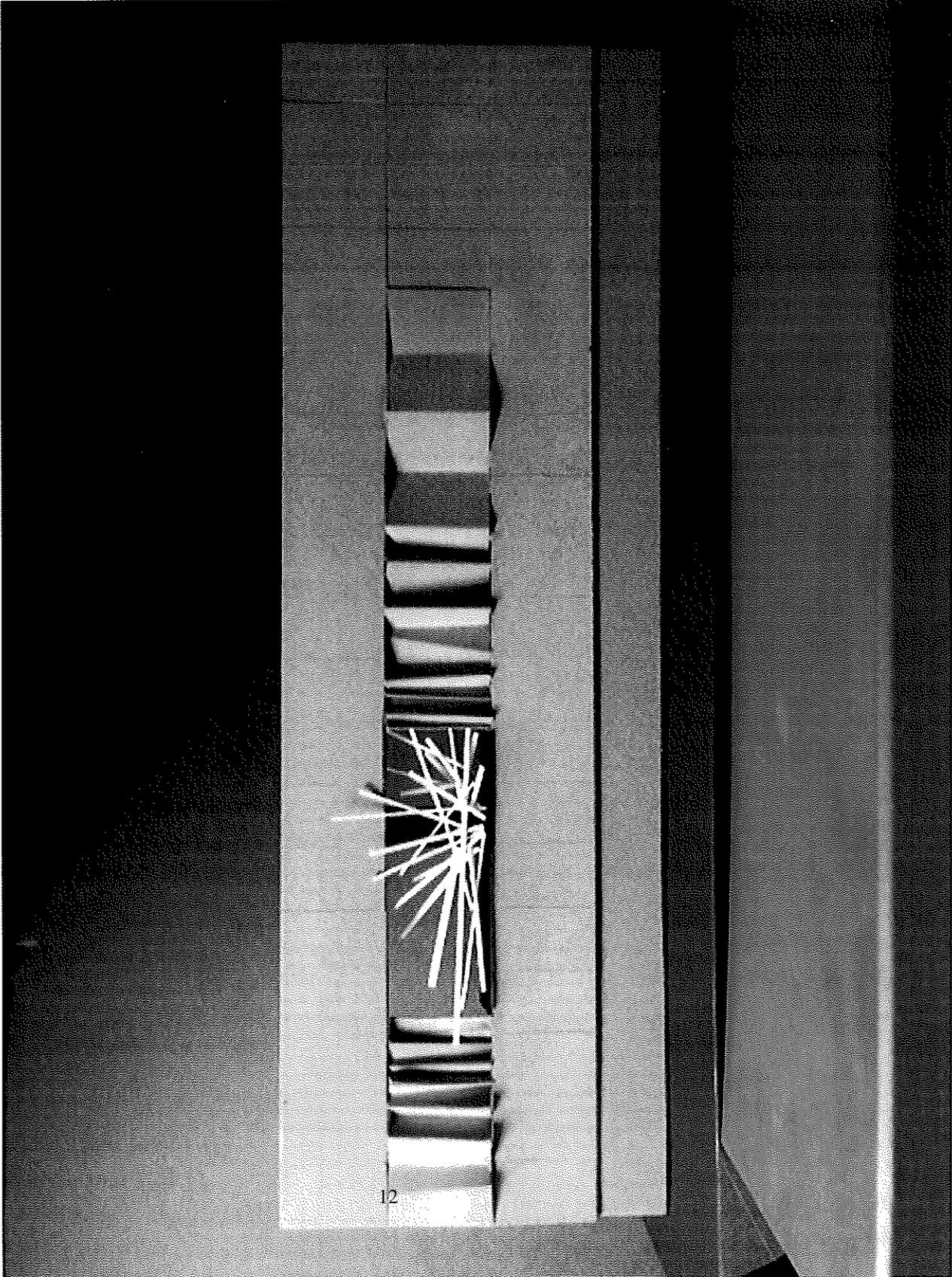


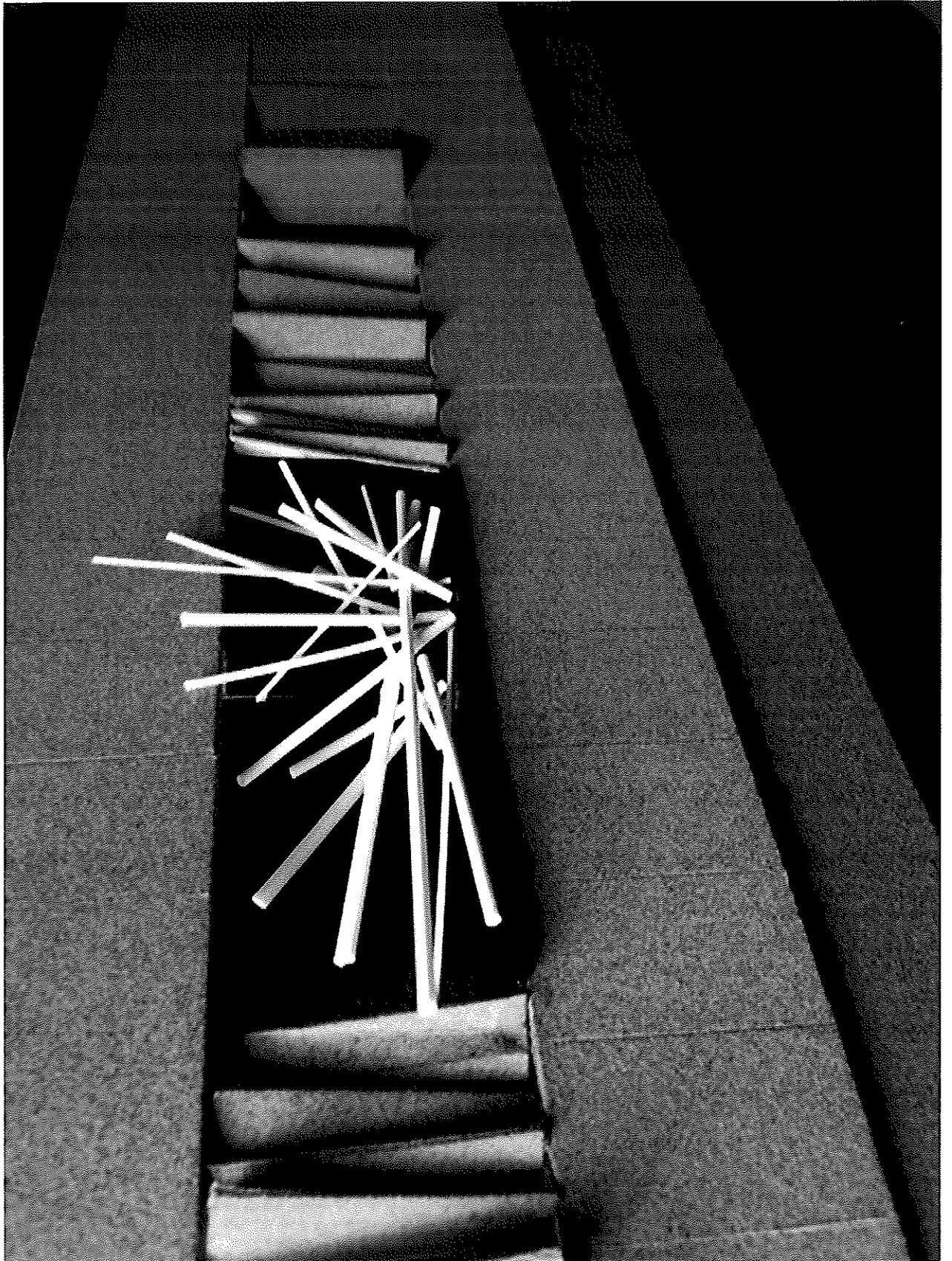
View of the site looking southwest

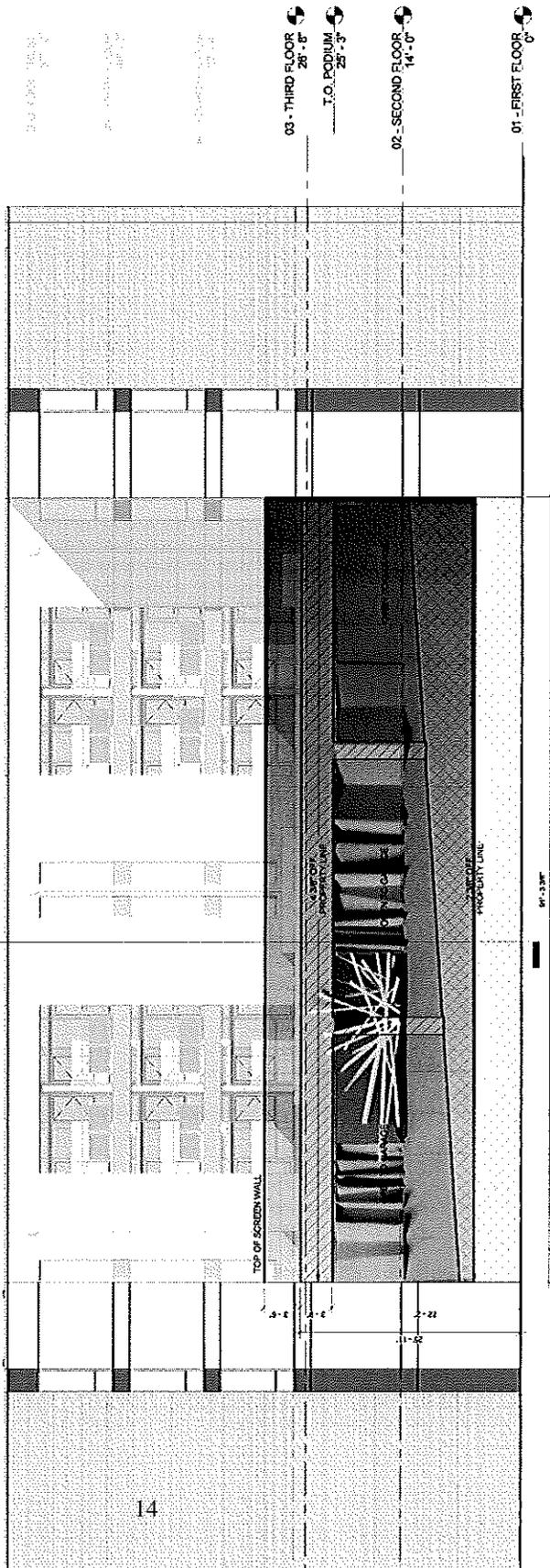


View of the site at left looking south on College Ave with Belouiny Building to the right.









747 N. College Ave
Garage Screen – Design Statement
By Jeff Laramore

“The garage screen is designed to cover the raw concrete, the angles of the ramps, the beams supporting the parking structure. It finishes the building. The screen gives the east view organization- a linear quality. The use of corten not only extends the project’s refined industrial theme, but provides a beautiful timeless patina. A color which integrates well with the brick and other materials on the building. A wonderful backdrop for landscaping.

Finding a way to get the required airflow, a colorful pipe sculpture explodes out of the structure. It forces panels to be folded back and open. While maintaining the linear quality of the screen, the folded corten panels add dimension. It breaks the massive plane and creates interest with light and shadow making the whole screen an art installation.

Lighted at night, the small sculpture adds that artful burst of energy, reflecting what Mass Ave. area is know for, breaking out the norm.”

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APR 20 2015

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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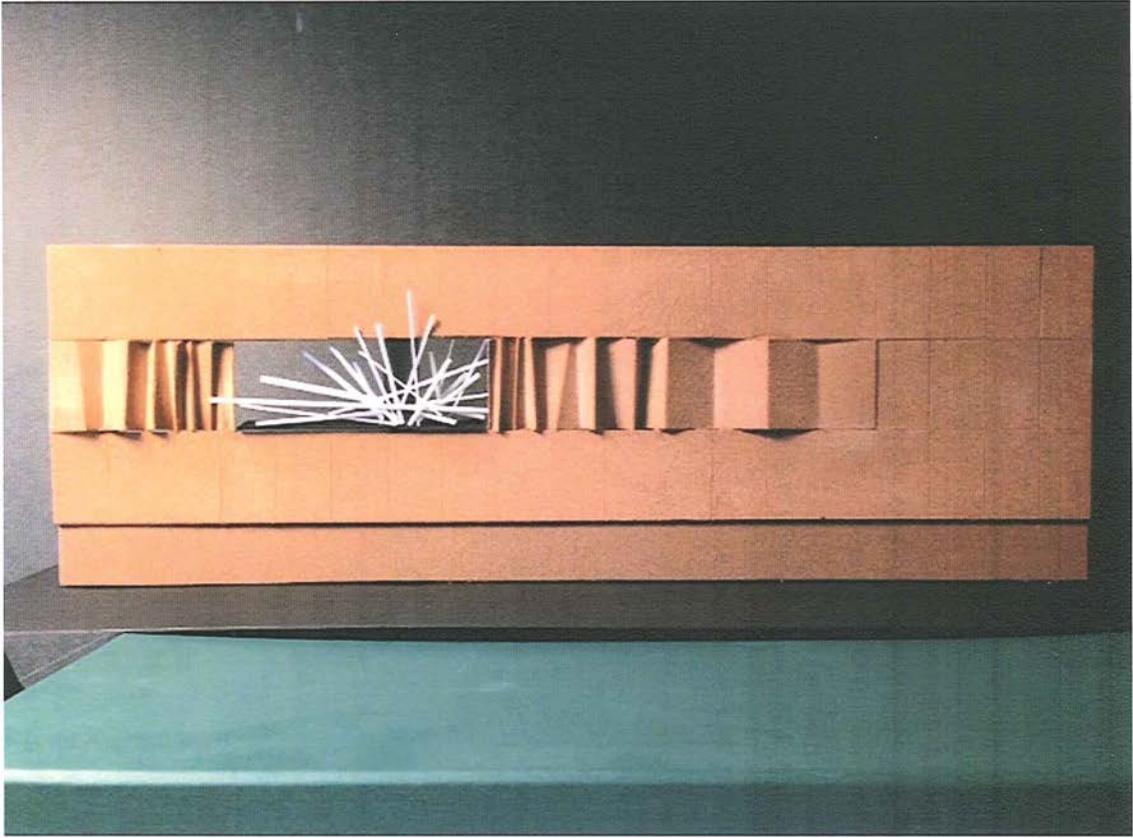
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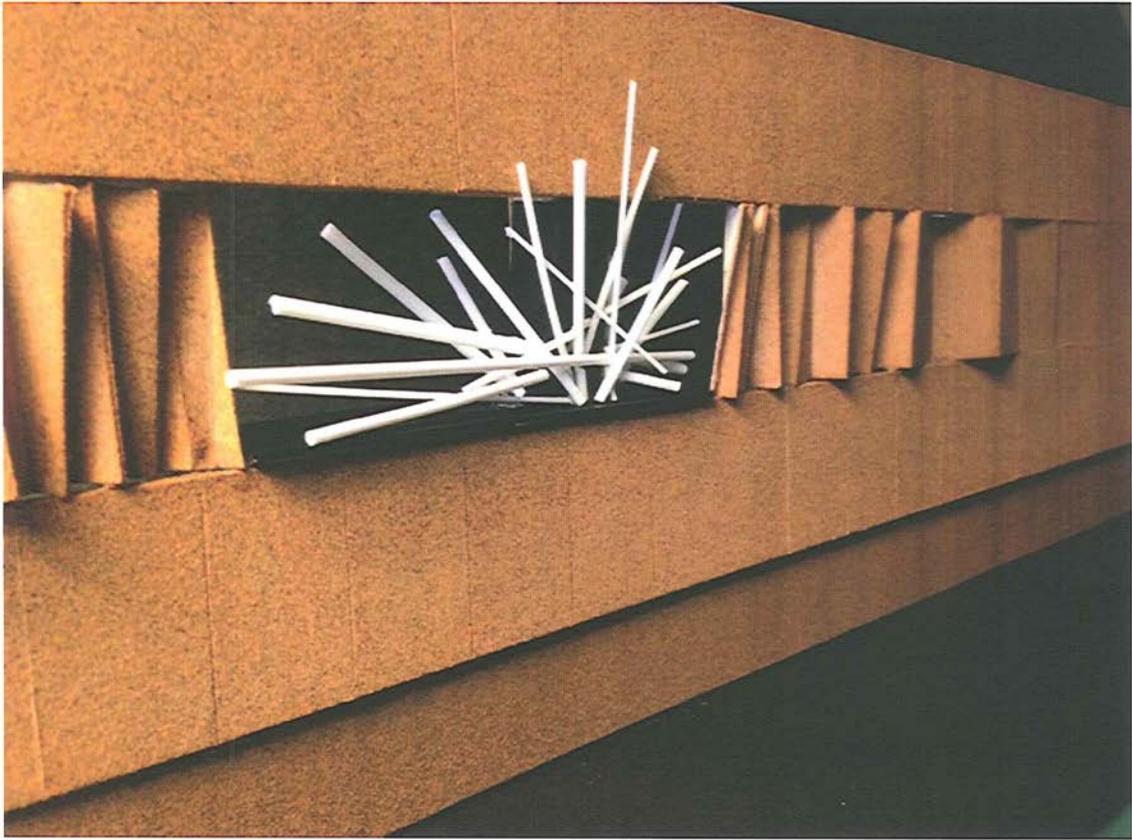
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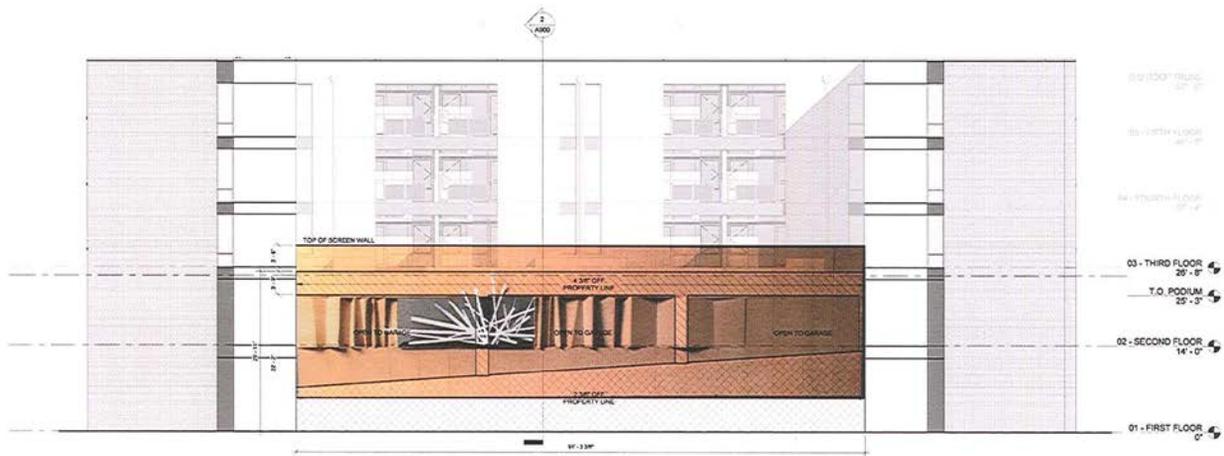
APR 20 2015

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION









COA # 2014-COA-112 (RP) & 2014-VHP-033	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date MARCH 4, 2015
806-826 DR. MARTIN LUTHER KING, JR. STREET RANSOM PLACE			<i>Continued from:</i> October 8, 2014 November 5, 2014 November 11, 2014 December 3, 2014 January 7, 2015 February 4, 2015 March 4, 2015 April 1, 2015
Applicant & mailing address:	Crossroads Development and Consulting LLC 6824 Bluffgrove Court Indianapolis, IN 46278		Center Twp. Council District: 15 Vop Osili
Owner:	JMK Development LLC 2225 N. Talbott Street Indianapolis, IN 46205		
COMBINED CASE			
IHPC COA:	2014-COA-112 (RP) & 2014-VHP-033	Construct 18-unit multi-family building <ul style="list-style-type: none"> • More Floor Area Ratio (FAR) than required (.600 max/.950 provided); • Less Open Space Ratio (OSR) than required (1.180 min./.920 provided) • Less Livability Space Ratio (LSR) than required (.660 min./.644 provided) • Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided) • Reduce required front yard setback • Allow trash to be accessed from public alley • Reduced screening and landscaping • Permit parking area to have deficient maneuvering • Permit maneuvering in right-of-way 	
VHP:	2014-VHP-033	<ul style="list-style-type: none"> • More Floor Area Ratio (FAR) than required (.600 max/.950 provided); • Less Open Space Ratio (OSR) than required (1.180 min./.920 provided) • Less Livability Space Ratio (LSR) than required (.660 min./.644 provided) • Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided) • Reduce required front yard setback • Allow trash to be accessed from public alley • Reduced screening and landscaping • Permit parking area to have deficient maneuvering • Permit maneuvering in right-of-way 	
STAFF RECOMMENDATION: Continue to June 3, 2015			

The applicant has met with staff from Indiana Landmarks and IHPC staff since the last hearing to obtain more feedback. They are requesting a continuance to June 3, 2015 in order to work on final revisions to the plans.

Staff Reviewer: Emily Jarzen

<p>COA # 2015-COA-032, Part B (ONS)</p>	<p>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</p>	<p>Hearing Date APRIL 1, 2015</p>
<p>1535 N. PARK AVENUE OLD NORTHSIDE</p>		<p><i>Continued from:</i></p> <p>March 4, 2015 April 1, 2015</p> <p>Center Twp. Council District 9 Joseph Simpson</p>
<p>Applicant JACOB GRIFFIN mailing address: 2562 N. Park Avenue Indianapolis, IN 46205</p>	<p>BRETT HARTMAN</p>	
<p>Owner: 1535 N. Park Avenue Indianapolis, IN 46202</p>	<p>CONTINUED CASE</p>	
<p>IHPC COA: 2015-COA-032 (ONS) • Construct breezeway from garage to new addition.</p>		
<p>STAFF RECOMMENDATION: Continue to June 3, 2015</p>		

The applicant has requested a continuance to the June 3, 2015 in order to allow more time to work with the owners on an updated design.

<p>Staff Reviewer: Emily Jarzen</p>
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COA # 2015-COA-118 (FP) 2015-VHP-006	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
702-06 Lexington Ave FLETCHER PLACE		New Case
Applicant mailing address:	PAUL PUZZELLO 3001 N. Meridian Street #902 Indianapolis, IN 46208	Center Twp. Council District: 19 Jeff Miller
Owner:	Paul Cheema 1530 Danielle Drive Indianapolis, IN 46231	
CASE		
IHPC COA: 2015-COA-118 (FP) • To allow a Variance of Use		
Variance: 2015-VHP-006 • To allow a Variance of Use to allow commercial uses in a D-8 Zoning District.		
STAFF RECOMMENDATION: Continue to the June 3, 2015 IHPC Hearing		

The applicant has agreed to a continuance to the June 3rd IHPC hearing to allow time to meet with the Fletcher Place Neighborhood Association.

Staff Reviewer: Meg Purnsley

COA # 2015-COA-109 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
1745 N. PENNSYLVANIA STREET HERRON-MORTON PLACE		NEW CASE Center Twp. Council District 15 Vop Osili
Applicant CRAIG RAPP, Architect mailing address: 118 W. St. Clair Street Indianapolis, IN 46204		
Owner: DAVE TANG 6200 Stoneridge Mall Road, Suite 320 Pleasanton, CA 94588		
EXPEDITED CASE		
IHPC COA: 2015-COA-109 (HMP)	Construct a 2-story, single-family house with detached 2-car garage.	
STAFF RECOMMENDATION: Approval		
STAFF COMMENTS		

Background of the Property

The 1898 Sanborn map shows a 2 story residence on this location. Aerial photos demonstrate that the building was demolished between 1972 and 1979. It is currently a vacant lot.

Site Plan

The front of the building is set back 16 ft. from the front property line. The house is 4 ft. 4 in. from the north property line, and 11 ft. 2 in. from the south property line. The garage is at the rear of the lot, with a 5 ft. setback from the alley.

Design & Materials of the House and Garage

The house is a contemporary dual front gable design, executed by Craig W. Rapp, Associates, Architects. The house is predominantly 6 in. reveal fiber-cement siding. There are cement board panels with aluminum trim reveals on the front façade, and on an entry stoop element that wraps around to the north façade. There are single light fixed, casement, and awning windows throughout the home. A canopy wrapped in panels is located over the rear entry, in the same style as the front entry. French doors lead out to a patio area on the south side of the home.

The garage is a simple front gable design with lap siding. It has a two car overhead garage door on the alley, an awning window on the north elevation, and a pedestrian door on the west elevation.

Context

The direct neighboring houses to the north and south are newer construction projects built after district designation. Across the street is a parking lot. There are some historic houses nearby, one at 1735 that is a Dutch Colonial and a gable front frame residence across the street.

Herron-Morton Place Area Plan

The New Construction Guidelines provide 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.”

“Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character defining elements such as chimneys, dormers, gables, overhanging eaves, and porches”

“Avoid the adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.”

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

Materials: “The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.”

Staff finds this design compatible with the district guidelines and neighboring context of varying styles of new construction and historic buildings. It has a modern character and does not attempt to mimic a particular style.

STAFF RECOMMENDED MOTION

2015-COA-109 (HMP):

To approve a Certificate of Appropriateness for construction of a 2-story, single-family home with a detached, 2-car garage per the 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. 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. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch).
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: Emily Jarzen

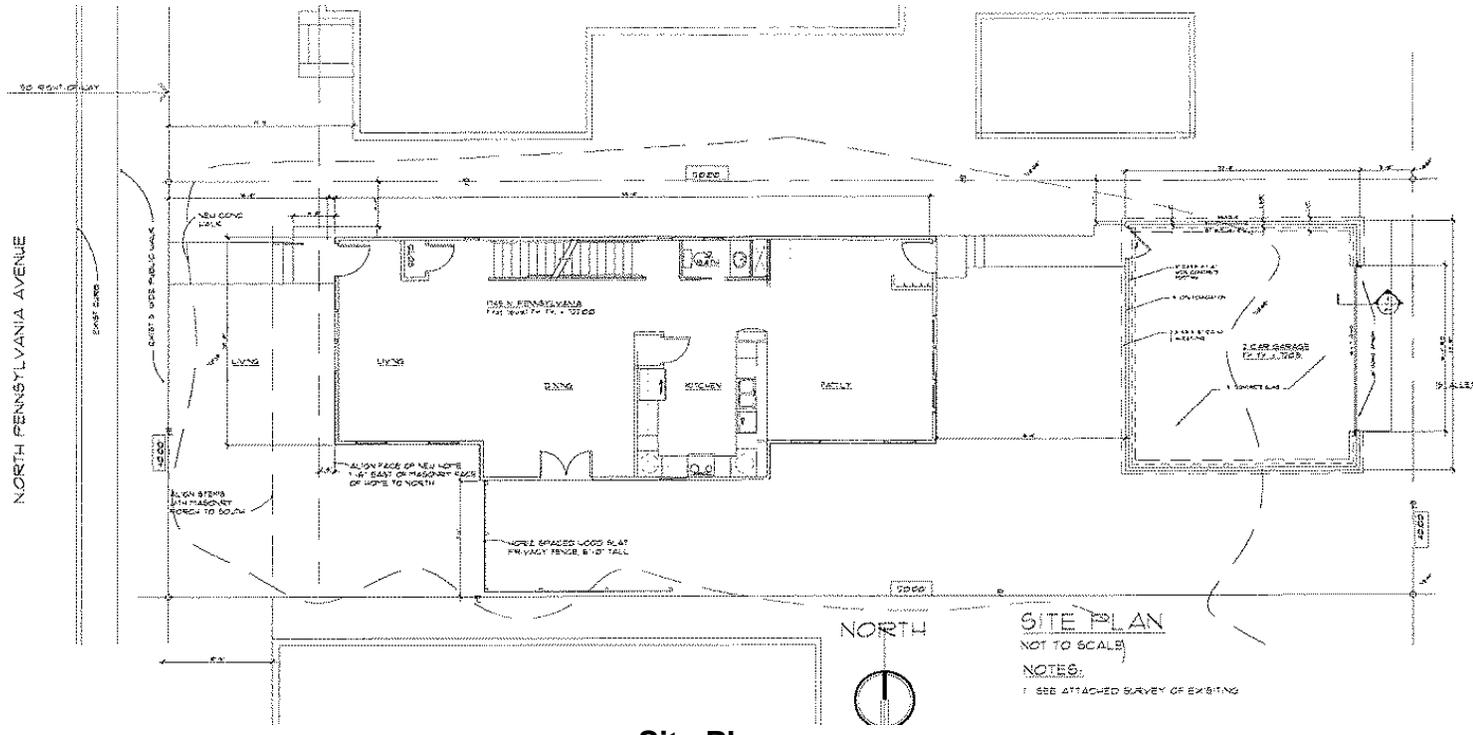


Subject lot with neighboring buildings

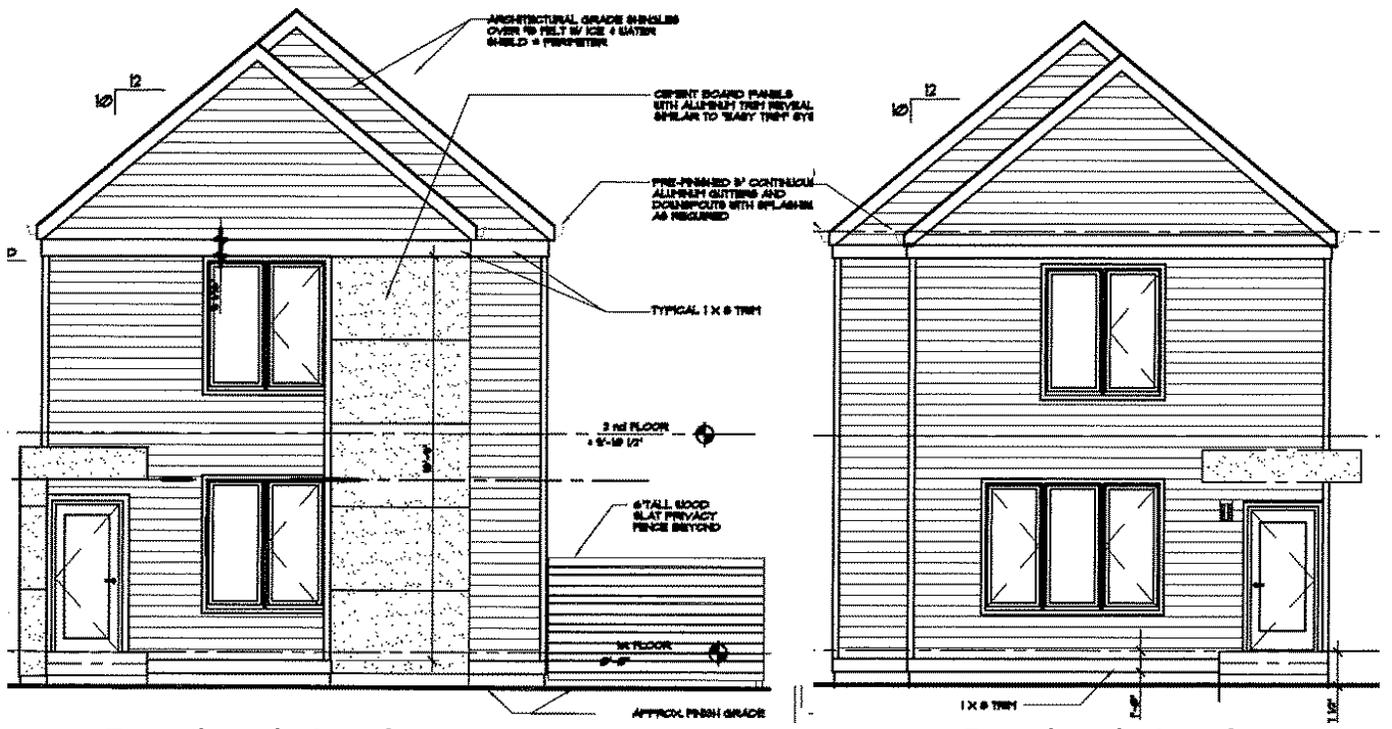


Subject lot with houses to the south

NOTE: Commission members will receive full set of plans

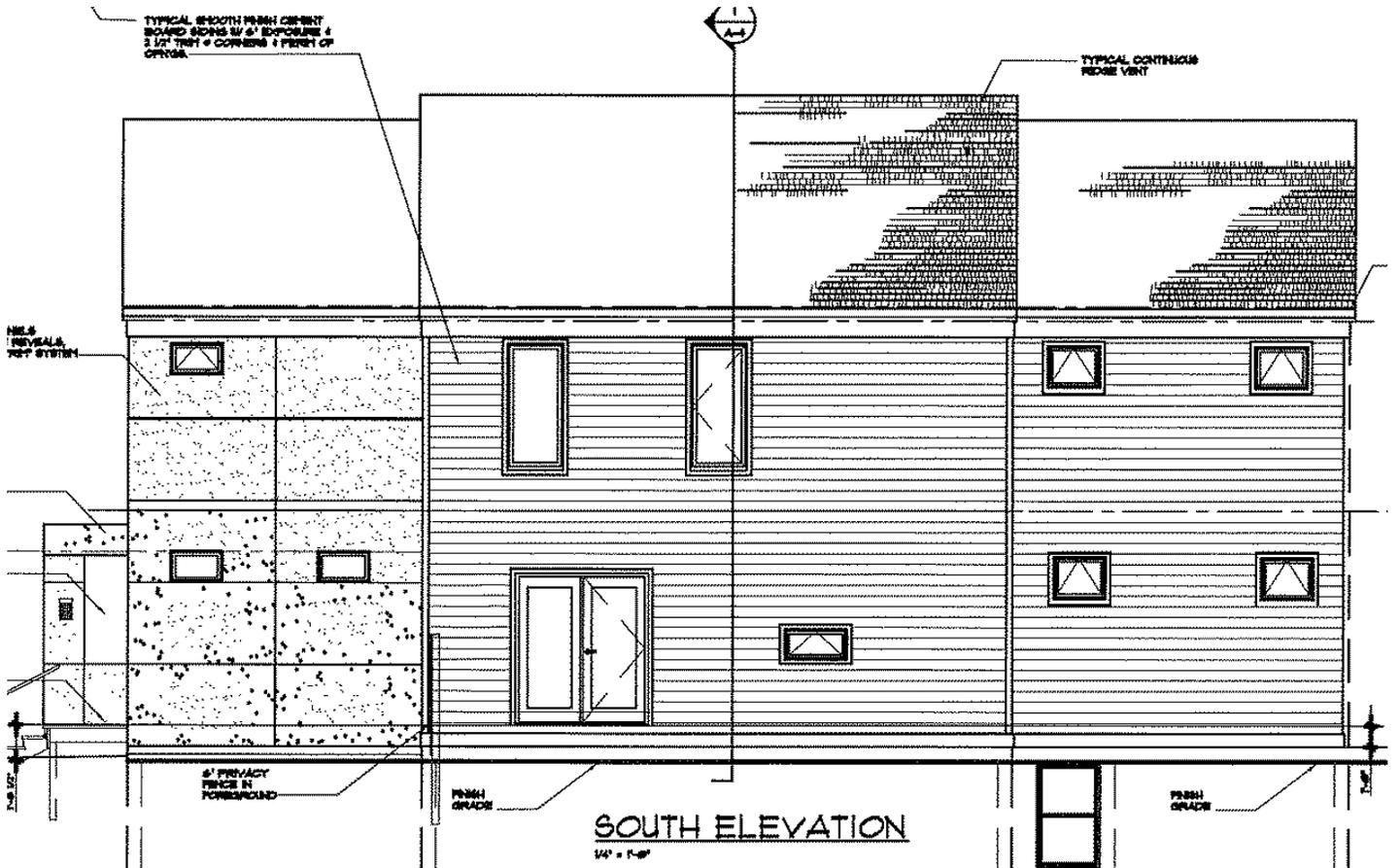
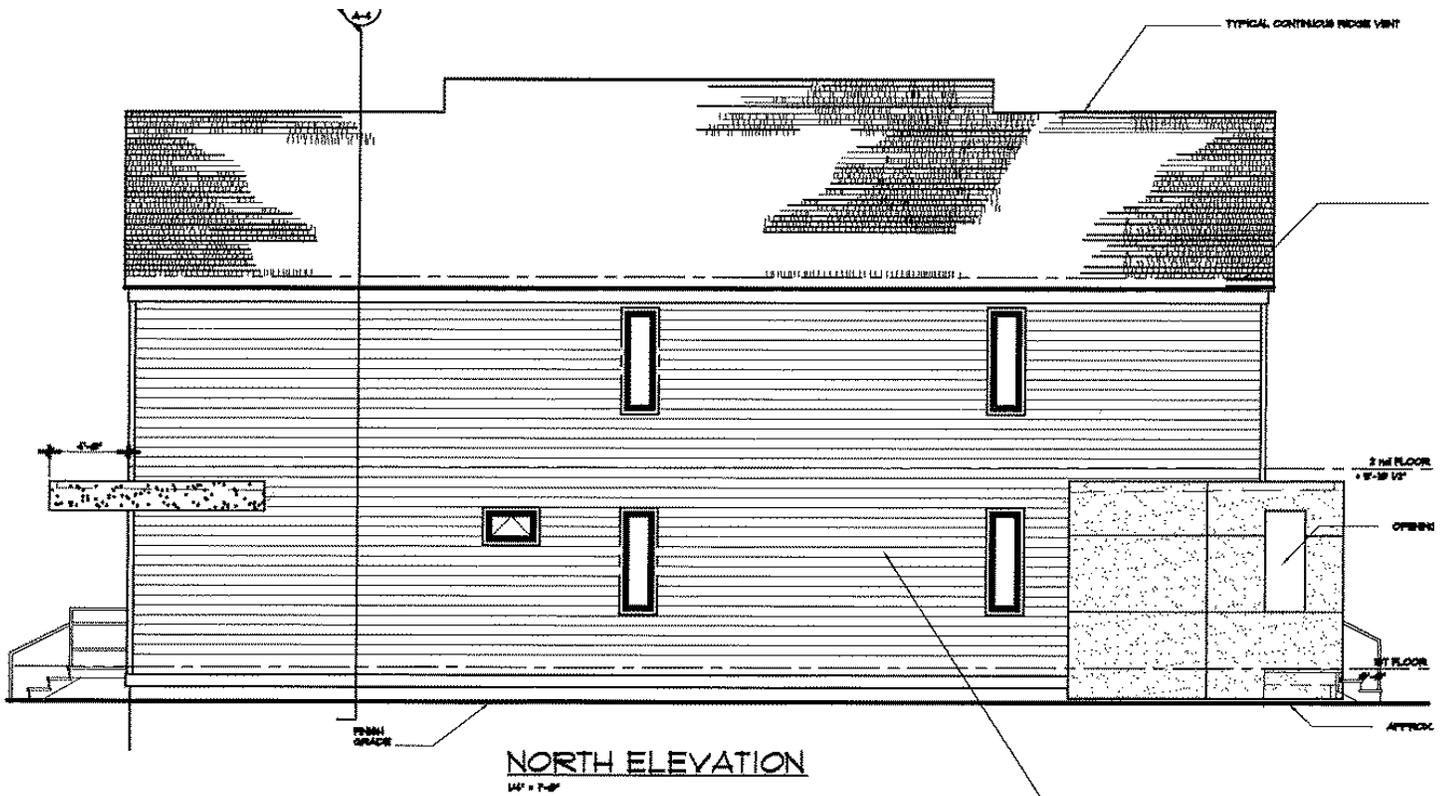


Site Plan

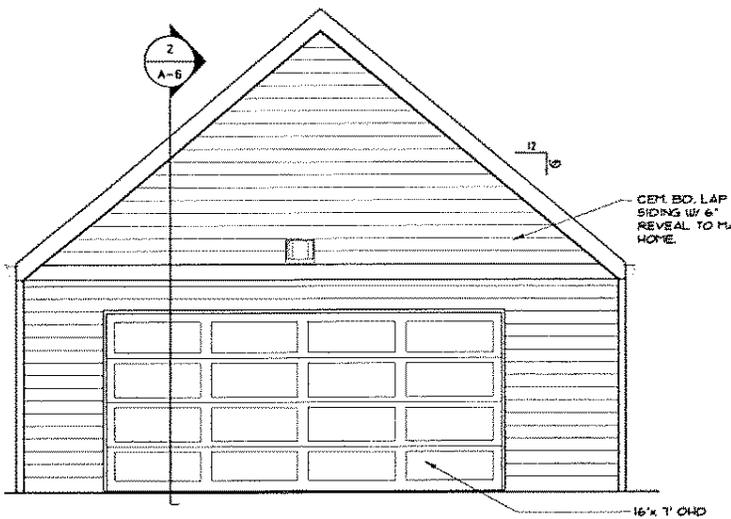


Front (west) elevation

Rear (east) elevation

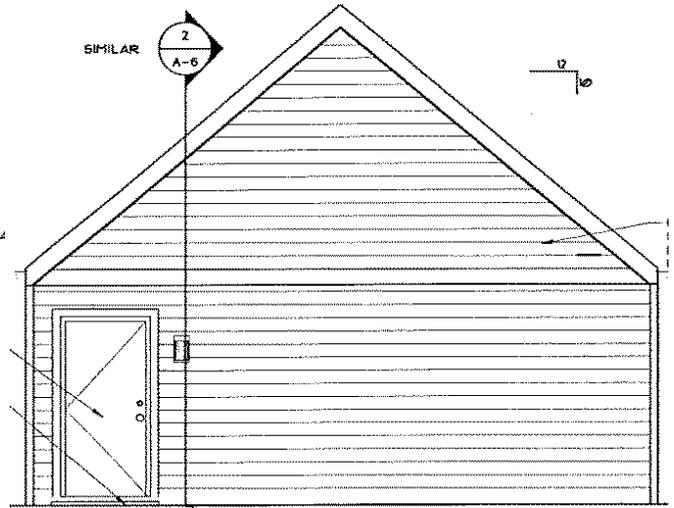


Garage plans



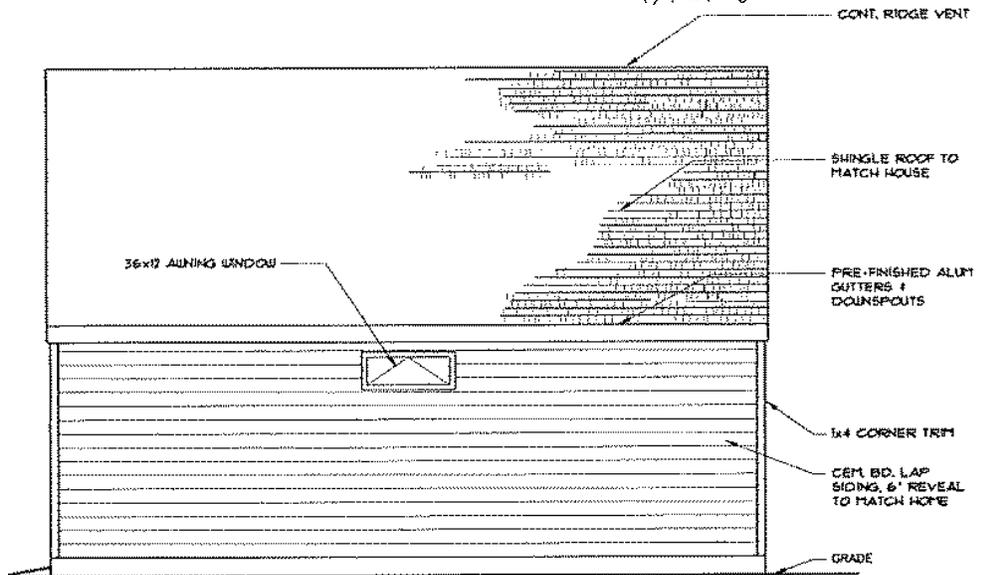
GARAGE - EAST ELEVATION

1/4" = 1'-0"

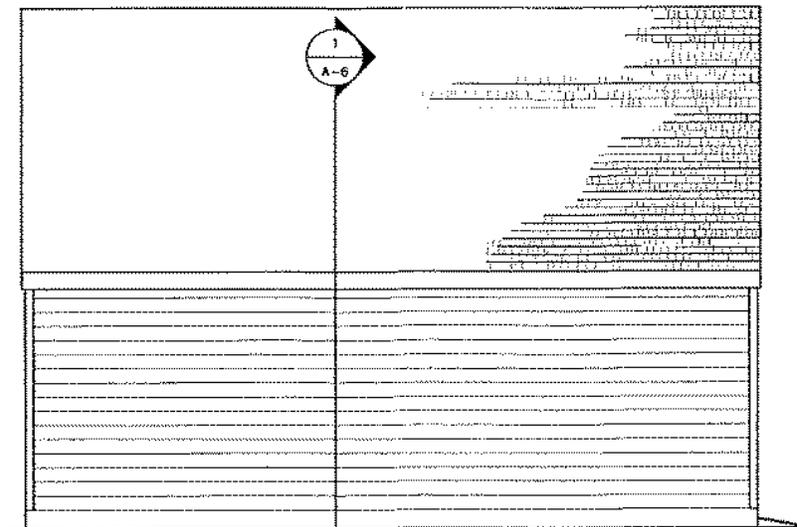


GARAGE - WEST ELEVATION

1/4" = 1'-0"



GARAGE - NORTH ELEVATION



GARAGE - SOUTH ELEVATION

COA # 2015-COA-110 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
		NEW CASE
1944-48 N. Central Ave HERRON-MORTON PLACE		Center Twp. Council District 9 Joseph Simpson
Applicant THE REDEVELOPMENT GROUP mailing address: 1017 E. Michigan Street Indianapolis, IN 46202		
Owner: SAME AS ABOVE		
EXPEDITED CASE		
IHPC COA: 2015-COA-110 (HMP)	Construct a 2-story, single-family house with detached 3-car garage.	
STAFF RECOMMENDATION:	Approval	

STAFF COMMENTS

Background of the Property

The property is made up of two lots. The 1898 Sanborn map shows a two-story frame dwelling on each lot. Both historic houses were removed about 1978 and the lots are now vacant.

Site Plan

This proposed new house and garage will be on the northern lot (1948 N. Central Ave.) The southern lot will be used as a side yard. The front porch is set back 15ft. from the front property line. This is slightly in front of the house to the north but lines up with the house to the south. The side setbacks on the house and garage are 4 feet from the north property line and 6 feet from the south property line. The garage is at the rear of the lot, with a 10 ft. setback from the alley.

Design & Materials of the House and Garage

The house is a contemporary front gable design, executed by Demerly Architects. The house is to have stained wood siding on the front and rear, smooth fiber cement lap siding on the north and south sides, and fiber cement panel siding on the south bump out and front and rear balconies. The roof on the house is shown as a standing seam metal roof. All of the windows on the house are aluminum clad casement windows. There are three sets of sliding glass doors shown as well, including two sets on the front elevation and one set on the rear elevation. Two small skylights will be included on the top of the south bump out, but these will not be clearly visible from the ground.

The garage is a simple side gable design with all fiber cement lap siding and the same standing seam metal roof as the house.

Staff believes the house and garage are designed using creative and contemporary interpretations of historic elements found throughout Herron-Morton Place. The basic size, shape, massing and design are very similar and compatible with the area, and blends well with its adjacent neighbors (see streetscape.)

Herron-Morton Place Area Plan

The New Construction Guidelines provide 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.”

“Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character defining elements such as chimneys, dormers, gables, overhanging eaves, and porches”

“Avoid the adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.”

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

Materials: “The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.”

STAFF RECOMMENDED MOTION

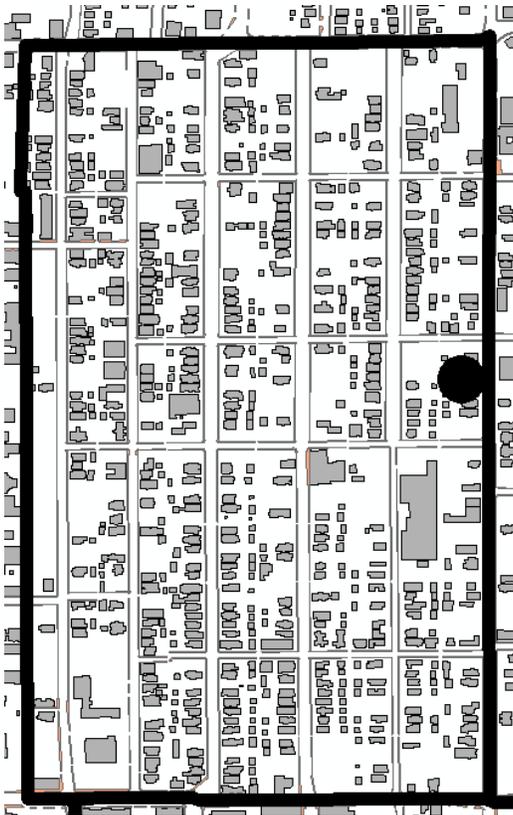
2015-COA-110 (HMP):

To approve a Certificate of Appropriateness for construction of a 2-story, single-family home with a detached, 3-car garage per the submitted documentation and subject to the following stipulations:

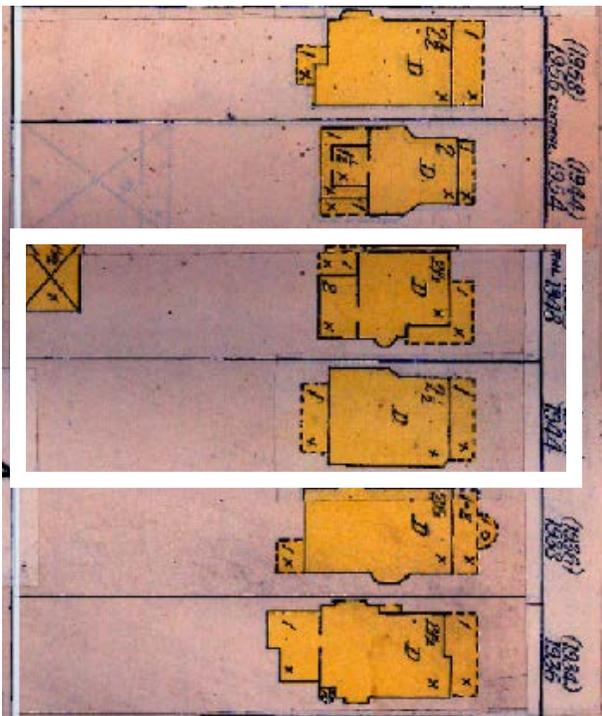
DCE: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

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.
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. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch).
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

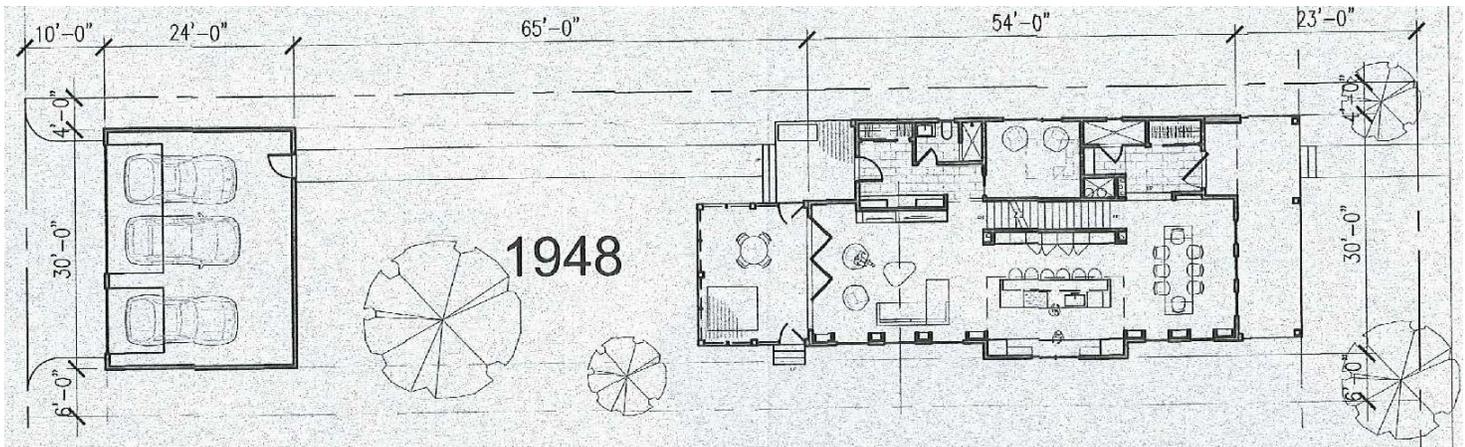
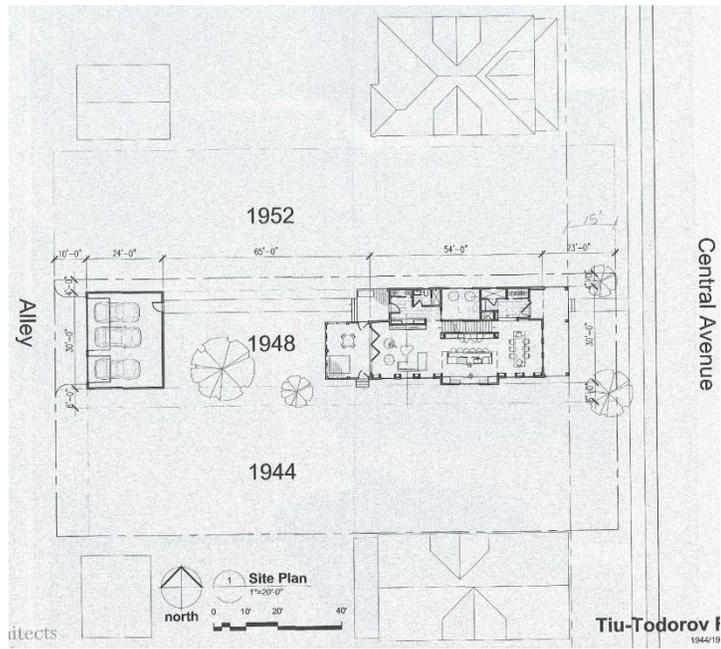


1898 Sanborn Map

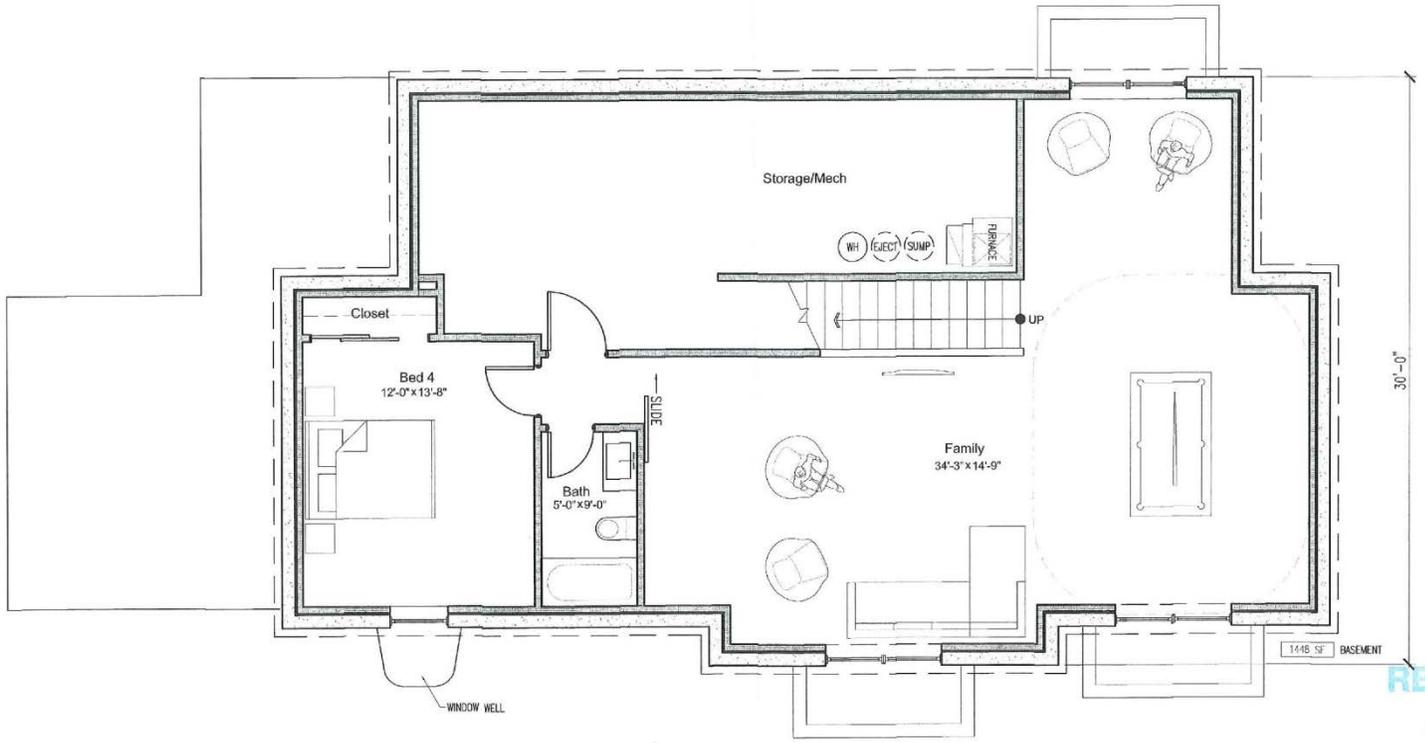


Aerial Photo

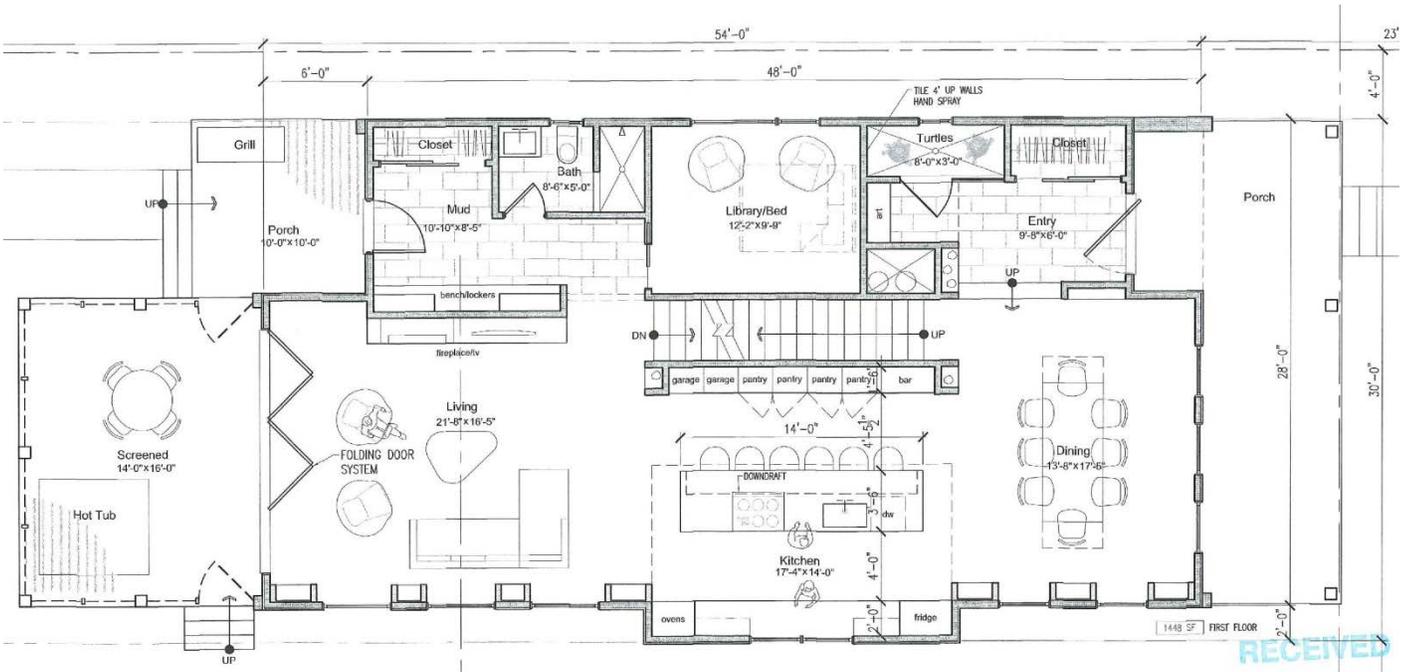
SITE PLAN



Streetscape

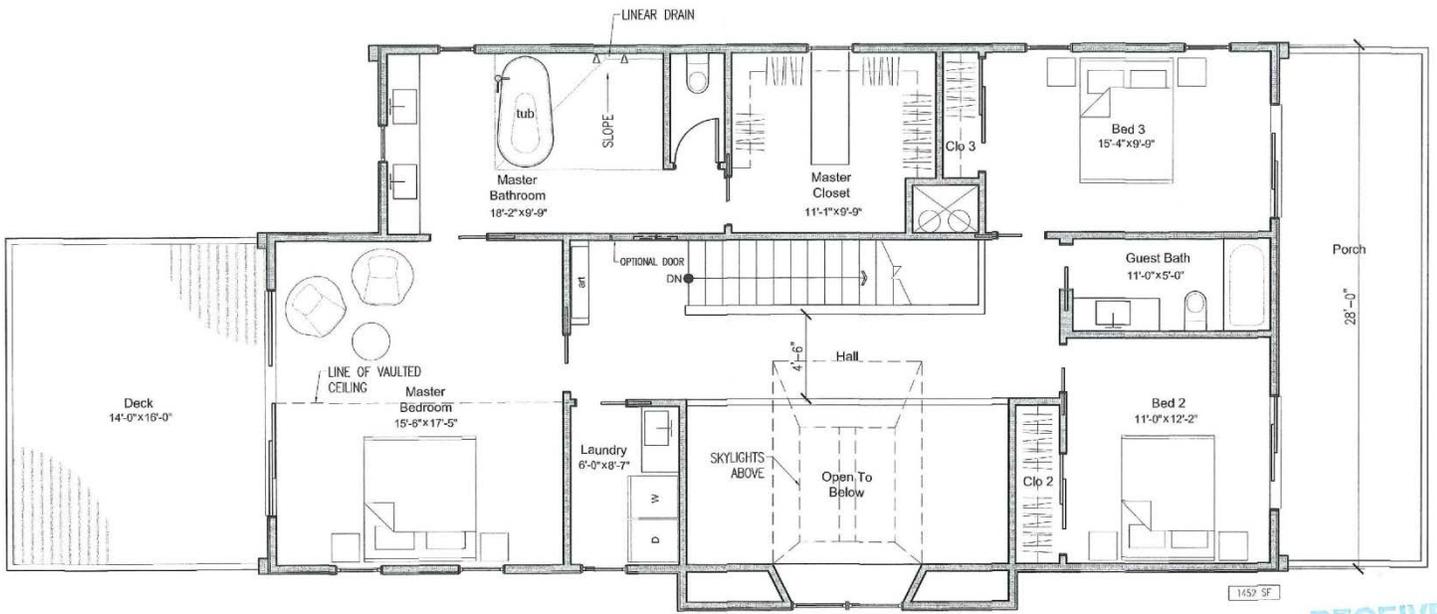


1 **Basement Plan**
3/16"=1'-0"



1 **First Floor Plan**
3/16"=1'-0"

RECEIVED
APR 01 2015
RICHMOND HISTORIC
PRESERVATION COMMISSION



SECOND FLOOR PLAN

RECEIVE



FRONT ELEVATION

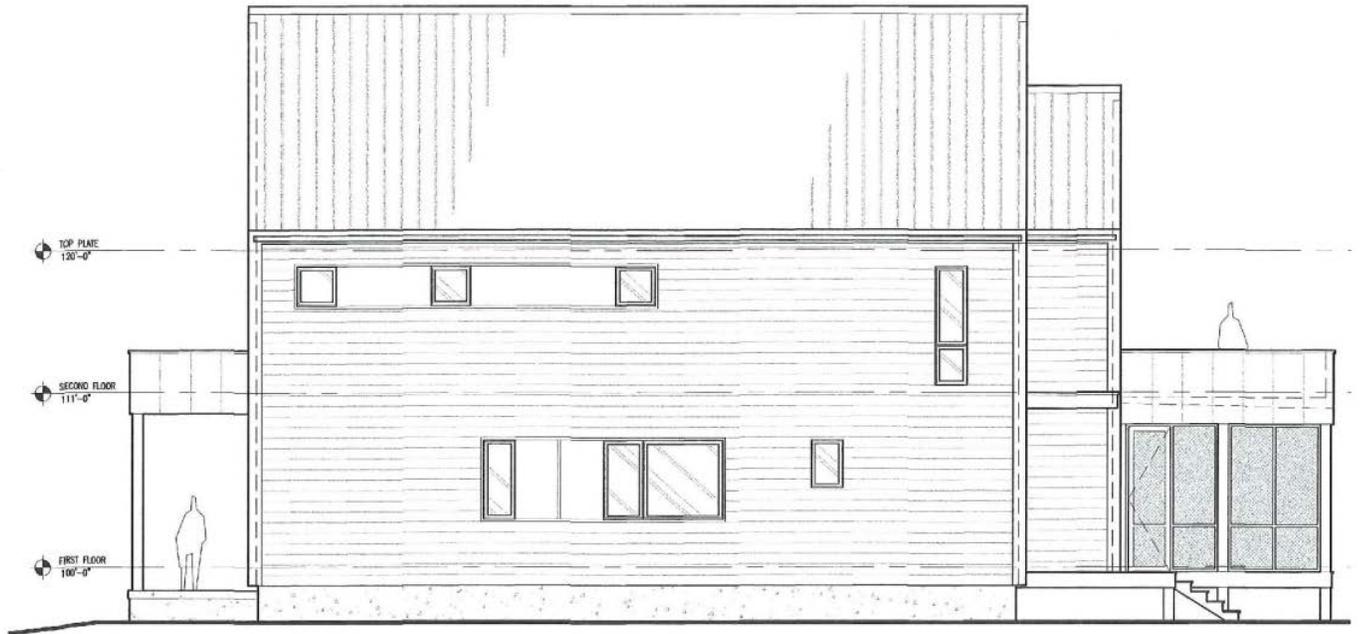


SOUTH SIDE

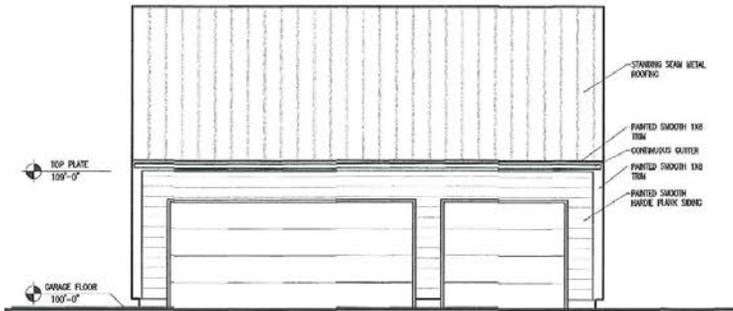


REAR ELEVATION

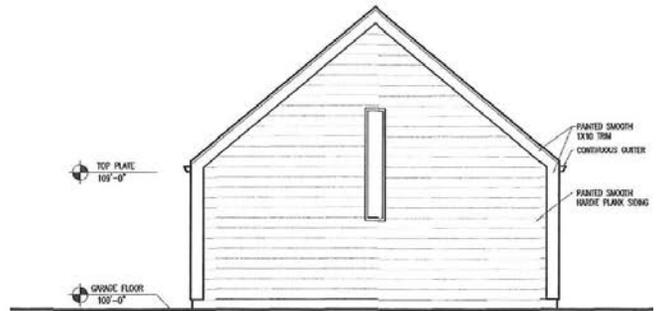
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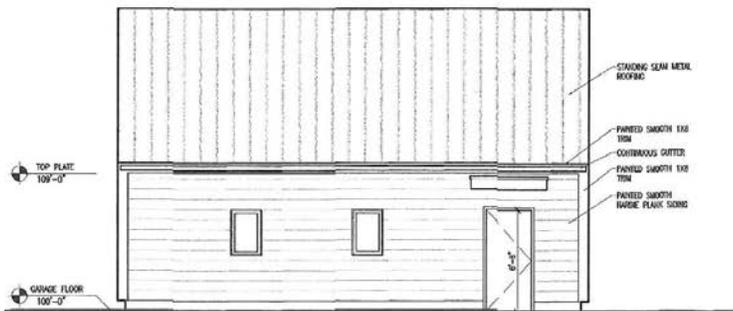
NORTH SIDE



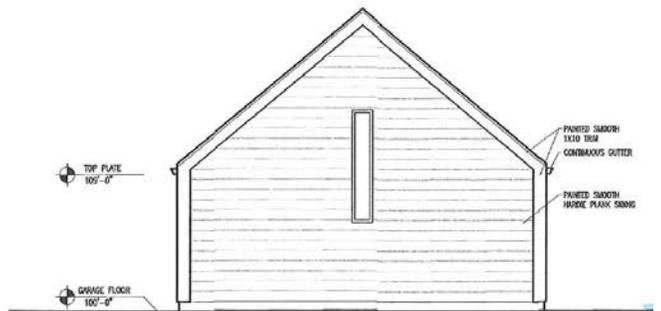
6 **Garage West Exterior Elevation**
 1/8"=1'-0"
 0 4' 8' 16'



5 **Garage North Exterior Elevation**
 1/8"=1'-0"
 0 4' 8' 16'



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



7 **Garage South Exterior Elevation**
 1/8"=1'-0"



Subject Site



Above: Houses to the south Below: House to the north



COA # 2015-COA-116 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
1422 CARROLLTON AVE OLD NORTHSIDE		NEW CASE
Applicant PATRICK STROUP, ZMC PROPERTIES mailing address: 649 E 9 th St Indianapolis, IN 46202 <hr/> Michael Cahill Owner: 1216 Frederick Dr S Indianapolis, IN 46260		Center Twp. Council District 9 Joseph Simpson
EXPEDITED CASE		
IHPC COA: 2015-COA-116 (ONS)		Construct a 2-story, single-family house with detached 2-car garage.
STAFF RECOMMENDATION:		Approval
STAFF COMMENTS		

Background of the Property

The site once contained a 1 ½ story frame house that was demolished sometime after 1977. It is currently a vacant lot. The owner, Michael Cahill, has hired ZMC Properties to construct a house. The design is provided by Palladian Drafting and Design Service and a similar design was approved in Cottage Home.

Site Plan

The lot is 47 ½ feet wide due to a former alley being vacated previously, which added 7 ½ feet to the 40 foot wide lot. The porch and main body of the house are set back 15 ft. from the front property line. The house is 5 ft. from the north property line, and 16 ½ ft. from the south property line. The garage is at the rear of the lot, with a 10 ft. setback from the alley and a parking pad on the south side.

Design & Materials of the House and Garage

The house is a traditional gable design with a small shed roofed front porch. The house is sided in fiber cement board and batten (actual boards and battens.) siding and lap siding. The windows are double-hung aluminum clad throughout. The garage will also be clad in fiber cement lap siding and will not have windows.

Context

There is limited context on this block due to it dead-ending into the interstate. What is left on this block are three houses and two carriage houses that face Carrollton Ave. The design of the proposed structure does not replicate any one historic style, but is compatible in scale and mass and has a similar design to those structures around it. The detailing on the house is appropriate for the historic area and is complimentary to the other new structures in the area. Staff believes the overall design is appropriate.

Old Northside Historic Plan

The Old Northside Plan states that that the location, scale, materials, outline, design and details of all new construction should be similar to the relationship of these same characteristics as those on historic buildings the area. Staff believes that the applicant has done that with the proposed design.

STAFF RECOMMENDED MOTION

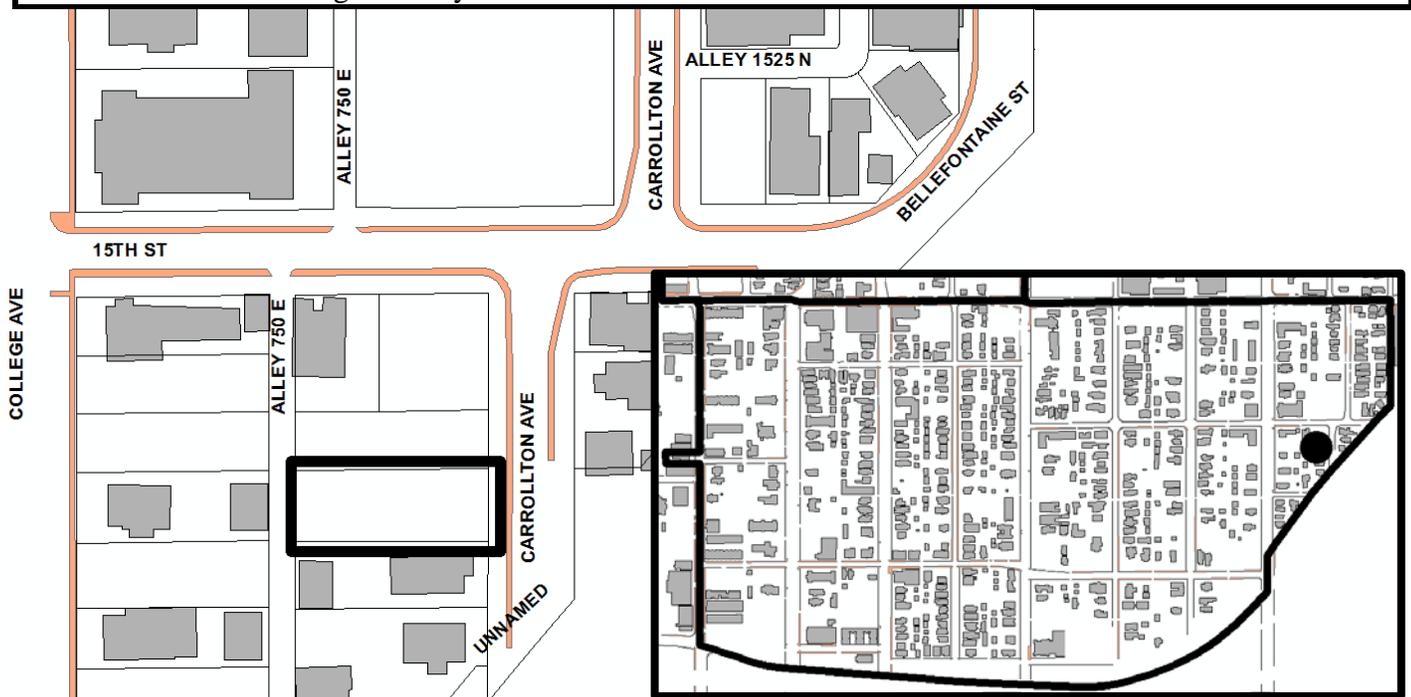
2015-COA-116 (ONS):

To approve a Certificate of Appropriateness for construction of a 2-story, single-family house with a detached, 2-car garage per the 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. 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. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch).
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

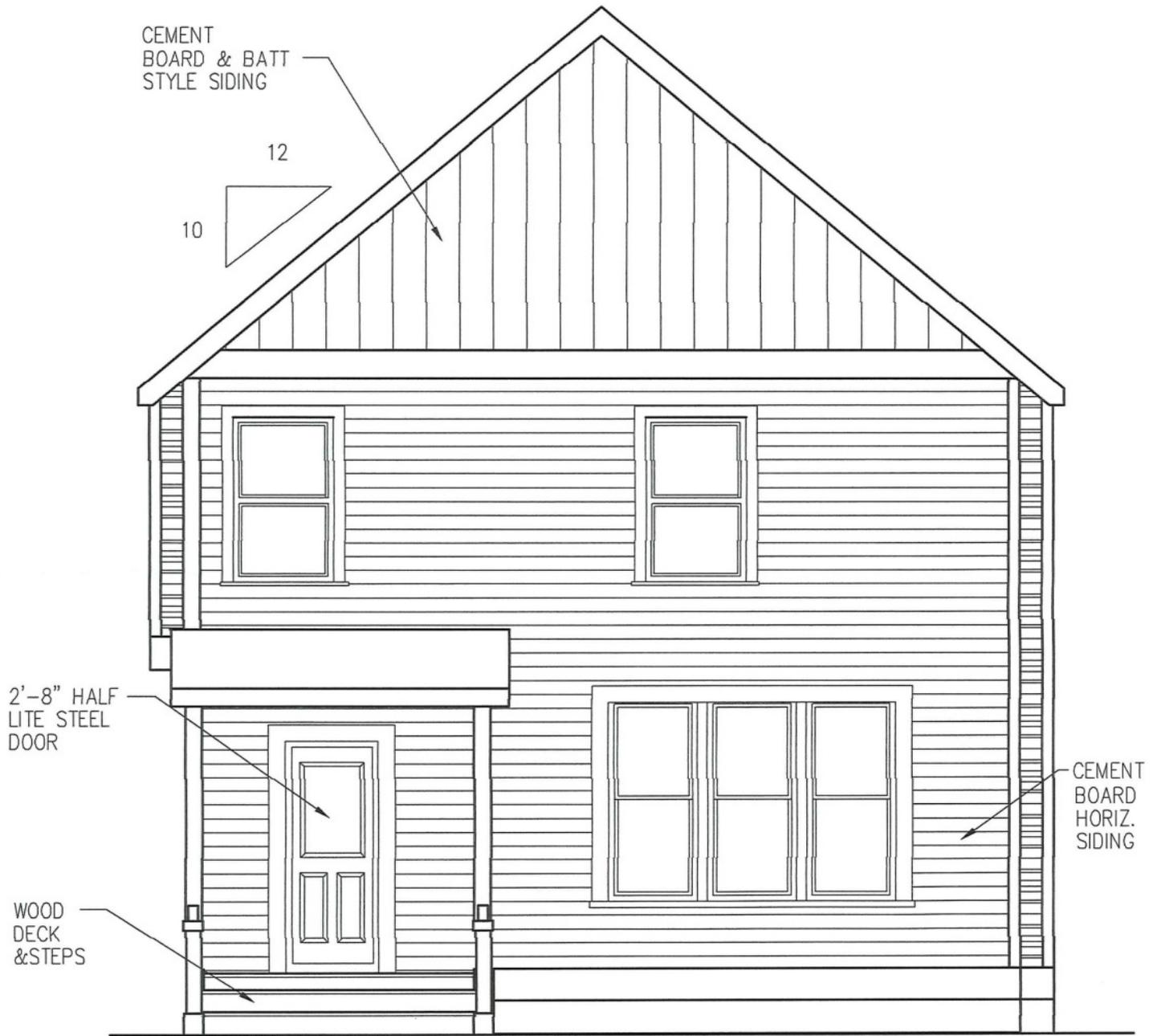


Location in the Old Northside



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



CEMENT
BOARD
HORIZ.
SIDING

LEFT SIDE ELEVATION

RECEIVED

APR 02 2015

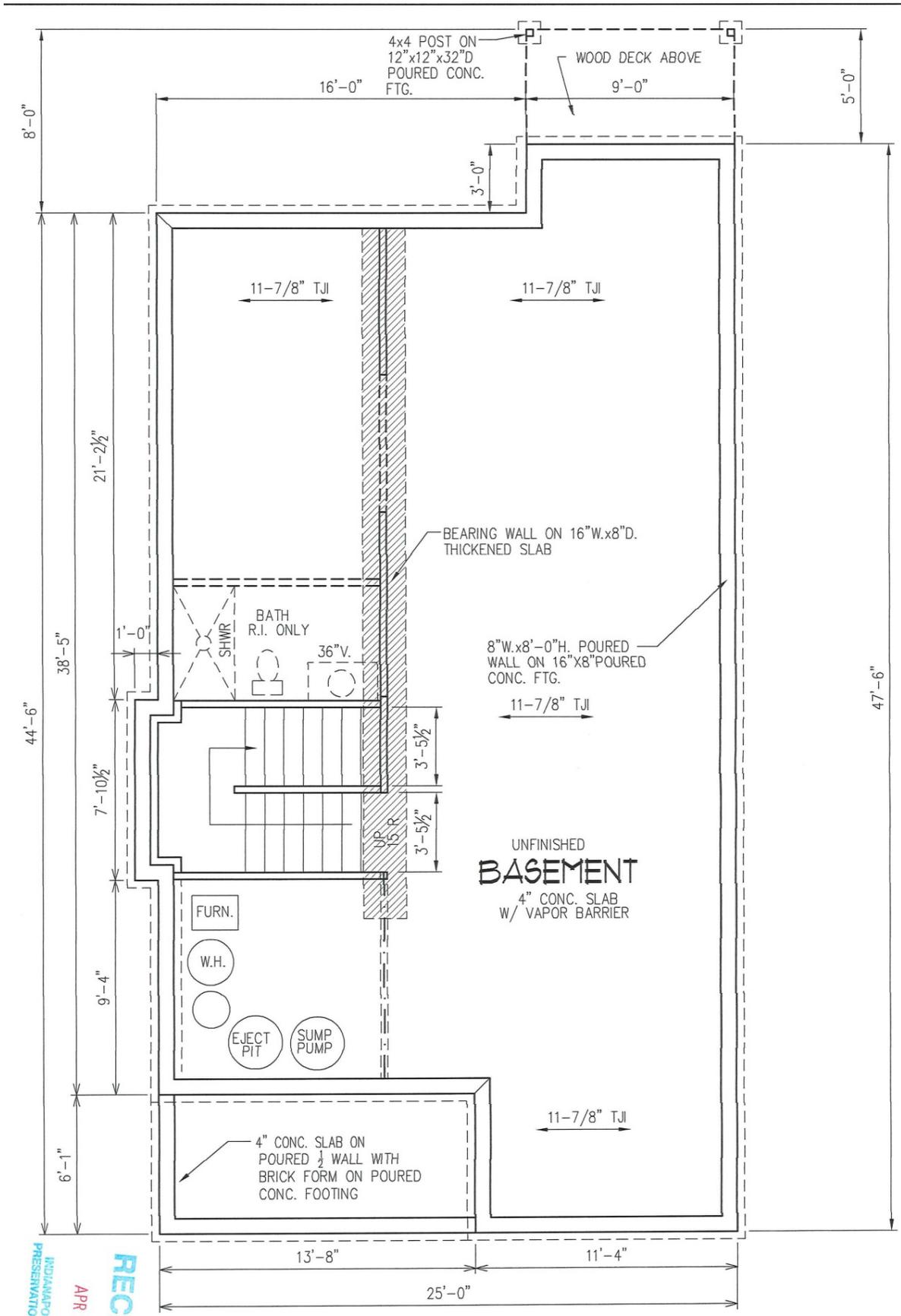


CEMENT
BOARD
HORIZ.
SIDING

RIGHT SIDE ELEVATION

RECEIVED

APR 02 2015



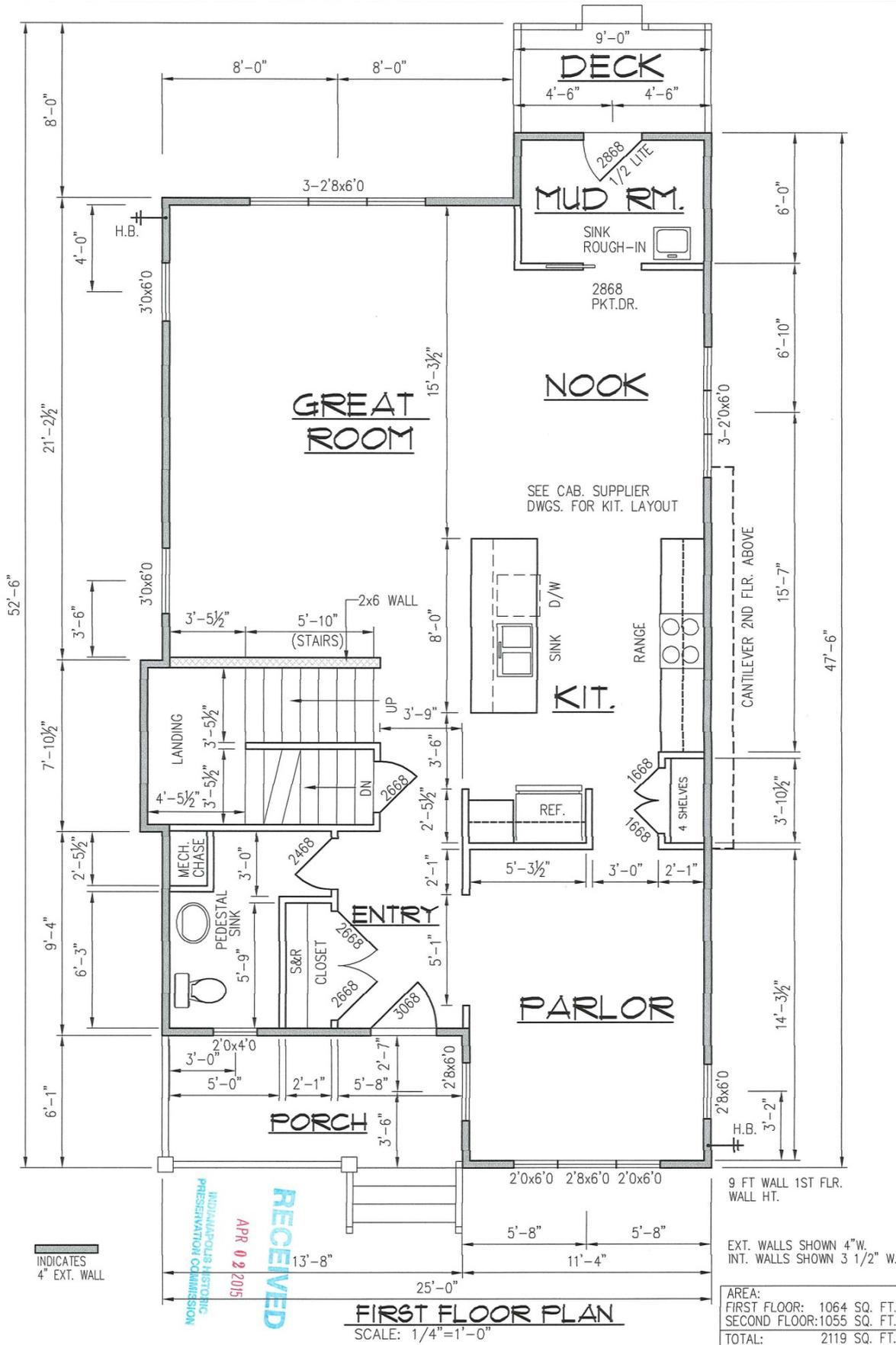
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APR 02 2015

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

FOUNDATION PLAN

8' BSMT. WALLS



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

AREA:
FIRST FLOOR: 1064 SQ. FT.
SECOND FLOOR: 1055 SQ. FT.
TOTAL: 2119 SQ. FT.

INDICATES
4" EXT. WALL

RECEIVED

APR 02 2015

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

ZMC
PROPERTIES

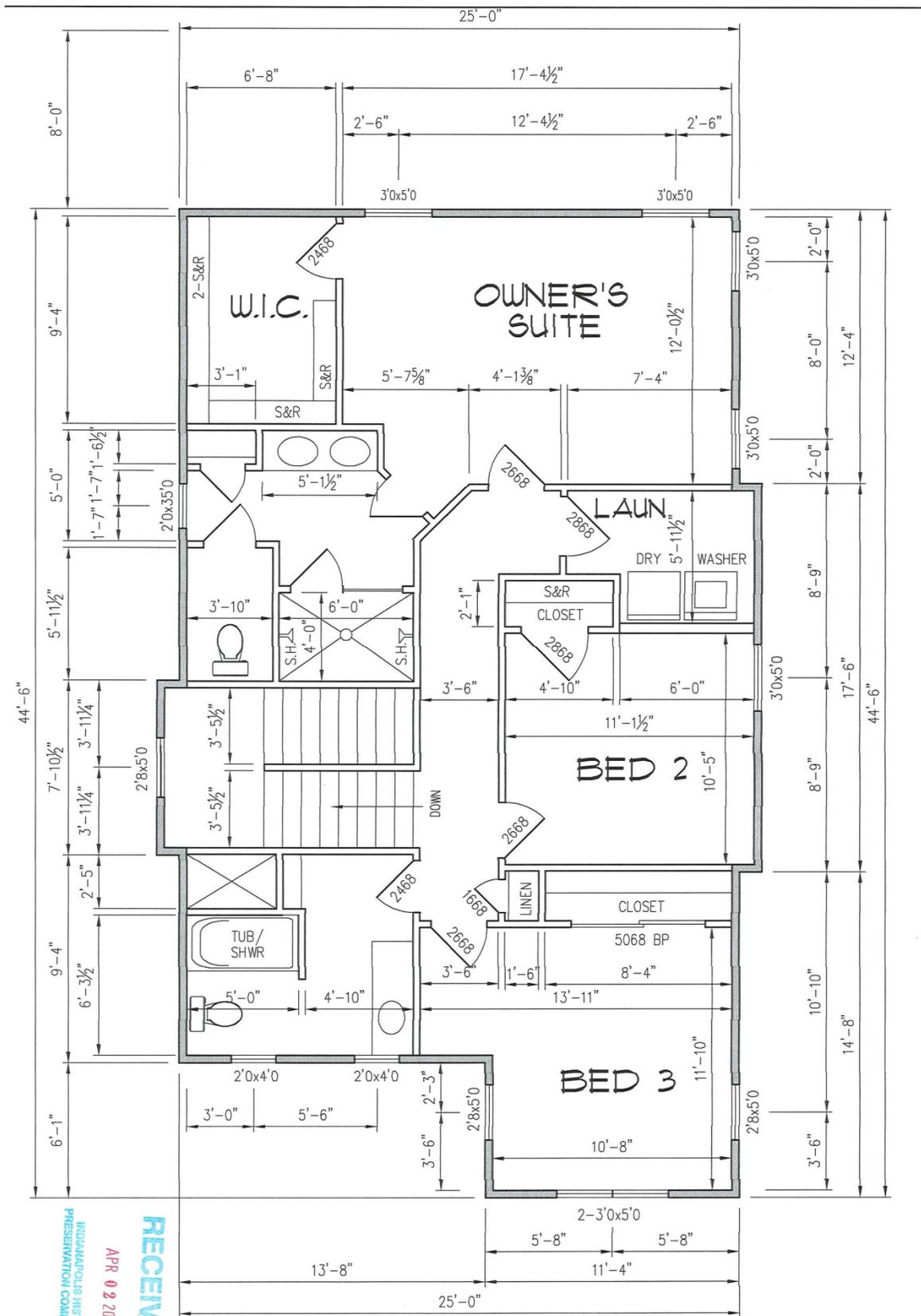
THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES, HOWEVER STATE AND LOCAL CODES VARY WIDELY. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. LEGEND OF THESE PLANS SHALL VERIFY ALL DIMENSIONS, STRUCTURAL COMPONENTS, MATERIALS AND LOCATION OF SUCH FROM THE BEGINNING CONTRACTOR, PALLADIUM, INC. SHALL NOT BE HELD LIABLE FOR ANY ERRORS.

PALLADIUM
Drafting and Design Services
(317) 852-6483
PALLADIUMBLUEDRINKS.COM

DRAWN BY: M. SHRADER P14034
DATE: 031115
032215
FINAL PLOT:

THE SUTHERLAND
CAHILL RESIDENCE
1422 CARROLTON
INDIANAPOLIS, IN.

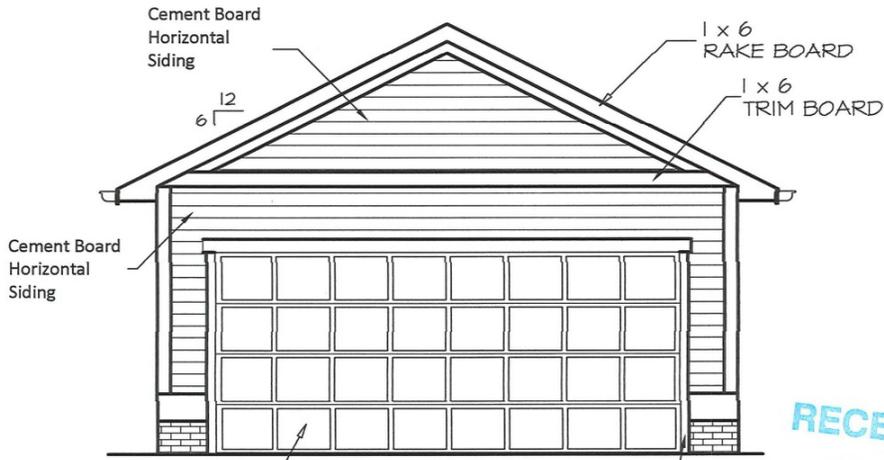
SHEET NO.
A-FP1.1
FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

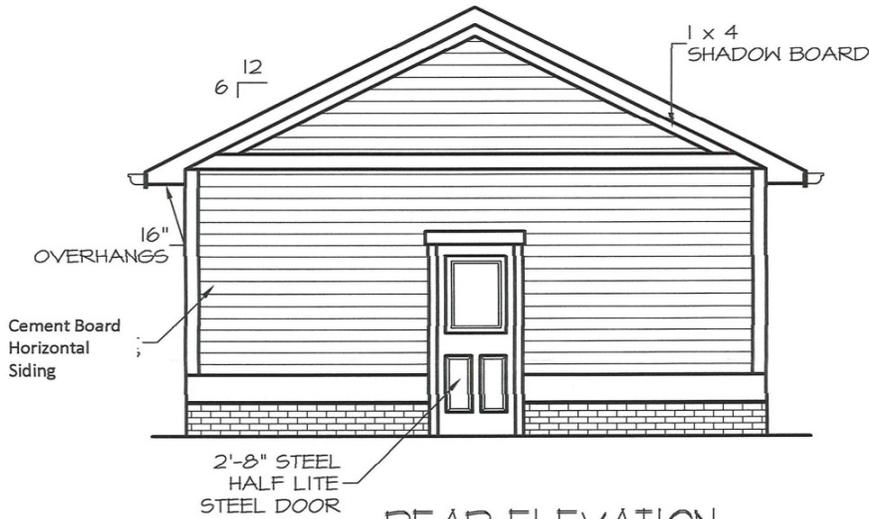
	THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER STATE AND LOCAL CODES VARY. VERIFY CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONTRACTOR. PROFESSIONAL USERS OF THESE PLANS SHALL VERIFY ALL DIMENSIONS, STRUCTURAL COMPONENTS, MATERIALS AND LOCATION OF SUCH PRIOR TO BEGINNING CONSTRUCTION. PALLADIUM, INC. SHALL NOT BE HELD LIABLE FOR ANY ERRORS.	 <small>Drafting and Design Services (317) 852-6148 PALLADIUMBLUEPRINTS.COM</small>	DRAWN BY: M. SHRADER P14034 DATE: 031115 032215 FINAL PLOT:	THE SUTHERLAND CAHILL RESIDENCE 1422 CARRLTON INDIANAPOLIS, IN.	SHEET NO. A-FP2.1 SECOND FLOOR PLAN
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"

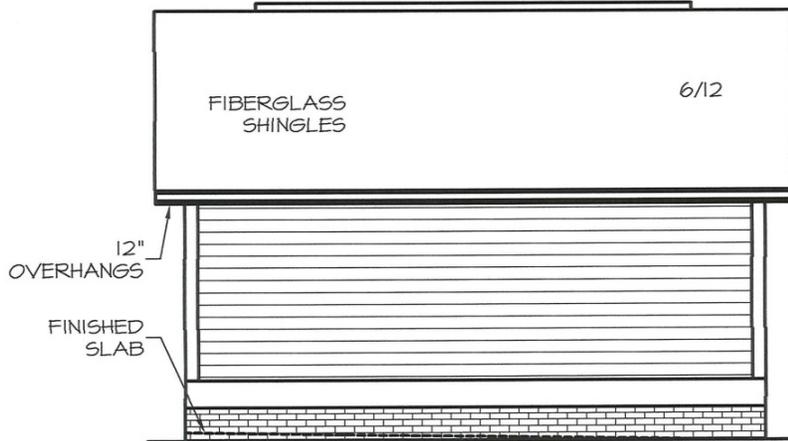
Boxed soffits will be removed from the design of the garage.



REAR ELEVATION

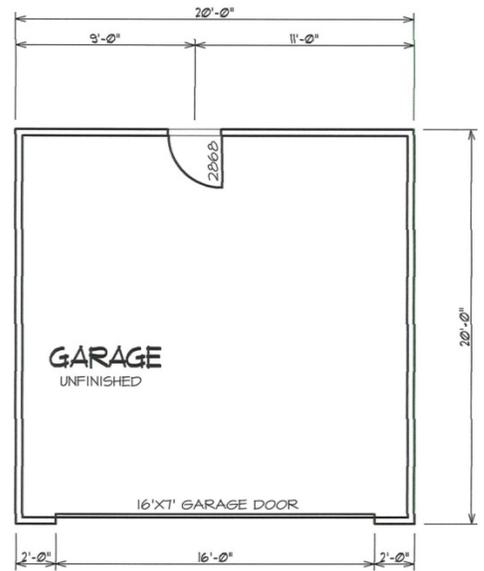
SCALE: 1/4" = 1'-0"

CONTINUOUS RIDGE VENT



SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN



View of site



View of street



View of house and carriage house to the south

COA # 2014-COA-498, Part B (CAMA) 2014-VHP-036	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MARCH 4, 2015
416 E. NORTH STREET CHATHAM-ARCH AND MASSACHUSETTS AVENUE		<i>Continued from:</i> November 5, 2014 November 11, 2014 Part B & 2014-VHP-036: December 3, 2014 January 7, 2015 February 4, 2015 March 4, 2015 Center Twp. Council District 9 Joseph Simpson
Applicant NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC. mailing address: 618 E. Market Street Indianapolis, IN 46202	Owner: ZION EVANGELICAL CHURCH 603 N. New Jersey Street Indianapolis, IN 46202	
COMBINED CASE		
IHPC COA: 2014-COA-498, Part B (CAMA)	<ul style="list-style-type: none"> • Retrofit existing sign with an EVMS face. • Variances of Development Standards to allow an existing church sign to be retrofitted with an EVMS face and to allow a sign in the public right-of-way. 	
VARIANCES: 2014-VHP-036	<ul style="list-style-type: none"> • Variance of Development Standards to allow an EVMS in a CBD-2 zoning district, when it is not permitted, and • Variance of Development Standards to allow a sign in the public right-of-way. 	
STAFF RECOMMENDATION:	<ol style="list-style-type: none"> 1. Approve Variance for a sign in the right-of-way 2. Deny installation of electronic variable message sign. 	

STAFF COMMENTS

Update from December 2014 hearing

The applicant requested that the COA be split into two parts. Part A was approved by the IHPC to rezone the property. Part B for the sign modification and variances was continued to January 7, 2015, February 4, 2015, March 4, 2015, and again to May 6, 2015.

Updated commitments have been submitted since the last hearing and are included in the report.

Background of the Property

Zion Evangelical United Church of Christ was built in 1912. It was originally named The German United Evangelical Protestant Lutheran and Reformed Zion Church of Indianapolis. In addition to the sanctuary and its education building, the property includes a ca. 1910 2-story brick residence. Houses once occupied the current parking lot, but were demolished between 1956 and 1962.

Background of the Sign

Zion UCC's existing sign includes a changeable letter face set in a large, decorative stone ground sign that sits in the yard a few feet from the corner of the church and is designed to complement the gothic style of the church. The sign is covered by a glass door with metal frame and is presently unlit. The sign structure is angled so it is visible from both North St. and St. Clair St. The installation date for the present sign is



unknown. According to a long term parishioner, the sign has been there “since he was a child” (40-50 years.) The proposed Findings say it has been there 90 years.

Sign retrofit proposal

The church wishes to retrofit the existing sign with a new, electronic variable message sign (EVMS) face. This would involve removing the metal and glass access door, the church name band and the changeable letter board, and then inserting a new EVMS face. The face would be the same size as the existing sign, and would display one static message at a time. It is not designed to constantly scroll. Currently the church uses banners and small temporary yard signs to advertise events such as pancake breakfasts, flower sales, services in German, and other special events. The intent of the EVMS sign is to allow for messages that can change throughout the day. Their existing sign is used solely for their worship service times, and the door has become difficult to operate.

Sign demonstration

On January 6, the sign company brought a demonstration sign to the church. It was attached to a truck, and they had reduced the amount of sign lit to demonstrate the actual size of the proposed EVMS. There were white letters on a black background, which is the type of lettering proposed. Each message held for 15 seconds, and then transitioned with a fade to a new message. There were no flashing or scrolling lights, nor any images projected. The sign was demonstrated in two light levels – a brighter one that would function on sunny days, and a dimmer one that would function on cloudy days and after dark. There is an auto-dimming function on the proposed sign, so would automatically adjust for changes in ambient lighting.

The demonstration did not convince staff that the EVMS is appropriate for this location. While relatively subtle in comparison to other EVMS, it does not have a character that is appropriate to the historic district, does not meet the CAMA Plan, and is not appropriate for the downtown. In addition, it is located directly on an intersection with a stoplight. Special consideration is given for the distraction that EVMS causes, and is generally not recommended when directly adjacent to an intersection.

Church EVMS examples

The applicant has submitted eight addresses in Marion County that have EVMS, most of which received a BZA variance (and sometimes other items such as height and setback). Staff researched the addresses and found that none of these churches were downtown, none were in historic buildings, and the majority had large campuses or were located in suburban or rural areas. The applicant has submitted proposed commitments that would mitigate EVMS. However, staff does not find these limitations compelling enough to allow the attention getting features and general commercial design that is characteristic of EVMS, and does not find the proposal appropriate for the CAMA historic area, or for a historic church building.

Requested Variances of Development Standards

1. ***To allow an EVMS in a CBD-2 zoning district, when it is not permitted.*** The applicant has submitted a list of commitments that would be adhered to if the variance is approved: What follows is a comparison of the commitments presented at the December 2014 IHPC meeting to the revised commitments recently submitted.

Proposed Commitments

OLD – December 2014 Staff

NEW– Dated April 17, 2015

<ol style="list-style-type: none">1. The messages displayed by the EVMS (Electronic Variable Message Sign) component shall not feature any of the following elements: continuous scrolling, flashing, animation, video streaming; or sound. Continuous scrolling shall not include a single static message which transitions to or from the face of the EVMS component at the perimeter of the face.2. The EVMS component shall only be operated from 6 a.m. to 8:30 p.m.; however if there is an event taking place on the church’s property, the EVMS component may be operated for a period of up to one hour following the conclusion of the event; provided, however on church events nights the EVMS component must be turned off no later than 11 p.m.3. The EVMS shall be equipped with an auto dimming function to adjust illumination intensity with changes in ambient lighting.4. Each message shall be displayed for a minimum of fifteen seconds.5. The sign shall be developed in substantial compliance with the sign elevation drawing filed with this petition.6. The sign shall be located in substantial compliance with the sign elevation filed with this petition.	<ol style="list-style-type: none">1. The messages displayed by the EVMS (Electronic Variable Message Sign) component shall not feature any of the following elements: continuous scrolling, flashing, animation, video streaming; or sound. Continuous scrolling shall not include a single <u>complete</u> static message which transitions to or from the face of the EVMS component at the perimeter of the face.2. The EVMS component shall only be operated from 6 a.m. to 8 30 p.m.; however if there is an event taking place on the church’s property, the EVMS component may be operated for a period of up to one hour following the conclusion of the event; provided, however on church event nights the EVMS component must be turned off not later than 11 p.m.3. <u>Eighty (80) percent of the time that the (evms) component is used, only the hours of church services shall be visible. During ten (10) percent of the time that the (evms) component is used this service will be offered to not for profit agencies or parties located within five hundred (500) feet of Massachusetts Avenue from No. Delaware Street northeast to the interstate (I-65/ I-70). Other than this ten (10) percent allocated to not for profit organizations or entities, no other advertising shall be displayed using this sign.</u>4. <u>The electronic message portion of the sign shall only use a black background with White lettering.</u>5. <u>Each message shall be displayed using the “fade” mode of transitioning from one message to the next.</u>6. <u>The EVMS shall operate at “night mode” from dusk to turn off time. Night mode is defined at 7% brightness level of the day illumination.</u>7. <u>Each message shall be displayed for a minimum of sixty (60) seconds</u>8. The sign shall be developed in substantial compliance with the sign elevation drawing filed with this petition, <u>retaining the original historic framework of the sign.</u>9. <u>The sign shall be retained in substantial compliance with the site plan filed with this petition.</u>10. <u>The grant of the EVMS component of this variance is exclusive to the petitioner, and shall be void if the property is sold or the religious use ceases</u>
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While the updated commitments provide significant limits over the use and functionality of the sign, the type of sign is still considered inappropriate for this location.

2. ***To allow a sign in the public right-of-way.*** Signs are not permitted in the right-of-way unless they are a governmental or public sign.

Findings of Fact. The applicant submitted Findings for both variances on one form. If only one of the variances is approved, the Findings will need to be rewritten. The proposed findings, with respect to the EVMS sign, do not support granting a variance. Staff does believe there are strong findings to support a variance to retain the existing sign in the public right-of-way, but new proposed findings are needed that better support the variance and remove all references to the EVMS request.

Chatham-Arch and Massachusetts Avenue Historic Area Plan

Signage

- *Signs should comply with all applicable ordinances and regulations in Marion County, Indiana.*
- *The location of the sign should be compatible with the surrounding area and not obstruct important sites or potentially attractive views.*
- *The size, scale, colors, shapes, and graphics on the sign should be compatible with the building and the surrounding area.*
- *Lighting should be subtle and be compatible with the historic character of the district. It should not unduly detract from nor disturb the historic character of the neighborhood.*
- *Not Recommended: Internally lighted signs and awnings.*
- *Flashing, animated or talking signs are generally not recommended.*

Reasons to approve the variance for a sign in the R.O.W.

1. The sign has been located at this corner for decades, and has not caused a public nuisance or limited visibility.
2. The church building sits right on the lot line, and it is the most logical place for a sign without hiding it behind the building or installing it inappropriately on the building.

Reasons to deny the EVMS face

1. There is nothing else like it in CAMA. Other nearby venues have rotating events, but do not have EVMS.
2. EVMS is prohibited in the CBD districts because they are considered to be inappropriate for the downtown.
3. The sign is directly adjacent to a traffic signal. Signs should not cause distraction or interfere with traffic signals.
4. Denial does not present a hardship, as the existing sign can continue to be utilized and operated as it does currently. There is no evidence that other ways to convey information are not effective. Small yard signs and the church website can convey necessary messages to the public.
5. The proposed sign modification is not consistent with CBD-2, the downtown, or the historic district.

STAFF RECOMMENDED MOTIONS

Split the COA and Variance requests into two parts:

1. 2014-COA-498 (CAMA), Part B-1:

To approve a Certificate of Appropriateness to approve a variance of development standards to allow an existing sign in the public right-of-way.

VHP # 2014-VHP-036, Part A:

To approve a Variance of Development Standards to allow an existing sign in the public right-of-way.

2. 2014-COA-498 (CAMA), Part B-2:

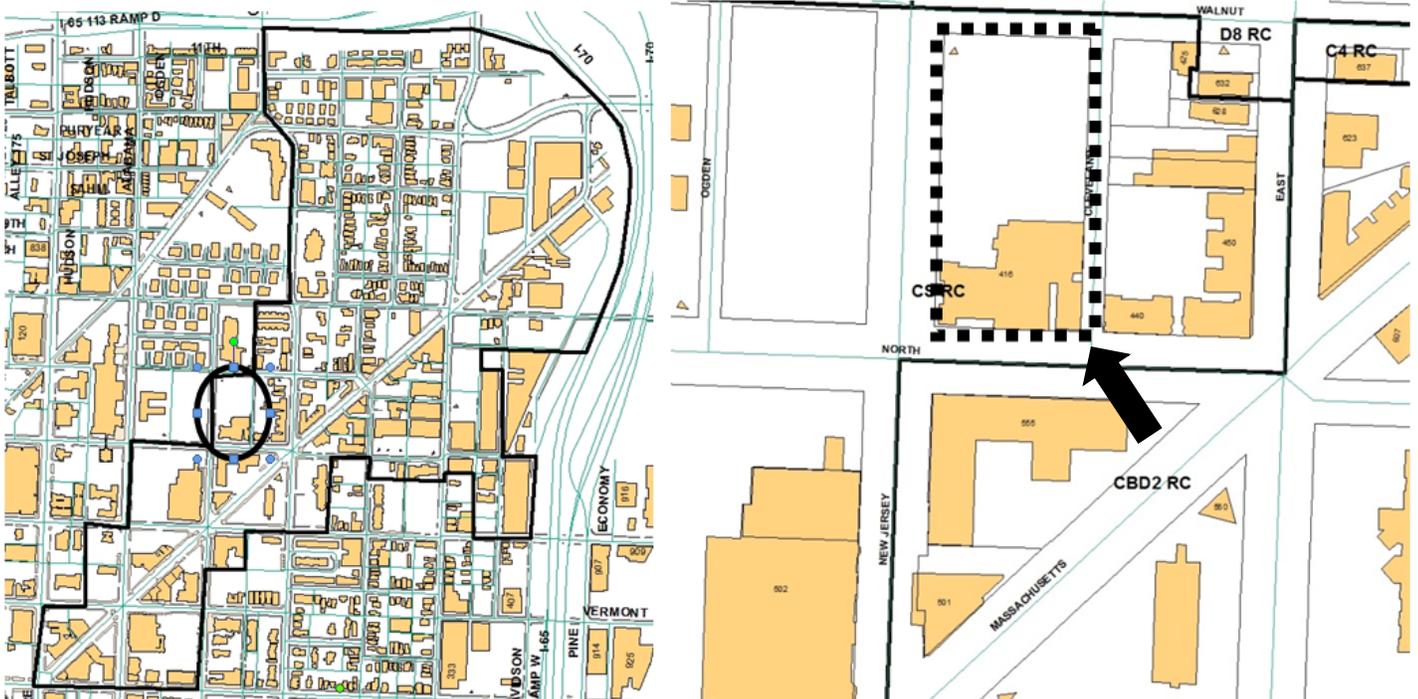
To deny a Certificate of Appropriateness or Certificate of Authorization for a variance of development standards permitting an EVMS in a CBD-2 zoning district, when it is not permitted.

Note: Negative findings will be prepared for the April meeting.

VHP # 2014-VHP-036, Part B:

No action can be taken on the request for a variance of development standards permitting an EVMS . The IHPC, acting as the BZA, may not consider granting a variance unless a COA approving the variance is granted first.

Staff Reviewer: Emily Jarzen



Location in Chatham-Arch and Massachusetts Ave.



Aerial view of subject property, looking east (location of sign indicated by arrow)



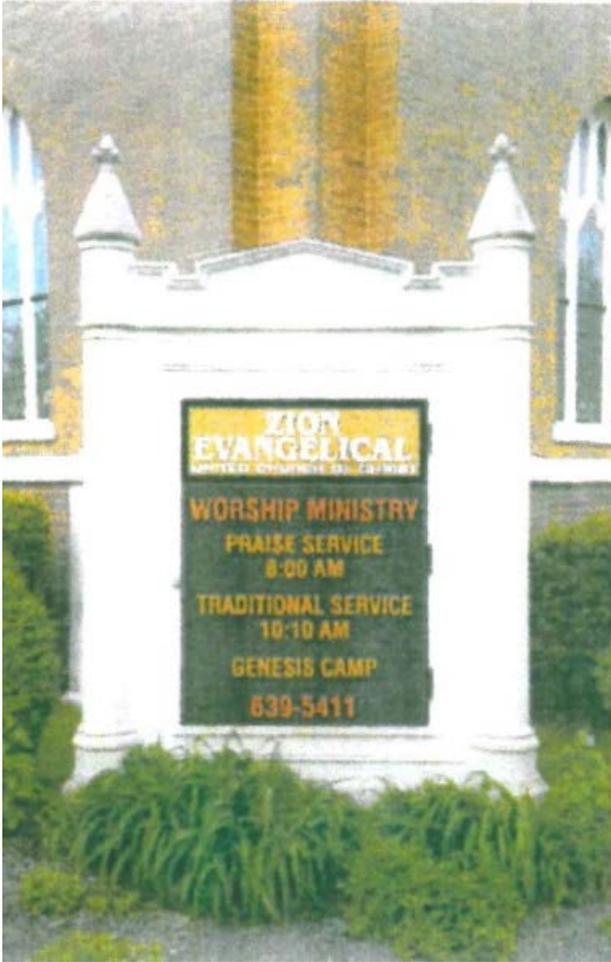
Aerial view of subject property (location of sign indicated by arrow)



View of church building with sign indicated



Existing sign



NEW FULL COLOR LED EMC 37 1/2" X 37 1/2" THAT IS FRONT VENTING BUILT INTO A 38" X 51" S/F CABINET, THAT IS PAINTED BLACK. TOP PART OF CABINET HAS 1" RETAINERS TO HOLD .090 ALUMINUM ROUTED GRAPHICS IN THE FACE WITH WHITE POLYCARB BACK UP. FACE IS PAINTED PAINTED PMS 875 GOLD. LIGHTING WITH LEDS.

INSTALLATION - FLUSH MOUNTED INTO EXISTING HOLE IN SIGN AFTER EXISTING SIGN CABINET IS REMOVED

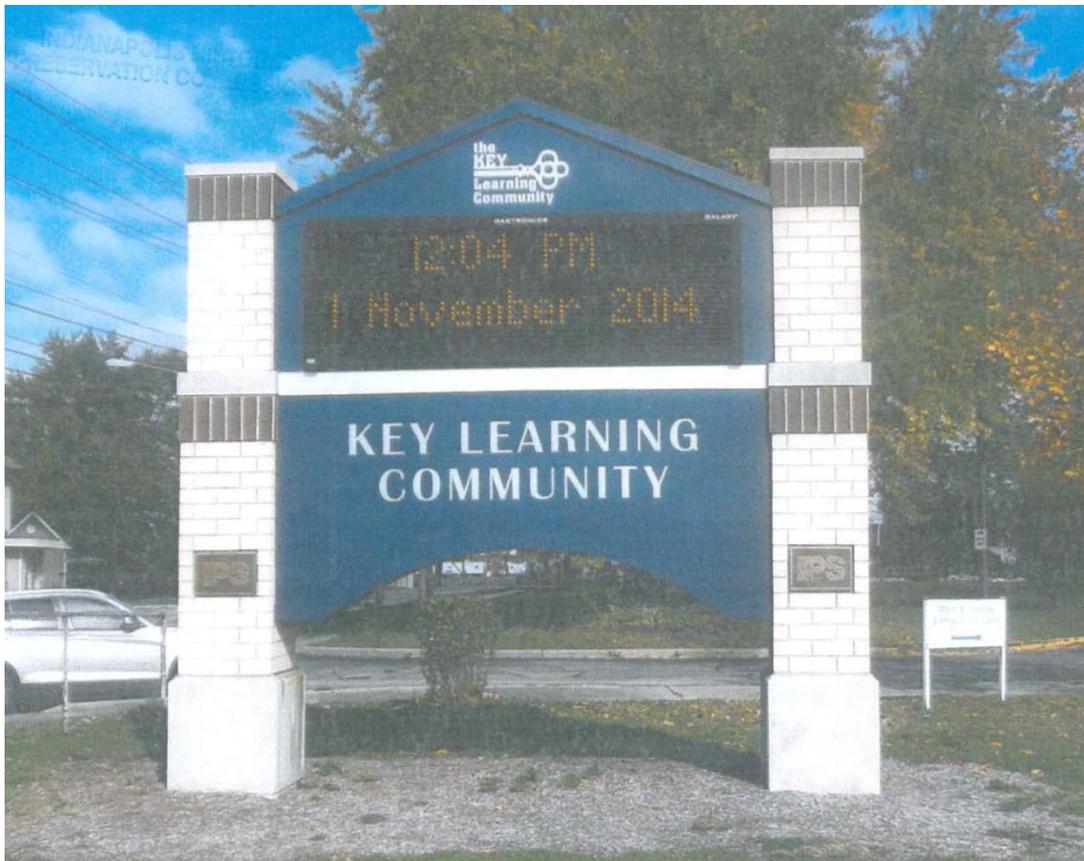
Rendering of proposed sign alterations



Example sign on site



Examples of EVMS signs provided by applicant



Staff Research of EVMS examples provided by applicant

The applicant provided staff with 8 addresses of churches that had been granted approvals for EVMS at their locations. Below is a summary of the research on these signs:

1. 7606 Hague Road

No church was found at this location. Churches are located at 7440 and 7905 Hague Road, but neither appear to have applied for a sign variance. Lawrence High School does have EVMS, and is located at 7802 Hague Road.

2. 4900 E. 38th Street

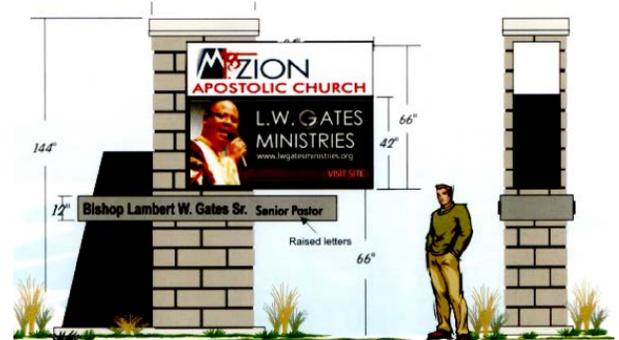
Mount Zion Apostolic Church
Reviewed in 2012

Staff recommended denial (Over 40% EVMS, not screened from the adjacent protected district)

BZA approved 3-2

Commitments:

- Size of electronic portion not to exceed 2 ft. high by 7 ft. wide
- The overall sign and base no taller than 12 ft.
- The sign to operation in night mode between 9 p.m. and 6 a.m.
- Between midnight and 6 a.m. will only display the time and temperature.
- No backlit images.
- No scrolling or moving images.
- Display not to change less than 30 seconds per message.
- Messages will not scroll.
- The sign base to be made out of block and limestone to match church.
- Static portion of sign no larger than 3 ft.
- The address box will not light.
- The current sign and bushes are to be removed and replaced with landscaping similar to the rest of the church grounds.
- The variance is exclusive to the petitioner and expires if the property is sold or vacated.



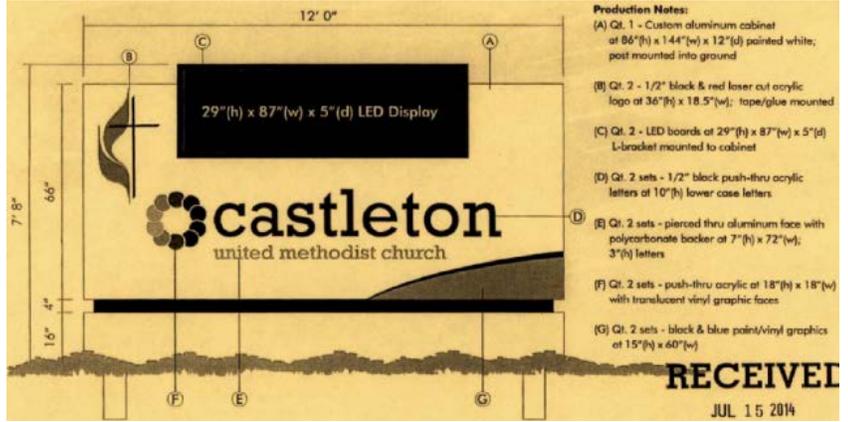
2013 Google Street View



**3. 7101 N. Shadeland Road
Castleton United Methodist Church
Reviewed in 2014**

**Staff recommended approval (adjacent to protected district, but screened by trees. Commitments consistent with other approved EVMS near residential areas)
 BZA approved 5-0
 Commitments:**

- **No continuous scrolling, animation, video streaming, flashing or sound.**
- **Hours of operation shall be from 6 a.m. to 8:30 p.m. with an exception for religious events that might occur in the evening. Shall be turned off no later than 11:00 p.m.**



2011 Google Street View



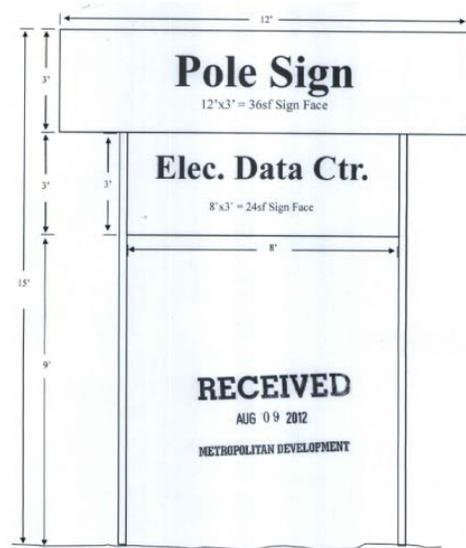
4. 3740 S. Rural

**Staff believes this to be 3639 S. Keystone – Calvary Christian School
 Staff could not find a variance for EVMS (54 ft. tall pole sign and off-site advertising applied for in 2006)**

5. **8650 Bluff Road**
Glenns Valley United Methodist Church
 Reviewed in 2012
 BZA approved 4-0
 Staff recommended denial of EVMS (bounded by D-A –
 for use in commercial areas and incompatible with
 traditional design of religious uses)

Commitments:

- The EVMS component to be dimmed to reduce the illumination or light level produced at night.
- No flashing of the EVMS message display.



2014 Google Street View



6. 4100 E. 56th Street

St. Matthew Catholic Church and School

Reviewed 2007

Staff recommended denial unless additional conditions were met (would not be detrimental to surrounding protected district due to tree cover and limiting hours). Applicant agreed.

BZA approved 3-0

Commitments:

- 15 ft. minimum setback from Binford Boulevard
- Hours of EVMS operation limited to 7:00 a.m. to 9:00 p.m.
- Scrolling and flashing prohibited; frequency of message changes not to exceed a one-minute interval
- Existing pole sign along Binford to be removed



2011 Google Street View



7. 1651 Dr. Andrew J. Brown Avenue

St. John's Baptist Church

Reviewed 2012

Staff initially recommended denial, but applicant made some location and design changes to gain staff support

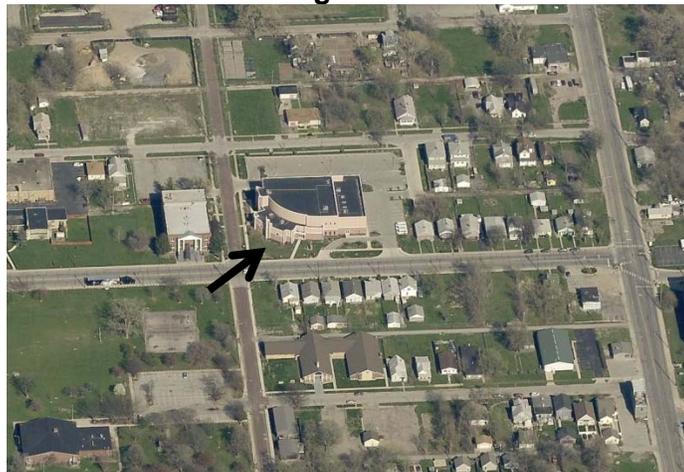
BZA approved 5-0

Commitments:

- The EVMS shall only display static messages that change instantaneously from one message to the next
- The EVMS to start no earlier than 8:00 a.m. and turn off no later than 9:00 p.m.
- The EVMS to be equipped with an automatic dimmer that will decrease the brightness of the sign before dawn and dusk.



2014 Google Street View



8. 2800 E. 39th Street

Total Praise and Worship Center

This property is zoned C-4, and EVMS is allowed. No variance sought or required.



2014-VHP-036

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

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS OF THE SIGN REGULATIONS
FINDINGS OF FACT**

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

The sign will be oriented to the southwest; will be turned off late at night and will not flash and thus shall not be injurious to the public safety, and general welfare of the community. The signs do not create any visibility issues and will be well maintained. The sign although partially in the public right of way has been at this location for about 90 years without creating any public safety or general welfare issues.

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 proposed sign has been in need of updating for several years. While the petition is desirous of retaining the historic framework of the sign, the insert is in need of updating to allow the church to describe all of the activities and events related to the site. The church needs to market their events and programs since the sign is quite small, the need to vary their events and programs has increased. The professionally constructed sign, with the commitments will affect the area in a positive manner. Because of the excessive right of way in lawn, many historic signs have been placed in or partially in the public right of way, probably prior to the requirement of obtaining sign permits for signs. The sign, partially in the public right of way is historic in that it has been at this location for approximately 90 years and continues to be a fine example of a historic sign.

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

If the sign does not have an electronic component, the church will not be able to properly identify and convey messages to the public and their patrons given the limited size and visibility of the existing sign. Without an encroachment license the sign will remain at its historic location partially in the public right of way.

DECISION

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

Adopted this _____ Day of _____, 20 ____

Support Letter

SCHMIDT



ASSOCIATES

Strategy | Design | Construction

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MAR 30 2015

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

March 23, 2015

Indianapolis Historic Preservation Commission
Suite 1801
City-County Building
200 East Washington Street
Indianapolis IN 46204

Re: 416 East North Street

Dear Commission:

As a neighbor in the Massachusetts Avenue/Chatham Arch Historic District, we are writing to express our support for the Variance and Certificate of Appropriateness to allow for the modifications of the existing historic sign to include an electronic variable message component for Zion Evangelical Church. We highly support their signage to be in color as well.

While retaining the historic sign, it is the desire and need of the church to have the ability to provide greater information to the congregation and the surrounding neighborhood. We understand their need and concur that the proposed sign will have a positive impact bringing the sign into the 21st century while retaining the framework of the historic sign. This modification will assist the long term viability of the church in their communication efforts.

We have examined the existing sign, including the proposed modifications and the proposed commitments, and we feel that given the sign's potential, the sign will provide the church the means to better communicate with their congregation and the residents of the Regional Center.

In closing, we highly recommend the approval of these petitions.

Sincerely,

SCHMIDT ASSOCIATES, INC.
Architecture • Engineering • Interior Design • Landscape Architecture

Wayne S. Schmidt, Hon.D., FAIA
CEO / Principal
wschmidt@schmidt-arch.com

415 Massachusetts Avenue
Indianapolis, IN 46204
317.263.6226
317.263.6224 (fax)
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Kevin Shelley, AIA, LEED AP
Kyle Miller, PE, LEED AP
Lisa Gomperts, AIA, LEED AP

Associates

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Ron Ewing, PE, DBIA
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Registered Professionals

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Jeff Burnett, PE
Shane Cox, PE
Matt Durbin, MCSE, CCA
Chris Gerrity, AIA, LEED AP
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Allen Jacobsen, PE
Robin Leising, CSI, CCCA
Tom Ning, RA
Jeff Reed, PE
Steve Savoie, AIA, LEED AP
Susan Sigman, SPHR
Chuck Thompson, CSI, CCS
James Walde, PE
Beth Wood, RA

Support Letter

February 10, 2015

In. re. Church sign update:

Zion Evangelical Church in downtown Indianapolis, founded by the German community in 1841 continues seeking to merge tradition with contemporary church activities.

The Zion Church motto is "Zion Evangelical is a Christian beacon, faithful to Christ, embracing and serving its people and the larger community."

Zion has served/serves the downtown community in numerous ways, including;

- We have updated our handicapped ramps.
- Served as a shelter for a Red Cross emergency
- Our gymnasium provides activity space for several community groups.
- We welcome downtown residents, including homeless looking for a place to worship
- Partner with School #2
- Serve as a "home" for the Indianapolis-Cologne Sister Cities Partnership
- Helped to restore the Athenaeum
- Provide parking for Murat and other downtown events.
- Help serve the Wheeler Mission
- Neighborhood picnic
- The Indiana German Heritage Society, Lutheran Child and Family Services, Max Kade Center of IUPUI, and the American Council on Germany support the Zion Church German language worship services.

We are not installing a bright, gigantic, gaudy, psychedelic sign. We are wishing to install modern signage to inform the church hours and dates of activities of the church. We wish to update the sign at the front of our church that was built over 100 years ago! It is imperative for the neighborhood that the church has a modern sign to notify people of the activities to serve the neighborhood. The modern signage will replace the wooden signs along the curb.

My in-laws were married in this church 80 years ago, and my wife; Louise and I were married here 55 years ago. Our family is dedicated to this church and its strong German history and current mission.

While Louise and I cannot be at the Meeting in March, we really urge your support for our beloved downtown church.

Sincerely,

Jerry

Gerald I. Lamkin,
Ivy Tech Community College, President Emeritus
124 East 58th Street
Indianapolis, IN 46220

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FEB 11 2015
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



www.cicf.org | www.legacyfund.org
615 N. Alabama Street, Suite 119 | Indianapolis, Indiana 46204 | 317.634.2423
1405 E. Broad Ripple Avenue | Indianapolis, Indiana 46220 | 317.634.2423
515 E. Main Street, Suite 100 | Carmel, Indiana 46032 | 317.843.2479

April 22, 2015

Indianapolis Historic Preservation Commission
Suite 1801 City County Building
200 East Washington Street
Indianapolis, Indiana 46204

Re: 416 East North Street

We are writing as a nearby neighbor in or near to the Massachusetts Avenue / Chatham Arch Historic District to express our support for the Variance and Certificate of Appropriateness to allow for the modification of the existing historic sign to include an electronic variable message component for Zion Evangelical Church. While retaining the historic sign, it is the desire and need of the church to have the ability to provide greater information to the congregation and the surrounding neighborhood. We understand their need and concur that the proposed sign will have a positive impact. The sign seems appropriate to us and will retain the framework of the historic sign. It will also assist the church in their communication efforts.

We, therefore, recommend approval of these petitions.

Thank you for your consideration.

Sincerely yours,

Brian Payne
President and CEO
Central Indiana Community Foundation

cc: David Kingen

RECEIVED

APR 24 2015

Remonstrance Letter



INDIANA LANDMARKS

Central Regional Office

1201 Central Avenue, Indianapolis, IN 46202

317 639 4534 / 800 450 4534 / www.indianalandmarks.org

December 3, 2014

Indianapolis Historic Preservation Commission
c/o Mrs. Emily Jarzen, Sr. Architectural Reviewer
City-County Building
200 East Washington Street
Suite 1801
Indianapolis, IN 46204

RE: Petition # 2014-COA-498, 2014-ZON-062, 2014-VHP-036
416 East North Street

Dear Indianapolis Historic Preservation Commission members:

Indiana Landmarks submits this letter today to formally register our opposition against the variance request for 416 East North Street as it pertains to the request to modify an existing ground sign with EVMS. Indiana Landmarks believes if this variance request is approved as submitted, it will do so at the detriment of the larger Chatham-Arch and Massachusetts Avenue communities. Indiana Landmarks does not believe that converting this sign will better either neighborhood in a positive way but rather begin to diminish the area with visual clutter. Therefore, we would ask that you support staff's recommendation of denial and deny the request as submitted.

Sincerely,

Mark Dollase
Vice President of Preservation Services and
Director, Central Regional Office

RECEIVED

DEC 03 2014

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

COA # 2015-COA-101 (MCD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
1 N. PENNSYLVANIA STREET MONUMENT CIRCLE DISTRICT		New Case
Applicant & mailing address:	CENTIER BANK BY DONALD J. SMITH, STARK & SMITH, LLP 930 E. 66 th Street Indianapolis, IN 46204	Center Township Council District: 15 Vop Osili
Owner: mailing address:	ONE NORTH PENN, LLC c/o ACORN GROUP, INC. 1 N. Pennsylvania Street, Suite 300 Indianapolis, IN 46204	
NEW CASE		
IHPC 2015-COA-101 COA: (MCD)	<ul style="list-style-type: none"> • Install upper level wall sign at top of south side of building on existing sign panels. • Install two ground floor wall signs. 	
STAFF RECOMMENDATION: Approval of a Certificate of Authorization		
STAFF COMMENTS		

Background of the Property

The Oddfellows Building at 1 N. Pennsylvania was built in 1907-1908 and designed by Rubush and Hunter. At 14 stories, it was the tallest building in the state at the time of its construction. The south and west facades are clad with Indiana Bedford limestone, but a remodel in 1963-1964 by First Federal Savings and Loan stripped all the limestone and ornamentation off the first three floors and re-clad them with polished granite and doors and windows with brushed metal frames. The arches of the fourteenth floor windows were removed when the ornate 1300-seat auditorium was dismantled for mechanical equipment. Much of the building's façade details, including geometric shapes, cartouches, lion heads and face masks between the fourth and fourteenth floors remain intact, although some window openings have been replaced or covered.

Previous Sign Approvals

Before the Monument Circle Historic District was designated, Regional Center sign approvals were granted by DMD for previous tenants. Those previous approvals resulted in creating the sign locations being considered today.

2007 Approval was granted for Flagstar Bank signage:

1. Two ground floor signs were placed on two new panels installed over portions of the existing storefront window system facing Washington St. and Pennsylvania St.
2. One upper level wall sign placed on three new panels installed over the 14th floor windows facing Washington St. Flagstar initially wanted one continuous panel, but was required to split it into three to expose the pilasters. They were painted to match the limestone.



Two ground floor signs over two new panels



Upper Level Sign over two new panels

2012 The upper level “Flagstar” sign was removed, leaving the three sign panels. Regional Center approval was not needed to simply remove the sign.

2014 The two ground floor sign board were covered with a light-colored metal panel and “first” signs were installed on them. This was done without the required approval.



New ground floor signs over resurfaced panels



Upper Level Sign removed

Why is the IHPC hearing this case?

In commercial areas, signage can be approved by staff if we find it appropriate and consistent with guidelines. Staff indicated to the applicant that we could not find the initial request appropriate for two reasons:

1. The ground floor sign panels were awkwardly placed over the modern storefront system, and
2. The upper level sign panels, even though they already exist, inappropriately obscure the window openings of the 14th floor. Staff indicated that if the sign could be made more appropriate, there may be justification for a certificate of authorization, given that the inappropriate panels already exist.

NEW SIGNS

1. Upper Level Wall Sign

Centier Bank is proposing to install its new sign near the top of the building on the existing boards installed in 2007 for the Flagstar sign.

Initial Proposal. Centier first proposed to remove the three existing sign boards and replace them with one billboard-sized signboard, which would serve as a background for their sign. Staff found this approach inappropriate because of its size and the fact that it completely obscures the structure and architectural details of the upper floor.

Revised Proposal. Staff suggested the applicant’s best chance for approval was to design the sign so it covers as little of the building’s architectural features as possible. Although staff would not recommend the three panels to be installed new, they were approved and installed before designation. Therefore, staff suggested that Centier work with the panels rather than make the situation worse with a larger panel.

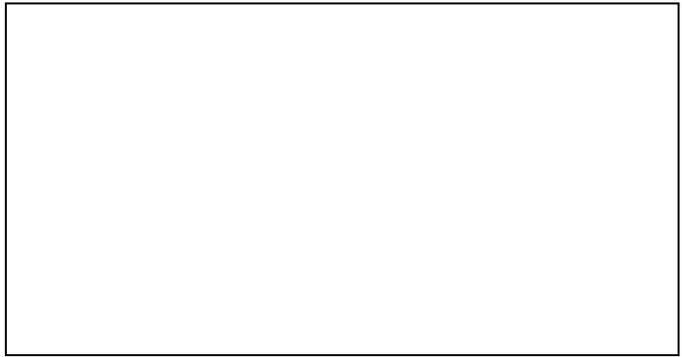
Centier returned with the raceway mount design that does not cover the building any more than the previous Flagstar sign. It also reduced the size and scale of the words and the “star burst” symbol to a more appropriate scale for the location. The sign has 4 in. deep channel letters with translucent acrylic faces mounted to aluminum raceways. The acrylic faces will have dual color vinyl. The sign will be “Centier Blue” in the daytime, and white at night.



Revised Proposal

2. Ground Floor Wall Signs

The first story signs are located directly over the bottom-most windows, in a transom-like place featuring opaque glass. There is one sign panel existing on the west façade, and one on the south. The original proposal called for re-use of the panels and installation of a new sign over those. The updated design eliminates the panel and uses channel letters installed over the glass area, leaving the feature open and visible.



Monument Circle District Plan

The MCD Plan gives preservation objectives and directives to assess how a project impacts an individual building.

Preservation Objectives:

Does the action . . .

- *Protect and preserve character-defining features of architecturally or historically significant buildings or landscapes which represent the district's era of significance?*
- *Contribute to the context in which work is proposed?*
- *Promote the use of high quality design and using durable materials?*
- *Enhance and improve the design quality and character of the streetscapes?*

Preservation Directives:

Accommodate new signs responsive to the building's sign history. Their installation should not unnecessarily obscure significant original material, should minimize damage to original materials, and should be compatible with the building design in size, shape, illumination, content and material.

Justification for a Certificate of Authorization

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

Reasons to Approve a Certificate of Authorization:

1. The redesigned ground floor signs are appropriate on this modernist storefront system and removal of the existing panels is an improvement.
2. The upper level sign has been reduced to a size and scale appropriate for its location.
3. The sign boards on the upper level are already located on the building and were properly approved under previous regulations. The applicant is simply asking to continue using them.
4. The boards installed on the upper floors do not obscure significant details, as the original windows were removed in the 1960s remodel and boarded up, a condition that exists to this day.
5. The Centier Bank signs (upper and ground level) have been designed to cover as little historic fabric and architectural details as possible.
6. Retention of the upper level sign boards does not significantly or negatively impact the historic area, as the sign boards are already in existence.
7. The building was not designed with a typical sign band that would provide a natural location for new signage. Other options explored all seemed to be equally inappropriate, and would have potentially caused more damage to significant details.

STAFF RECOMMENDED MOTION

2015-COA-101 (MCD)

To approve a Certificate of Authorization to:

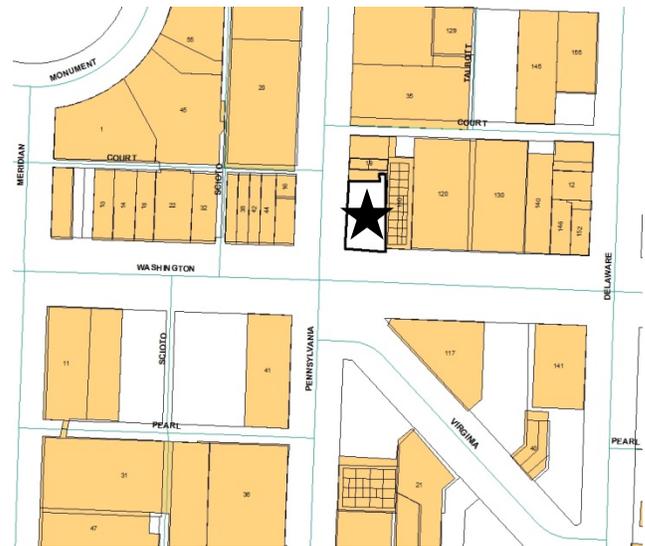
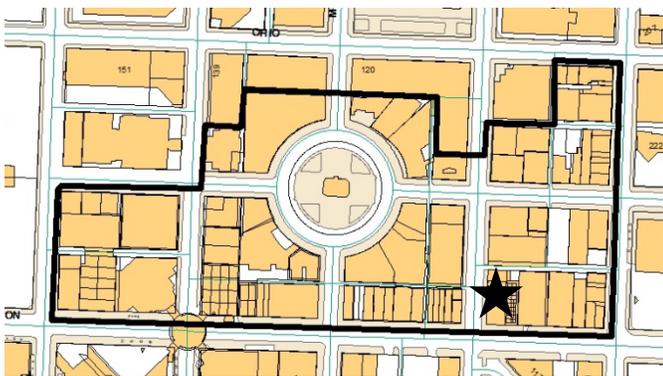
1. Install an upper level wall sign near the top of the south side of the building on three existing sign panels and
2. Install two ground level wall signs on the ground floor

Per submitted documentation and subject to the following stipulations:

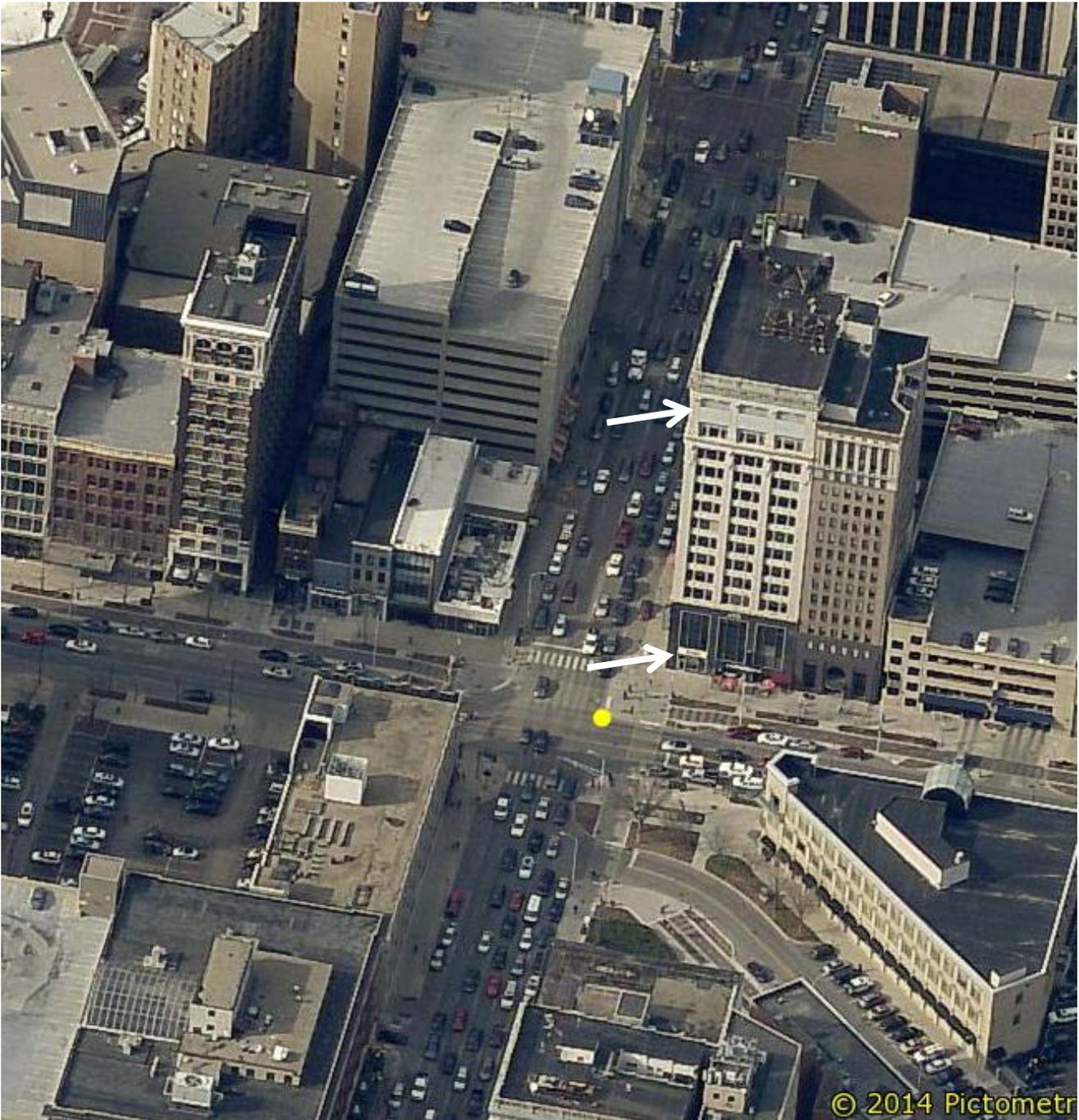
1. Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.
2. Any changes to the design, placement, lighting, or other aspects of the signage plans must be approved by IHPC staff prior to commencing work and may require a new Certificate of Appropriateness.
3. Exposed wiring or conduit is not permitted.
4. Sign supports and hardware must be installed using methods that cause as little damage as possible to the exterior walls. Fasteners at masonry locations should be installed in the mortar joints. Do not drill into or otherwise damage masonry (brick, block, structural tile, etc.).
5. If/when panels are removed, affected areas shall be patched/repaired/repainted or otherwise returned to their original weather-tight condition within ten (10) business days of removal.
6. Once the ground floor panels are removed, they may not be replaced nor may new panels be installed without a certificate of appropriateness.

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

Staff Reviewer: Emily Jarzen



Location in the Monument Circle District



Aerial view looking north, sign locations on south façade indicated by arrows



c. 1908



1960s Remodel (photo 2007)



Flagstar Signs in 2007



Today

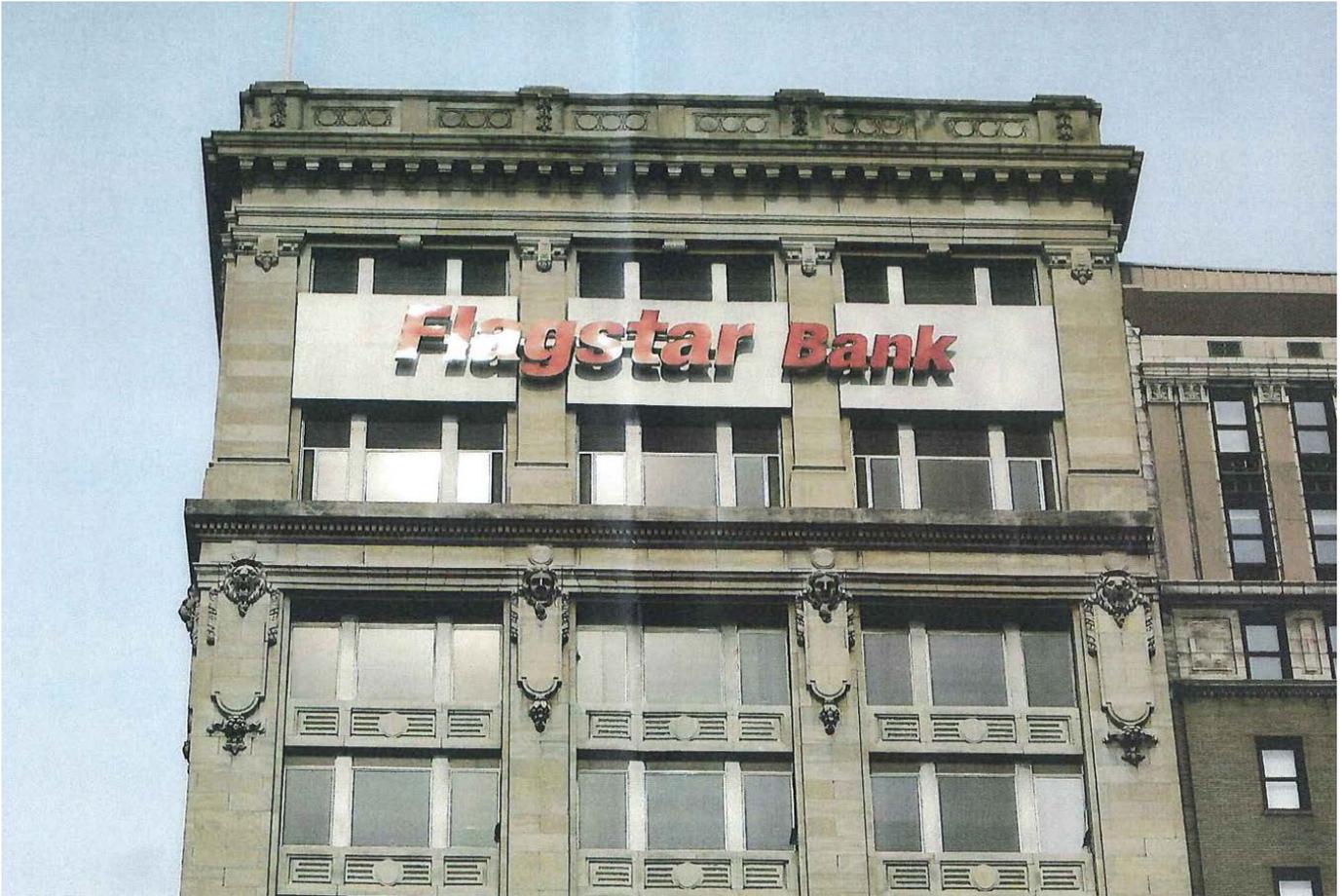
Proposed sign locations indicated by arrows.



Proposed locations for storefront signage (using existing sign boards)



Existing sign on storefront panel



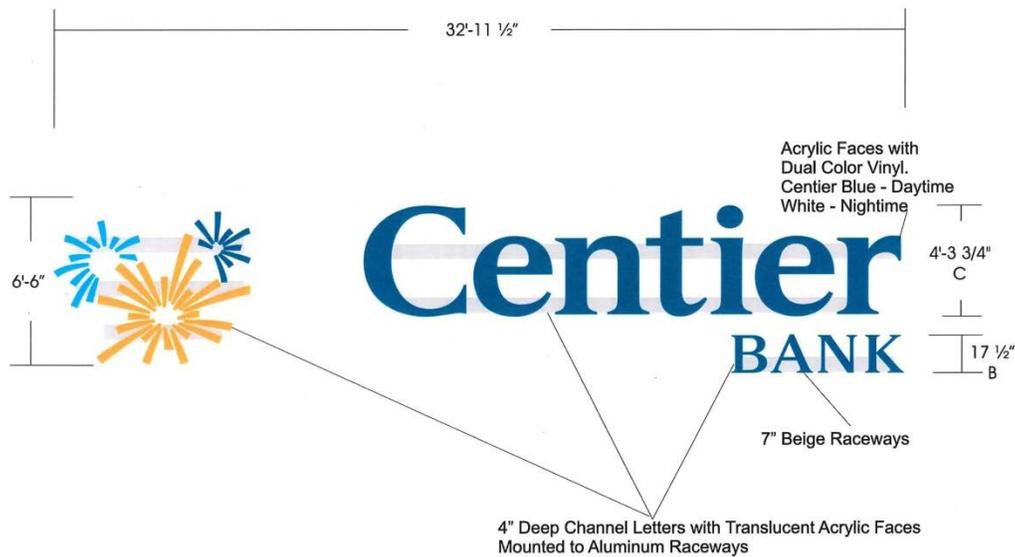
Previous upper floor sign on panels proposed for re-use



Previous storefront sign on panel proposed for re-use



Proposed sign



Proposed sign detail

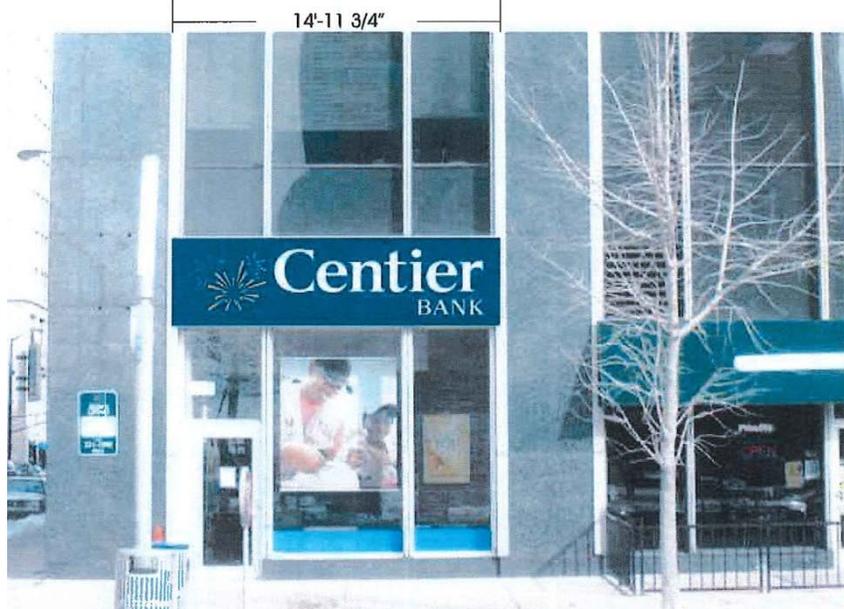


Example of business signage



Sign originally proposed

Originally proposed storefront signs

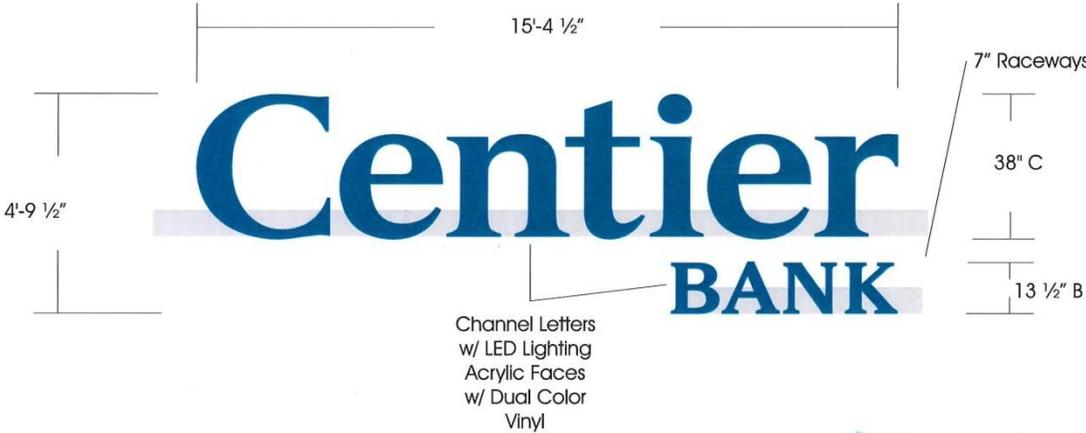


VED
2015

Routed Aluminum Backed with Push-Thru Translucent Acrylic

4" Deep Channel Letters with Translucent Acrylic Faces

Updated storefront sign designs, submitted during staff review analysis



COA # 2015-COA-103 (RP) 2015-VHP-007	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
928 & 932 DR. MARTIN LUTHER KING, JR. STREET RANSOM PLACE		NEW CASE
Applicant: mailing address:	PROSYTE PROPERTY GROUP, LLC BY SHAUN HAWKINS 11761 Sweeping Ridge Drive Zionsville, IN 46077	
Owner: mailing address:	R P LUX CO INC. % PROFIT SHARING PLAN 156 E. Market Street, Mezzanine level Indianapolis, IN 46204	Center Twp. Council District 15 Vop Osili
NEW CASE		
IHPC COA: 2015-COA-103 (RP) <ul style="list-style-type: none"> • Construct 2-story duplex residence at 932 MLK • Variance of Development Standards for reduced front yard setback at 928 and 932 MLK 		
Variance Request: 2015-VHP-007 <ul style="list-style-type: none"> • Variance of Development Standards for reduced front yard setback at 928 and 932 MLK 		
STAFF RECOMMENDATION:		Approval (if design changes are made)
STAFF COMMENTS		

Background of the Property

The 1887 Sanborn map shows residences all along this block. These two lots were each occupied by a 1-story dwelling. The house at 928 was demolished between 1956 and the mid-1960s. The house at 932 was demolished between 1979 and 1986. The lots are now vacant.

At the April hearing, the IHPC approved a recommendation to rezone the properties from I-3-U to D-8.

Variance of Development Standards

The applicant is requesting to construct a duplex at 932 Dr. Martin Luther King, Jr. Street. He intends to construct another residential project at 928, but will file for that at a later time. The setback requirement on MLK is 40 ft. from the R.O.W. This would place any new construction roughly 1/3 of the way back on the lot, which is inconsistent with the historic setbacks and the setbacks of the surrounding properties. Therefore, a variance is required to bring the setback into conformity. Knowing that whatever gets built on these two lots will need a setback variance in order to be in conformance with the Ransom Place Plan, this variance request includes both properties even though construction is being requested for only one property at this time.

Ransom Place Plan

- The Ransom Place Plan states the following about setbacks:
A new building's setback should relate to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.

Reasons to Approve the Variance:

1. The variance is consistent with the Ransom Place Plan.
2. The setback variance would be a benefit to the area, and is necessary for any new construction going forward in the future.
3. Approving a setback variance for 928 Dr. MLK St. (the lot not being built upon at this time) does not limit the ability of the IHPC to approve the design of whatever is proposed in the future.

Building Design for 932 Dr. MLK St.

Shaun Hawkins, Prosyte Property Group, has a purchase agreement to buy this property if a COA is granted. He hired Great River Construction, LLC to design and build the duplex and asked them to duplicate a duplex they designed and built for a different client at 825 Camp St. in Ransom Place. The IHPC granted a COA for the Camp St. house in July, 2014. Initially, the identical plans were submitted, but staff suggested some variation be considered. Staff suggested a taller and gable-end roof (rather than hipped) might be more appropriate on this site. The owner also decided to use two stoops with individual porch roofs rather than one porch across the front.

The front yard setback is 8 ft. The north and south side setbacks are 5 ft. The 4 required parking spaces will be provided on a parking pad at the alley. Design features include:

- A gable front design
- An entry stoop for each unit, each covered by an unsupported gable porch roof.
- Two entry doors with panels below a half- light window.
- Windows will be vinyl.
- Both side facades feature double-hung windows. The north elevation has small, fixed bathroom windows.
- The rear façade has a stairway providing egress for the second floor unit.
- The siding will be a smooth vinyl.
- The drawings do not show corner boards, but staff has verified with the contractor that there will be corner boards.

Requested Design Changes

Staff has asked the applicant to consider a few changes to improve the design. Specifically:

1. Introducing a window, vent or some design feature in the front gable.
2. Using shed roofs over the front doors, rather than gable roofs.
3. Increasing the height of first floor windows, especially on the front façade.
4. Clarifying the drawings, so we know where the break is between siding and foundation (the drawings show something different on the front, the back and the sides.)
5. Revise drawings to show cornerboards.
6. Using real window sills (not depicted on the drawings.)
7. The small square windows on the north side appear oddly small. The applicant has been asked to confirm whether or not they were drawn correctly and also to consider slightly larger windows.
8. Two windows on the north elevation are slightly out of alignment (is it an error or intentional?)

The applicant said he will consider these items and should be prepared to address them at the hearing.

Context

Much of the historic context along MLK has been obliterated by demolitions. There are two small, frame historic buildings directly to the north of this parcel. The modern Greater Gethsemane Church is located beyond a parking lot to the south.

Ransom Place Conservation District Plan

The Plan gives guidance for new construction:

- *Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.*
- *When vinyl, aluminum or hardboard siding is used to simulate wood clapboard siding, it should reflect the general direction and dimensional characteristics found historically in the neighborhood.*
- *Cornice heights, porch heights and foundation heights of surrounding buildings should be considered when designing new construction.*
- *No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.*
- *Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.*

STAFF RECOMMENDED MOTION

COA # 2015-COA-103 (RP):

To approve a Certificate of Appropriateness for a Variance of Development Standards at 928 and 932 Dr. Martin Luther King, Jr. Street and construction of a 2-story duplex residence at 932 Dr. Martin Luther King, Jr. Street, per the submitted documentation and subject to the following stipulations:

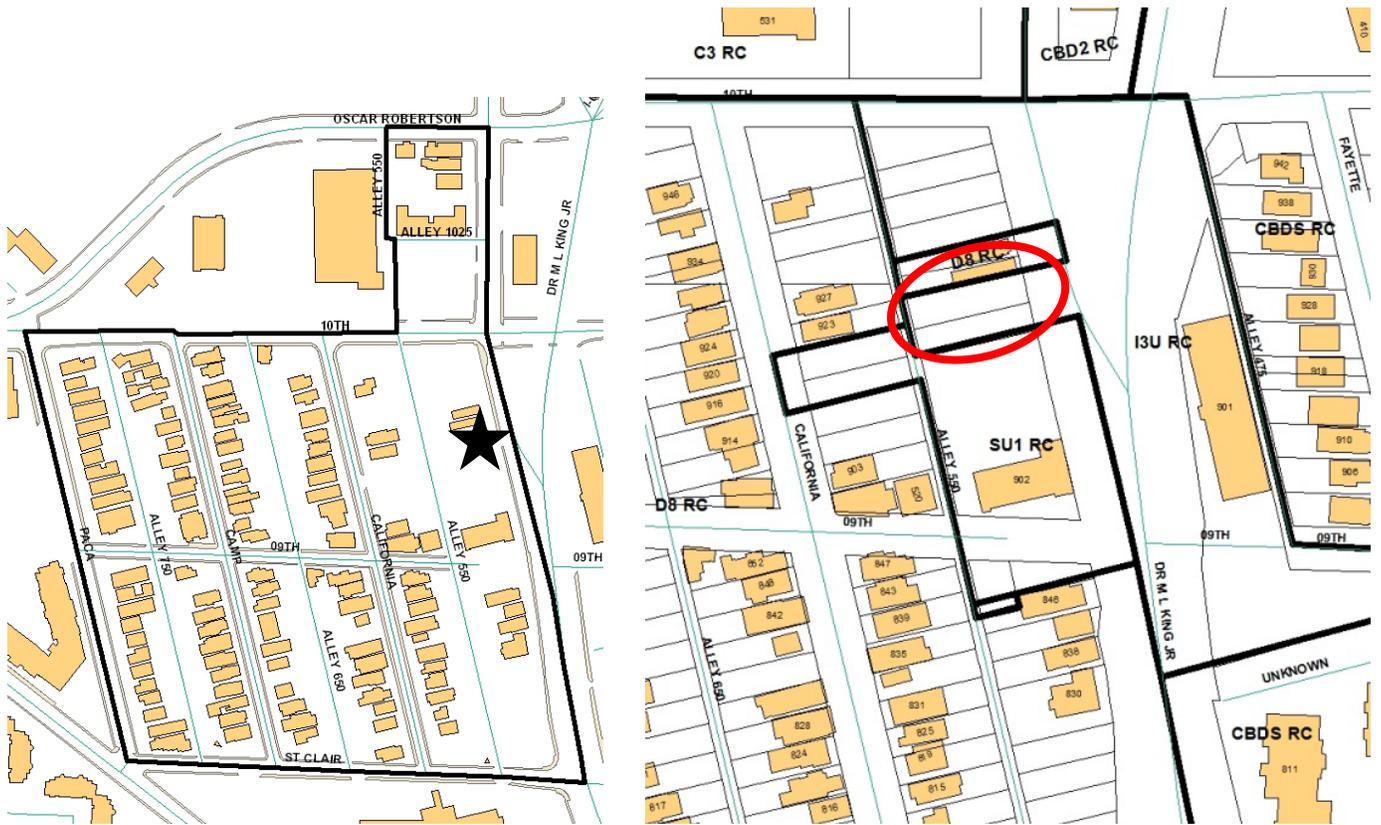
DCE Note: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

- 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. Trim and lap siding shall be smooth vinyl. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings and have corner boards.**
- 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.**

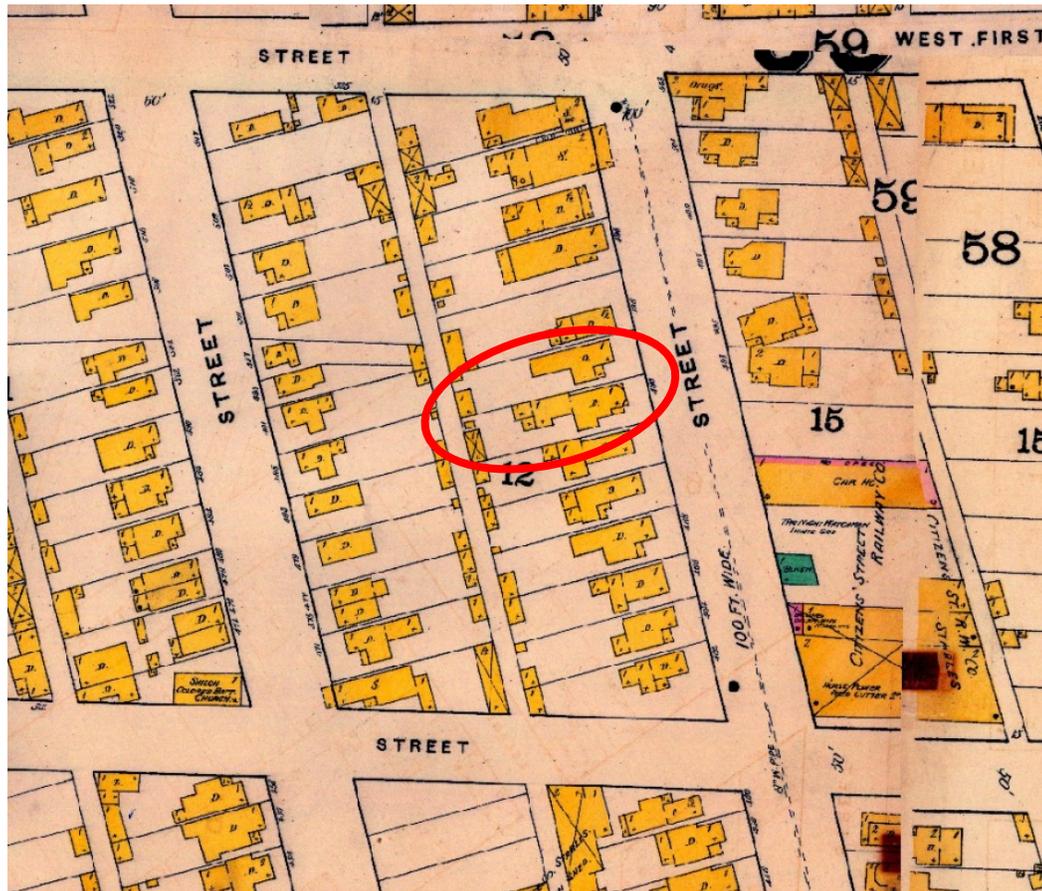
VARIANCE PETITION #2015-VHP-007:

To approve a Variance of Development Standards of the D-8 ordinance for a reduced front yard setback for 928 and 932 Dr. Martin Luther King, Jr. Street.

Staff Reviewer: Emily Jarzen



Location in Ransom Place



1887 Sanborn map – approximate subject parcels circled



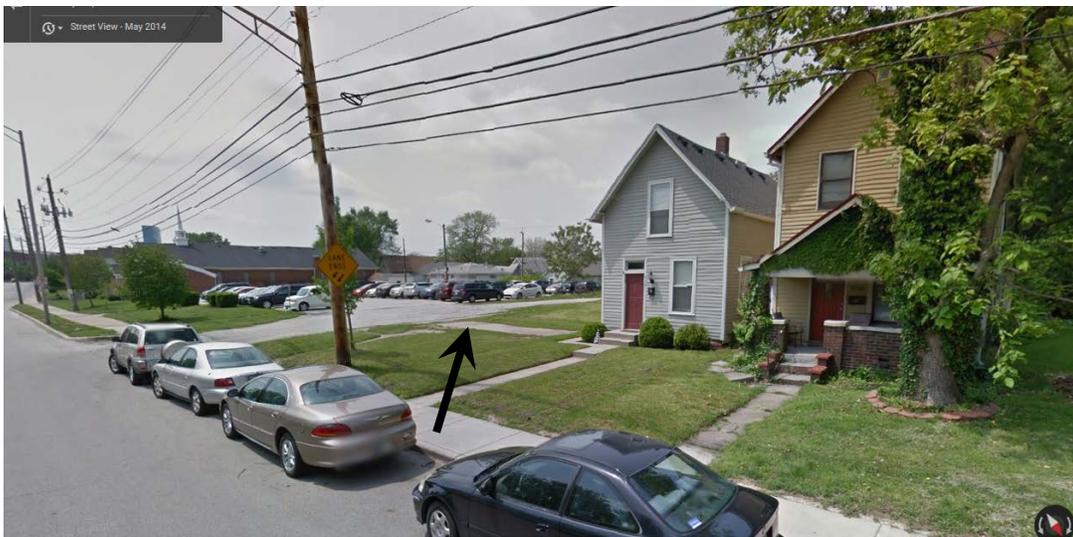
Aerial view of subject property



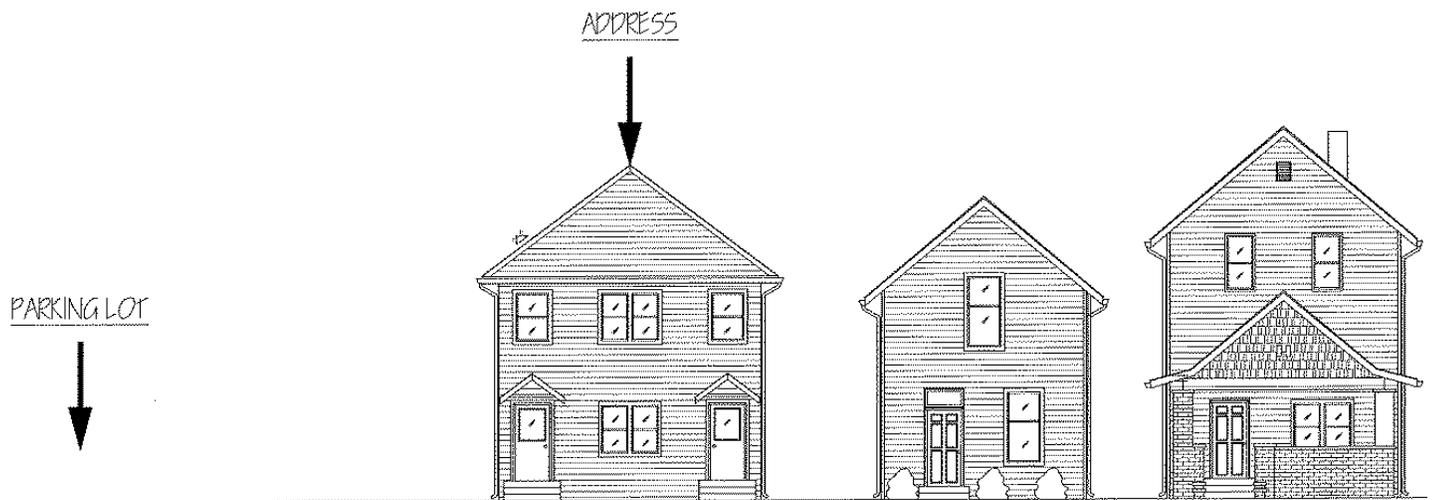
View of the two lots from MLK



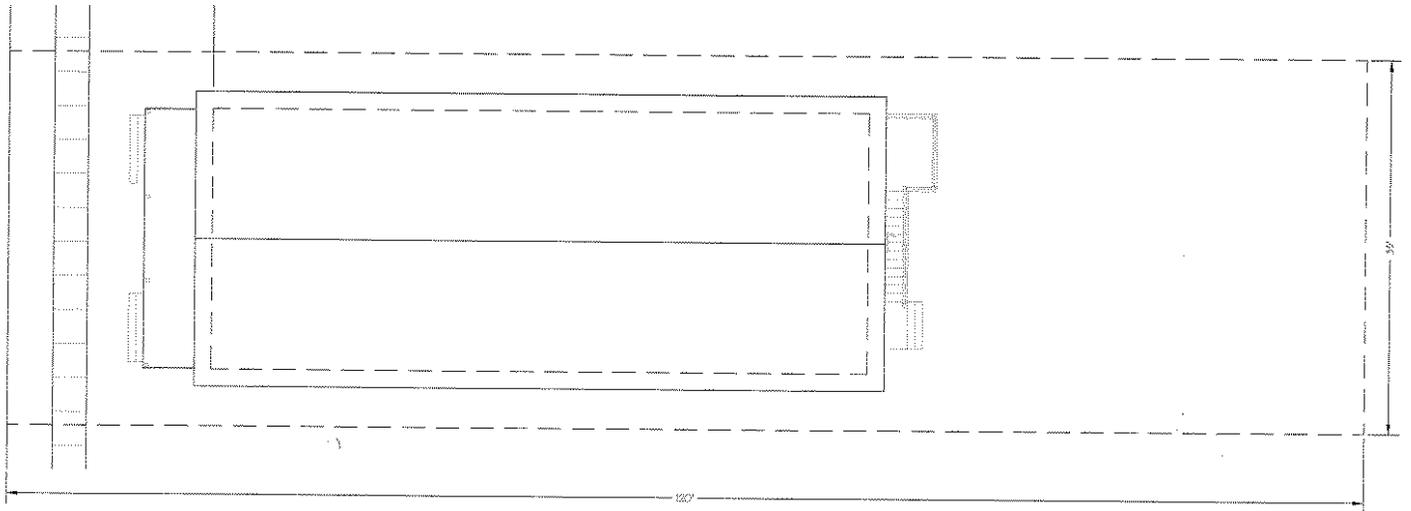
View from alley



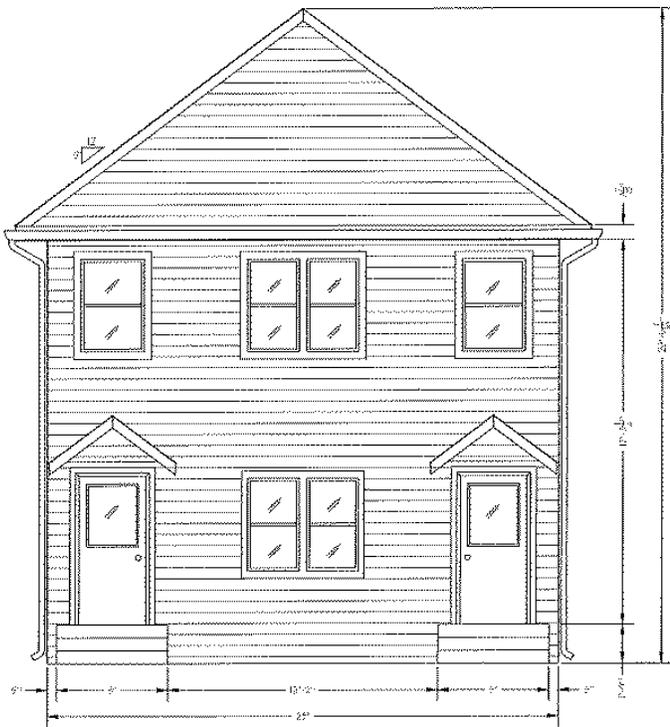
Looking south from MLK



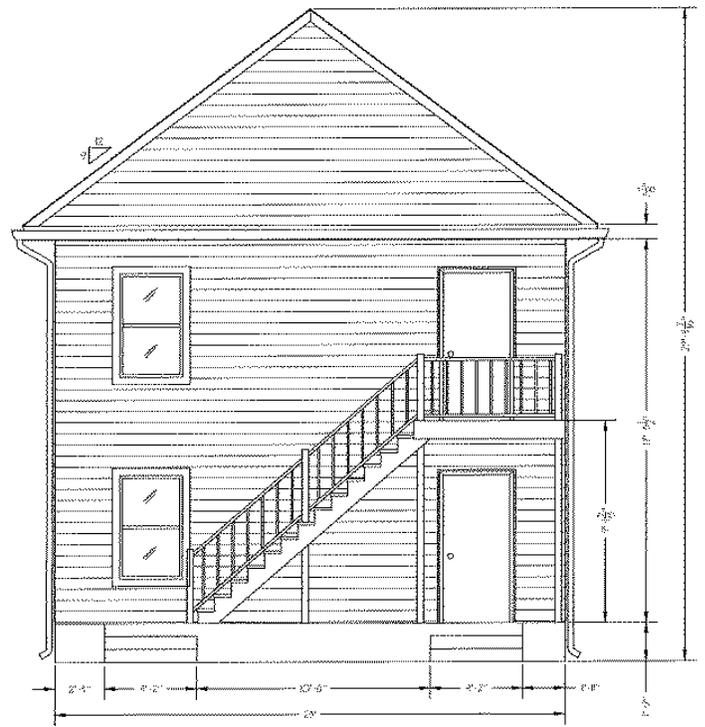
Streetscape



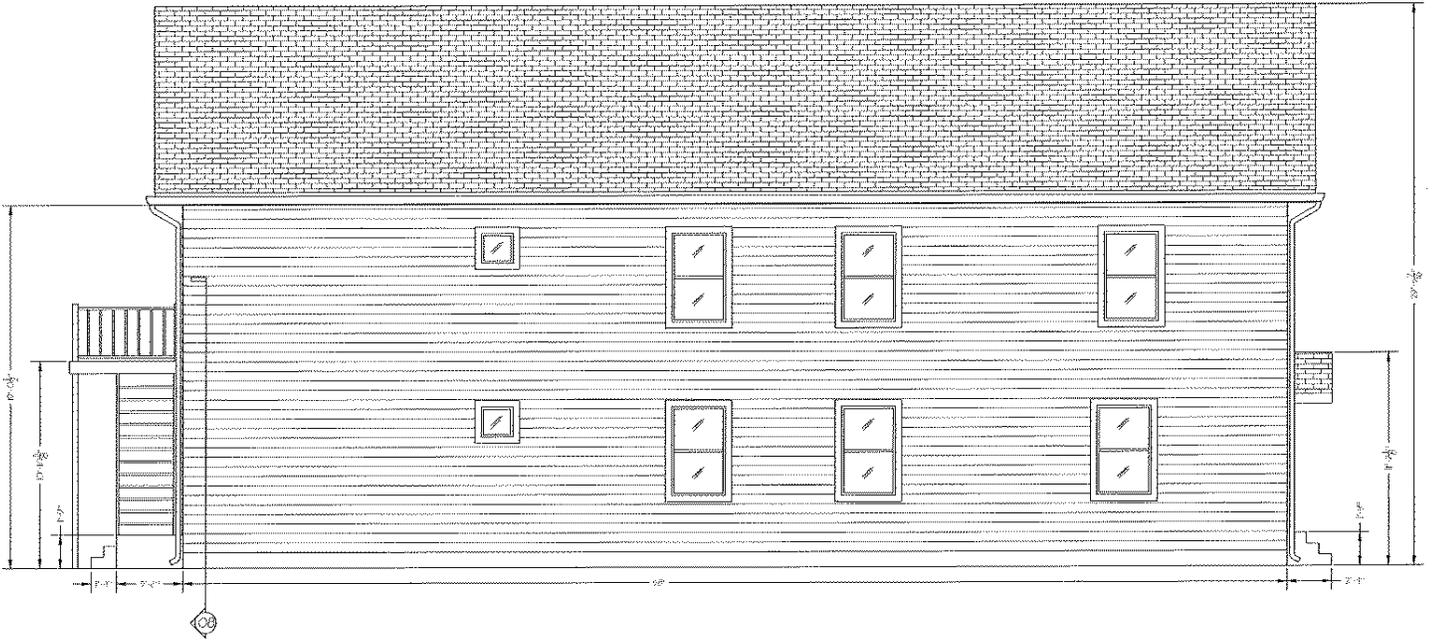
Site Plan



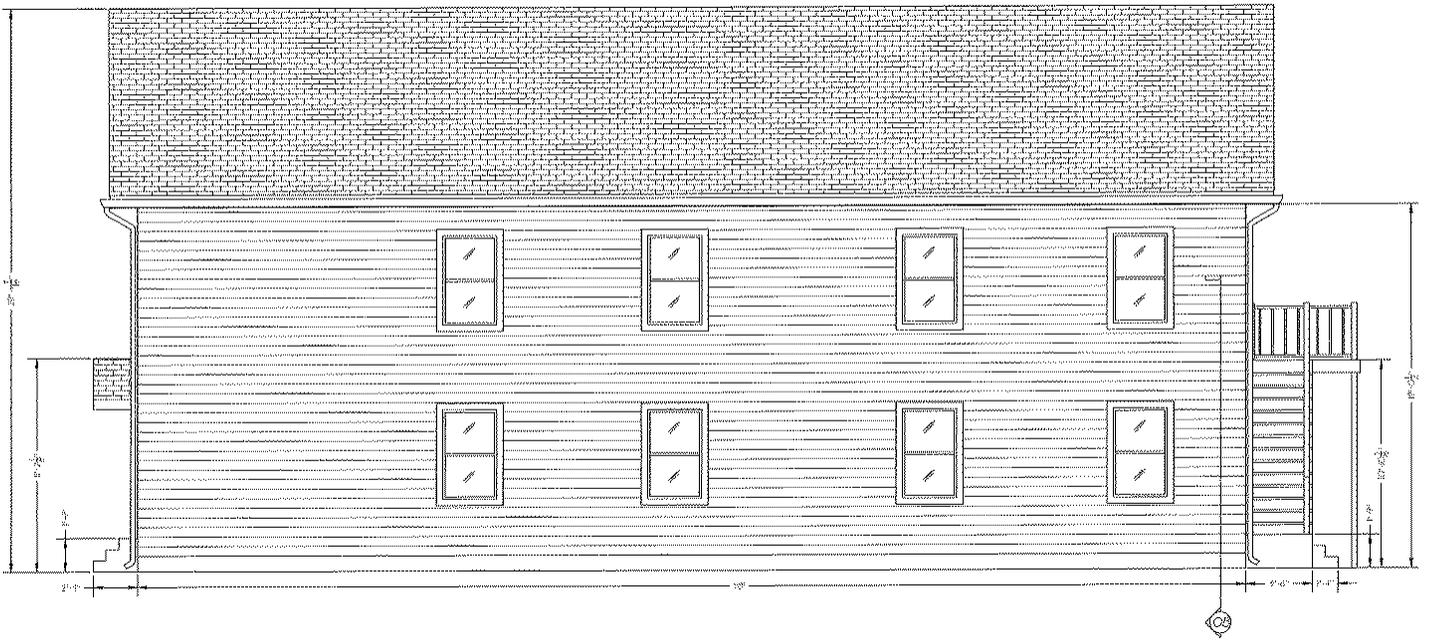
Front (east) elevation



Rear (west) elevation

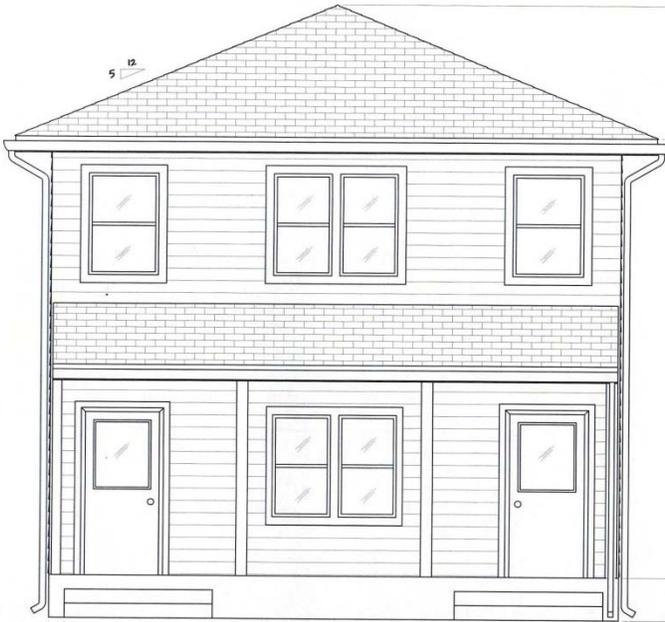


North elevation

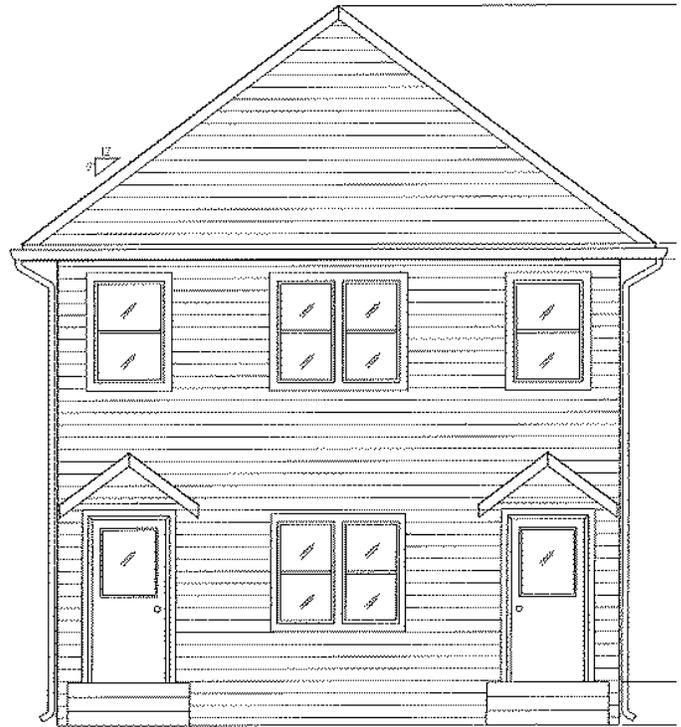


South elevation

COMPARISON OF 2014 DESIGN TO PRESENT DESIGN



House approved for Camp St. in 2014



Today's Request for Dr. MLK St.

FINDINGS OF FACT

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

The proposed setback is at a depth consistent with the neighboring homes in the area. This will not have a negative impact on the area because it is meeting the setback design guidelines set forth in the Ransom Place Conservation Area Plan, and is consistent with neighborhood development and the closest adjacent properties.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Adhering to the setback requirement would require an unusually deep setback, reducing the usability of the small lots and affecting the ability to appropriately develop the parcels. It would also require a visually inconsistent appearance among the existing buildings along that block, which have little to no front yard setback. The setback variance will allow the new construction to be built in-line with the adjacent properties, thereby maintaining the aesthetics of the neighborhood.

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

Adhering to the setback requirement would require an unusually deep setback, reducing the usability of the small lots and affecting the ability to appropriately develop the parcels. It would also require a visually inconsistent appearance among the existing buildings along that block, which have little to no front yard setback. The setback variance will allow the new construction to be built in-line with the adjacent properties, thereby maintaining the aesthetics of the neighborhood.

COA # 2015-COA-104 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
1835 N. PENNSYLVANIA HERRON-MORTON PLACE		New Case
Applicant	MICHAEL TODD FOUSHEE	Center Township Council District: 15 Vop Osili
mailing address:	60 W. 43 rd Street Indianapolis, IN 46208	
Owner:	CAESAR WATKINS PO Box 532687 Indianapolis, IN 46253	
NEW CASE		
IHPC COA: 2015-COA-104 (HMP) • Construct a 2-story, 2-family house and a detached, 4-car garage		
STAFF RECOMMENDATION:		Approval

STAFF COMMENTS

Request for 4-day waiver of notice

The applicant mistakenly mailed the affidavit rather than the notice form to surrounding property owners. This was brought to the attention of staff after the notice deadline had passed. Mr. Foushee mailed the corrected notice on April 17th, and is requesting a 4-day waiver. Staff was told by the neighborhood association representative that he would let us know if the association decided to object to the waiver. As of the writing of this report staff had not heard of any formal objection.

Background of the Property

The 1898 Sanborn shows a large, 2 ½ story dwelling on a double lot at 1843 N. Pennsylvania. A 2-story house was located at 1835. Aerial photographs demonstrate that it was demolished between 1972 and 1979. The lots were combined into one large lot, and are currently vacant. The house at 1843 was demolished between 1956 and 1962, and was used for a period of time for parking. The house at 1835 was demolished between 1972 and 1979.

Design of the New House

The applicant is proposing a 2-story, 2-family residence, and intends to live in one side of the duplex. The four required parking spaces will be provided in a one-story garage at the alley.

The design was adapted by a builder from stock building plans. It is a traditionally styled multi-gabled residence. The siding is a mixture of fiber-cement lap siding, decorative shingles and fiber-cement panels. There are double-hung windows, many paired, throughout the house. The front façade has two entry porches, one for each unit. The front has changes in the plane in order to give it more dimension and to reduce the horizontal bulk of the building. Shingle siding is found on the gable ends except on the rear façade. The north and south façades are mirror images of one another, with a cross gable, the wraparound porch, and the same window placement.

The garage is a simple frame, side gable design. There are dual 2-car overhead garage doors on the alley. There are two pedestrian doors on the west elevation.

Evolution of the Design

Todd Foushee has a purchase agreement to buy the property if he is granted a COA. He has been working with staff since the summer of 2014 to develop a workable design concept, which has gone through several renditions (comparison drawings are attached to this report.)

Initial Design. The original proposal shown to staff was created by an architect for Mr. Foushee. Its objective was to mimic a single-family house. However, that created a very horizontal design, which staff found to appear out of proportion with the surrounding houses. Staff suggested that if this house is a double, it would be best to express that fact, which would help to bring it into proportion.

Second Design. In the fall, Mr. Foushee returned with a new design. He had purchased a stock house plan and asked for staff's opinion. Staff indicated that with some design changes it might be workable, but expressed concern about the height. The buildings along this section of N. Pennsylvania are quite tall and without giving the building additional height it would look diminutive in comparison.

Third Design. Mr. Foushee revised the stock plan by making the following changes:

- The gable peak was increased from 25 ft. to 32 ft.
- Boxed soffits were removed.
- Window heights were increased.
- Decorative window and door lintels were removed.

Staff suggested that he try to simplify some of the details that seemed to add a "busy-ness" to the design. Staff also expressed skepticism about the introduction of faux half-timbering on the first floor. We suggested he consider eliminating it entirely or perhaps use it in a more limited way, bringing more cohesion to the design.

Final Design. Mr. Foushee decided to keep the faux half-timbering, but refined these design details:

- Divided light grids are removed from doors and windows.
- Octagonal windows are changed to square windows.
- The half-round attic vents are changed to diamond shaped vents.

Overall, staff believes the changes have improved the design and are consistent with the design guidelines in the Plan. Its massing and traditional styling are compatible with its surroundings without being replicative.

Site Plan

The duplex sits on what could be three parcels, but was historically one standard parcel and one double sized lot. At staff's suggestion, the house was brought closer to the north side property line, retaining a large side yard that could be used for another house in the future. The odd appearance of the spacing shown in the streetscape rendering is a result of surrounding vacant lots, including the double lot of the house to the north. The front yard setback is 18 ft., which is in keeping with the other houses on the block. The main house has a 10 ft. side yard setback from the north property line. There is a 40 ft. side yard that will be used for green space to the south. The garage has a 6 ft. setback off the alley.

Context

The surrounding context is varied. About ½ of the block is vacant. The remaining houses are large frame Victorians with features such as rounded bays, full-width porches, and decorative shingles. Across the street are surface parking lots serving businesses on Meridian Street.

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.”

STAFF RECOMMENDED MOTION

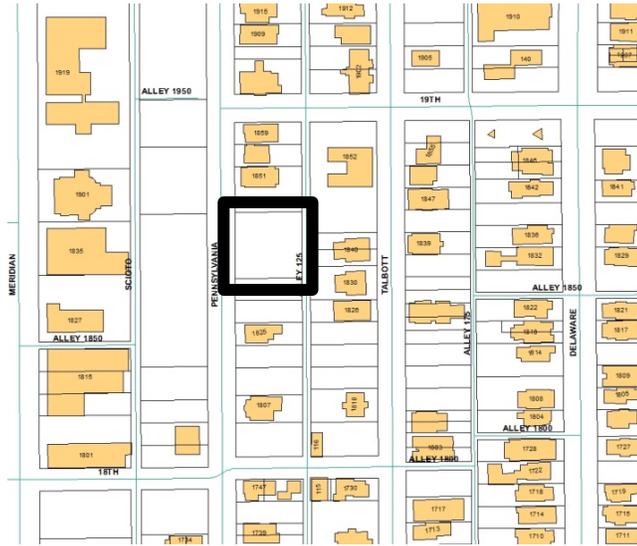
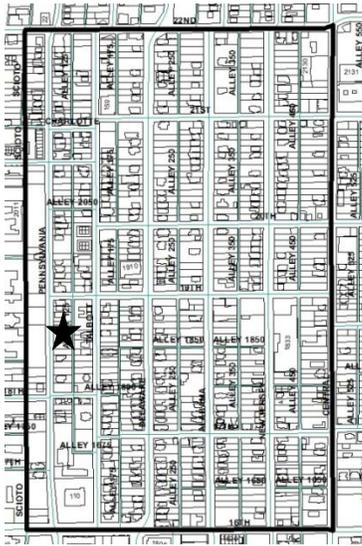
COA #2015-COA-104 (HMP):

To approve a Certificate of Appropriateness to construct a 2-story, 2-family residence and 4-car detached garage, per submitted documentation and subject to the following stipulations:

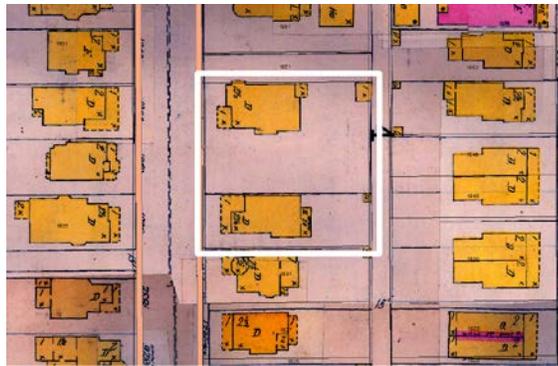
DCE: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *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: Emily Jarzen



Location in Herron-Morton Place



1898 Sanborn map



Aerial view of site

© 2014 Pictometry (04/05/2014)

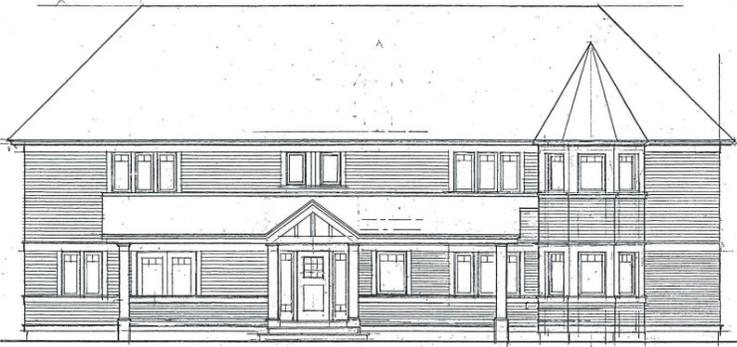


Proposed site, beyond fence



Neighboring houses to the north

EVOLUTION OF THE DESIGN



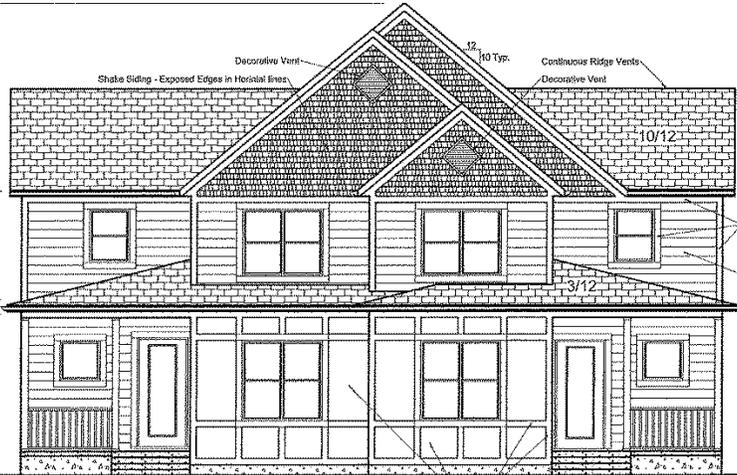
FIRST DESIGN (Architect Design)



SECOND DESIGN (Purchased stock design)



THIRD DESIGN (Stock design revised)

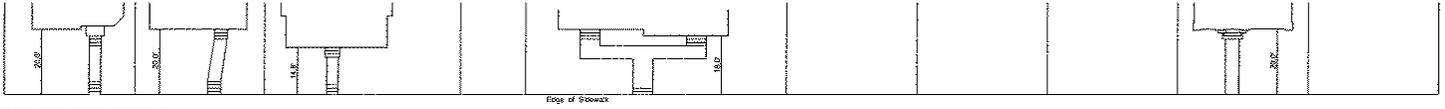


FINAL DESIGN (Stock design 2nd revision)

NOTE: Commission members will receive full set of drawings

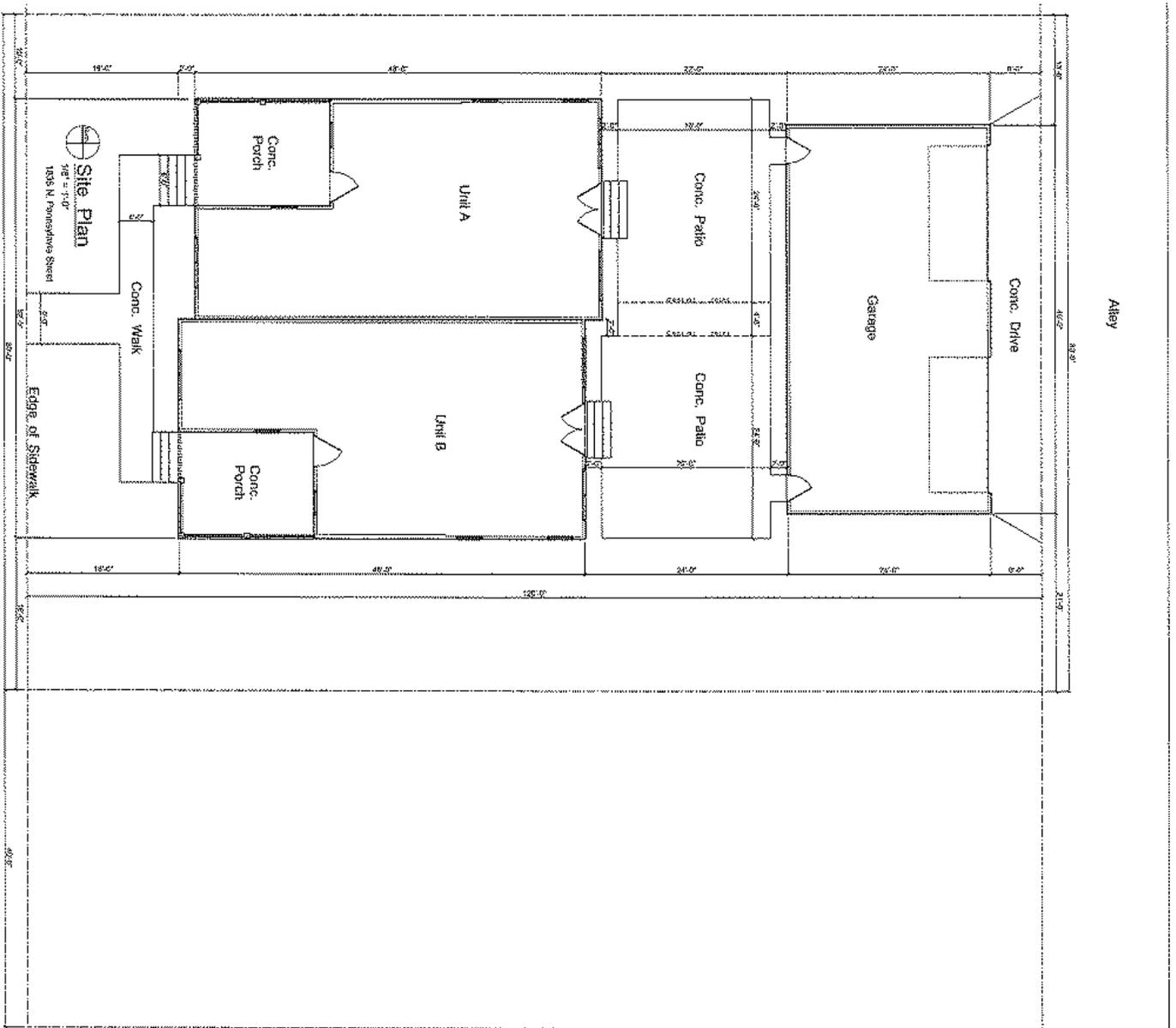


STREETSCAPE - WEST ELEVATION
Scale: 1" = 20'

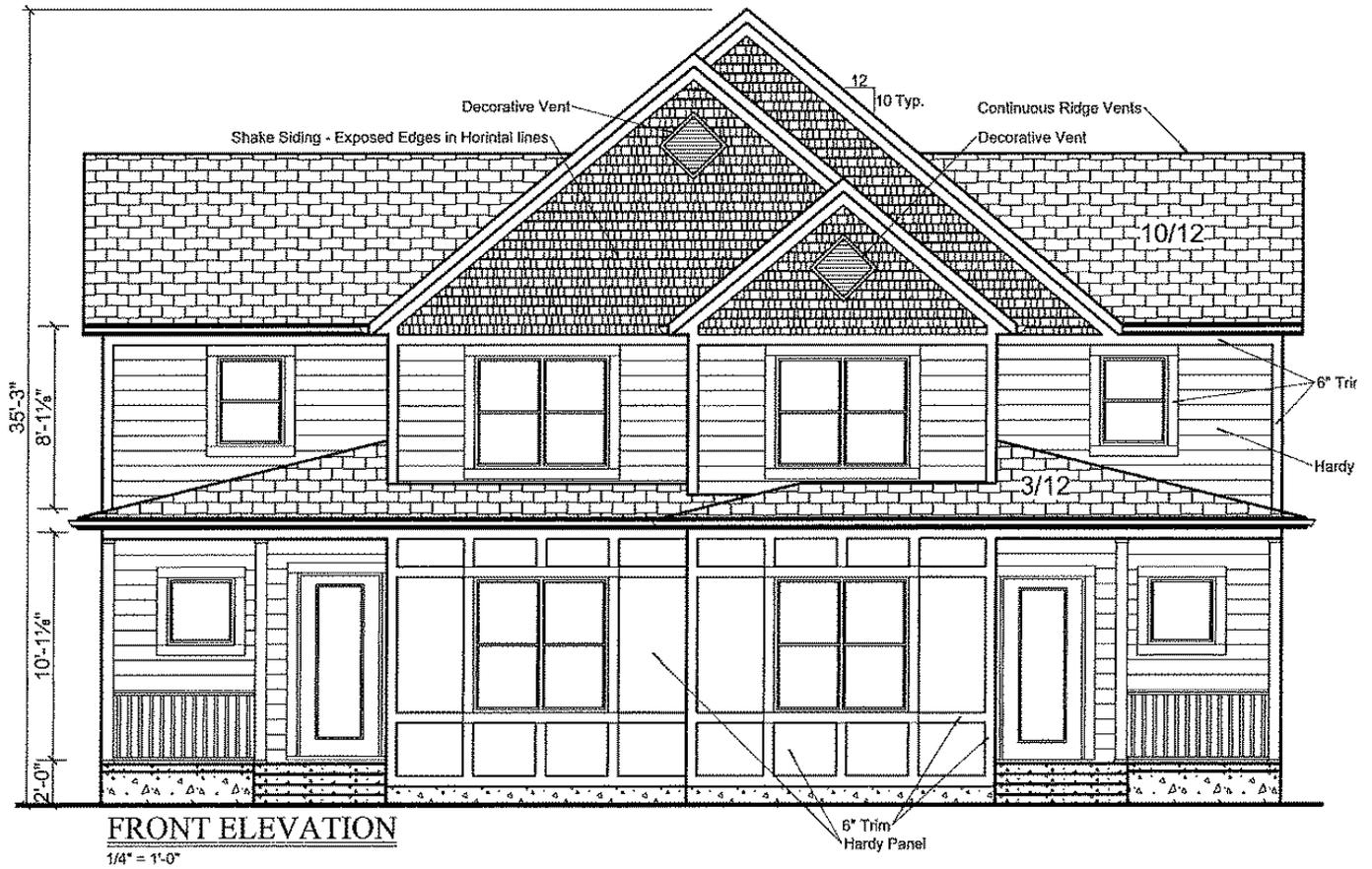


SETBACKS FROM SIDEWALK
Scale: 1" = 20'

Streetscape



Site Plan





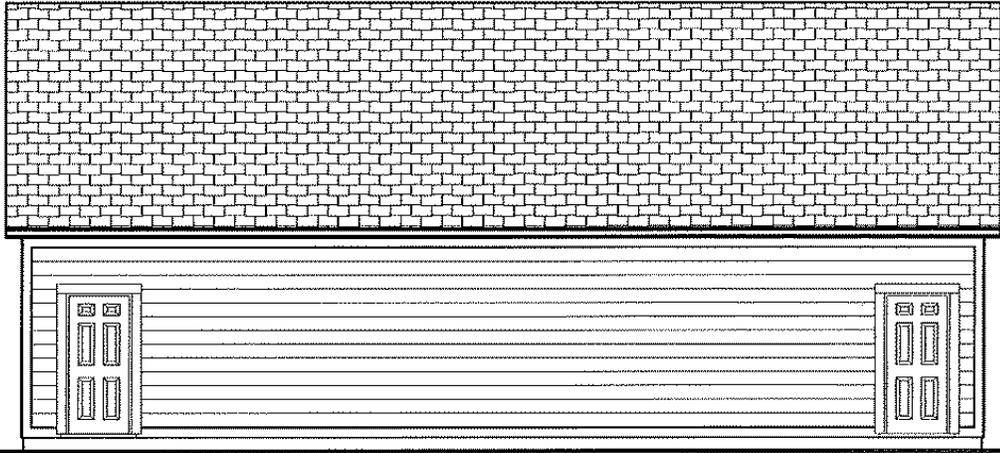
LEFT ELEVATION

1/4" = 1'-0"

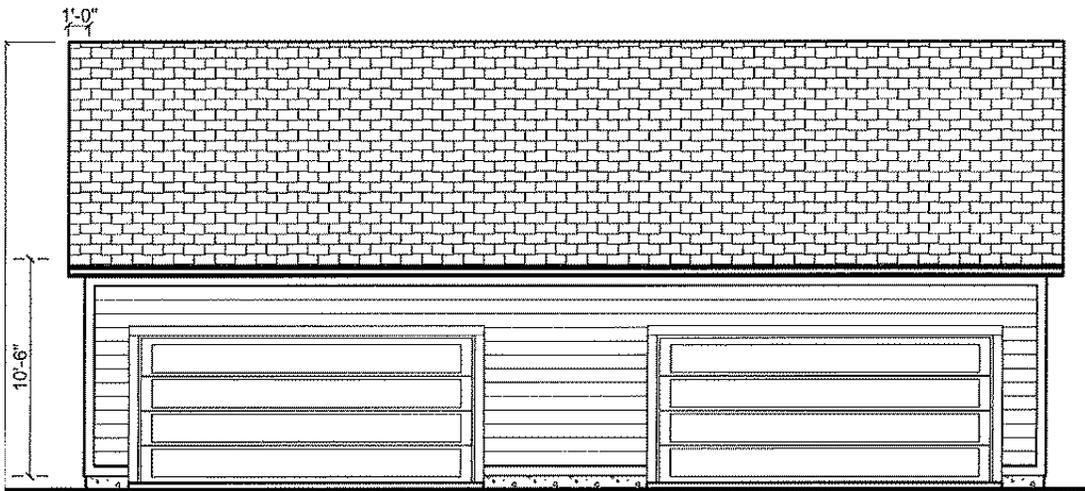


RIGHT ELEVATION

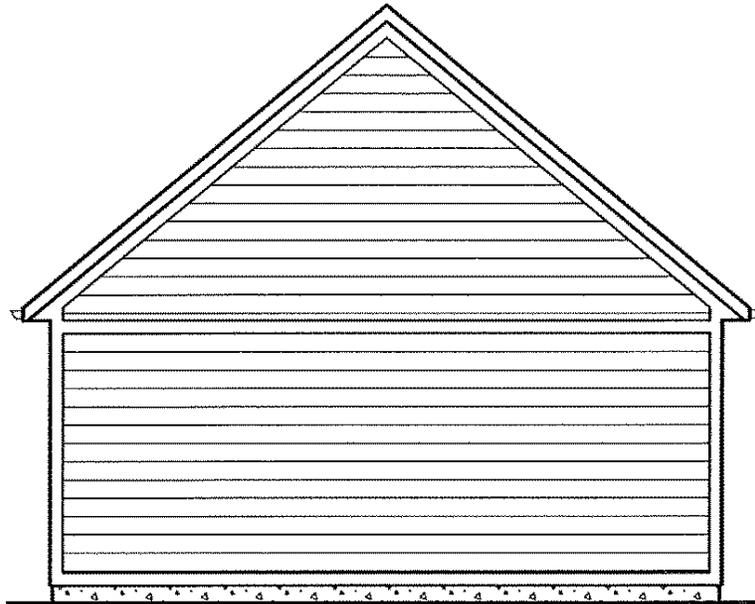
Garage plans



Rear Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"







COA # 2015-COA-113 (SJ) 2015-VHP-005	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
923 N. Alabama Street SAINT JOSEPH		NEW CASE
Applicant TERRY CZAIJKA mailing address: 923 N. Alabama St. Indianapolis, IN 46204		Center Township Council District: 9
Owner: Terry Czajka		
COMBINED CASE		
IHPC COA: 2015-COA-113(SJ)	<ul style="list-style-type: none"> • Construction of a rear, second floor addition to a non-historic single-family house. • Expansion of existing garage. • Variance of development standards. 	
Variance: 2015-VHP-005	Variance of Development Standards to allow 45% open space when 55% is required.	
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This 2-story frame house is one of six Neo-Italianate houses built on a speculative basis between 1994-5 by the firm Estructura. A kitchen addition was approved and added in 2007.

Background of the Case

The house was built with 2-bedrooms and a detached 1-car garage on a narrow lot. The owner is asking to build an addition to the second floor of the house and to expand the garage, which will reduce the open space on the site from 51% to 45%. [Note: When kitchen addition was approved, it was determined that an open space variance was not needed. We now know the dimensions on the 2007 site plan were wrong, and a variance was needed.]

Design of the Addition

The new addition will be only at the second floor, and will include an exterior spiral stair to access the proposed flat roof of the addition. The new addition will have fiber cement siding and aluminum clad windows like the existing house. The overall appearance of the addition is compatible with the house and provides additional space for the applicant without having to use any additional yard area for construction.

Design of the Garage Expansion

The garage will increase in height by 8 feet to allow for a second level for storage. It will also be expanded on the south side by 5'-8" (130sf.) The new second level will be accessed by a lift on the inside of the garage. No stairs are to be included. The expanded garage will have fiber cement siding and aluminum clad casement windows. The existing garage door will be replaced with a wider two-car door and the south elevation pedestrian door will remain. The roof shape will be the same as the existing garage and will be consistent with the house.

Open Space Variance

The applicant is asking for approval for 45% open space when 55% is required. The house and garage currently leave 51% open space, which is a 6% difference. The Alabama Street corridor contains both new and old examples of properties with less than 55% open space in the 900 blocks of Alabama Street, but also contains examples of lots where there is more than 55% open space. Since this request is only a change from the existing conditions by 130 sf, staff believes the impact, if any, should be insubstantial.

Saint Joseph Preservation Plan

- Additions should be located at the rear, away from the front façade.
- The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.

STAFF RECOMMENDED MOTION

COA #2015-COA-115 (SJ):

To approve a Certificate of Appropriateness for construction of a second floor rear addition to a non-historic single-family residence; expansion of an existing garage; and for a variance as per the submitted documentation and subject to the following stipulations:

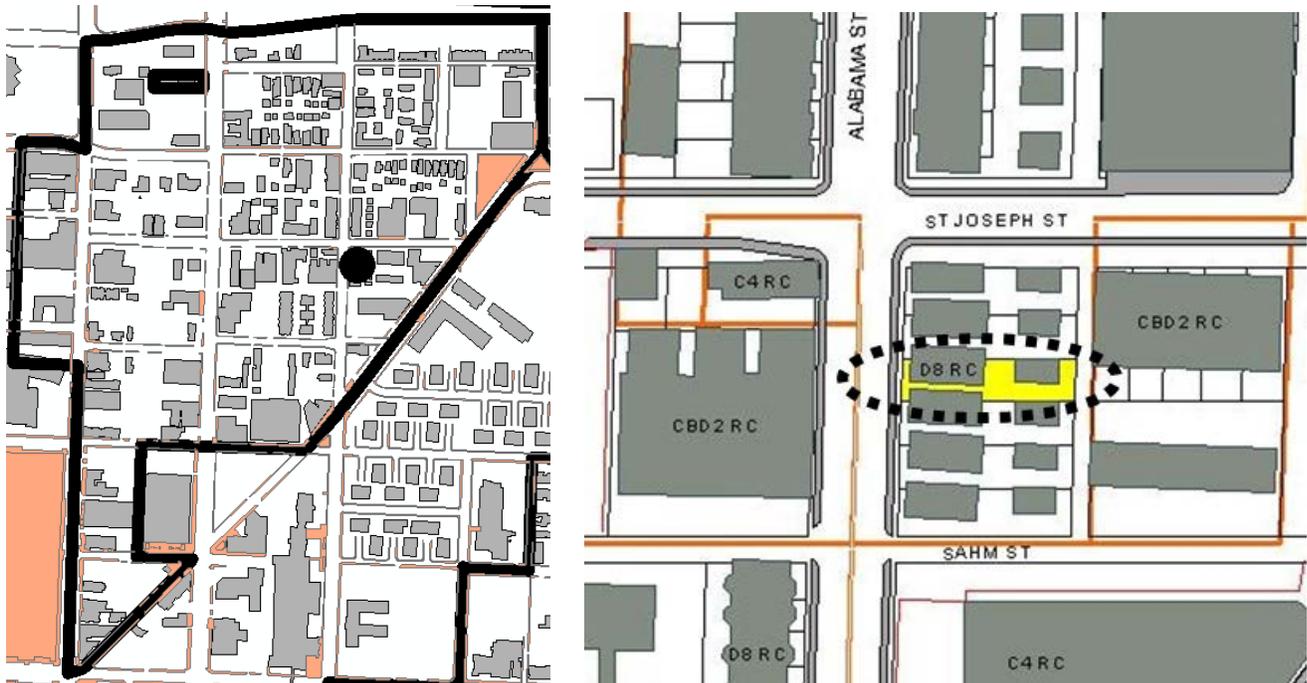
- 1) Construction must not commence prior to approval by the IHPC staff of final construction drawings. Approved _____ Date _____
- 2) A pre-construction meeting with IHPC staff, the designer, the owner, and the person responsible for construction must be held prior to the commencement of any construction. Approved _____ Date _____
- 3) The garage expansion shall be field staked (no offsets) and approved by IHPC staff prior to construction. Approved _____ Date _____
- 4) New siding and trim must match the existing siding and trim in size and profile.
- 5) All siding and trim must have a smooth texture, be free of embossed grain patterns, large knotholes and other major imperfections. Rough-sawn finishes are not permitted.
- 6) Work on exterior details must not commence prior to the approval by the IHPC staff of each. These may include, but are not limited to all finish material for: doors, windows, foundations, railings, finishes, exterior light fixtures, siding, masonry, roofing and landscaping.
- 7) Any changes to the proposed design are to be approved by IHPC staff prior to commencement of work.

Note: Stipulations 1, 2 and 3 are to be completed before permits are issued.

Variance 2015-VHP-008:

To approve a Variance of Development Standards to allow 45% open space when 55% is required in D-8.

Staff Reviewer: Meg Purnsley



Location in St. Joseph

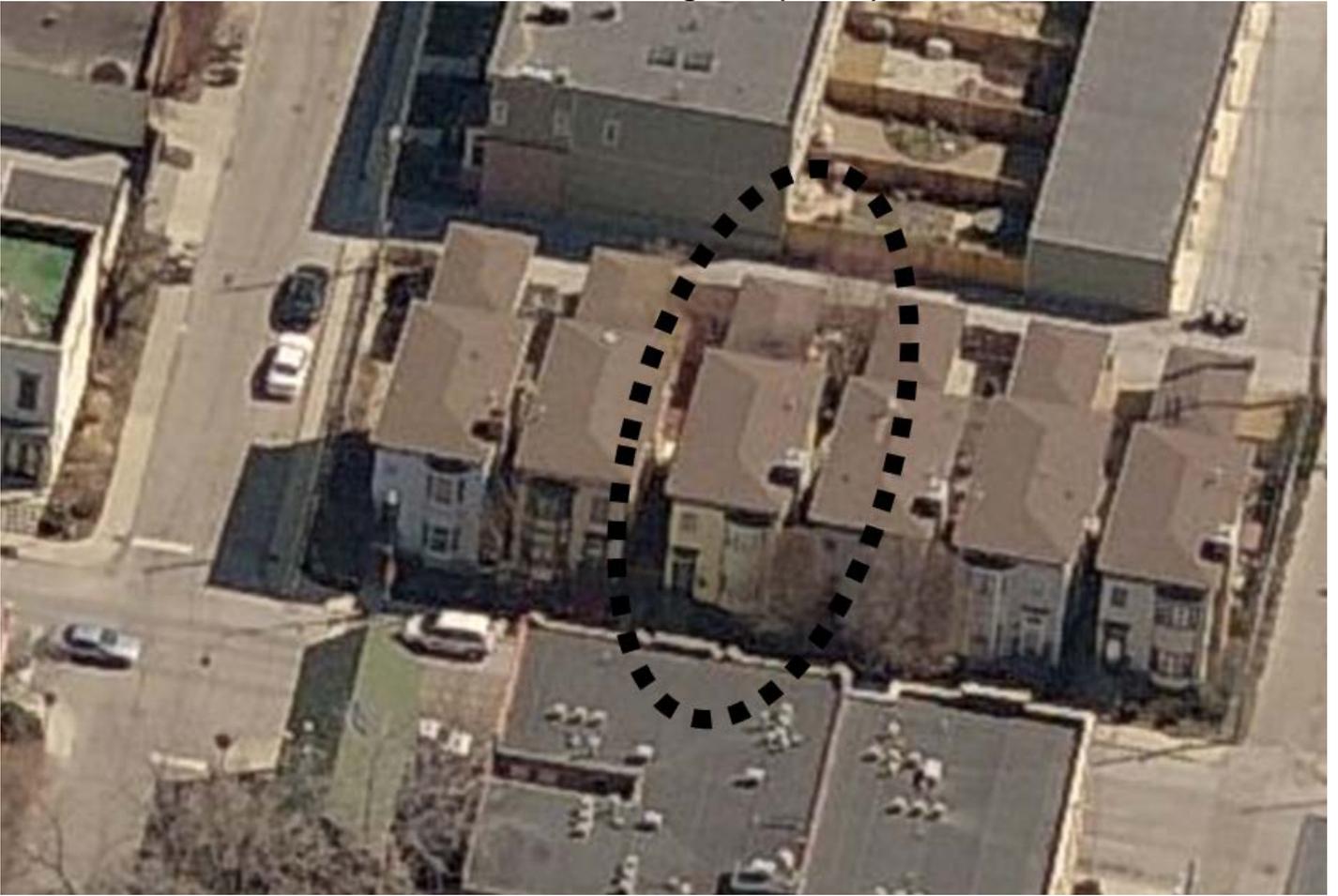


Above: 923 N. Alabama St. (front as seen from Alabama St.)

Below: Rear view below as seen from E. St. Joseph St. and Sahn St.

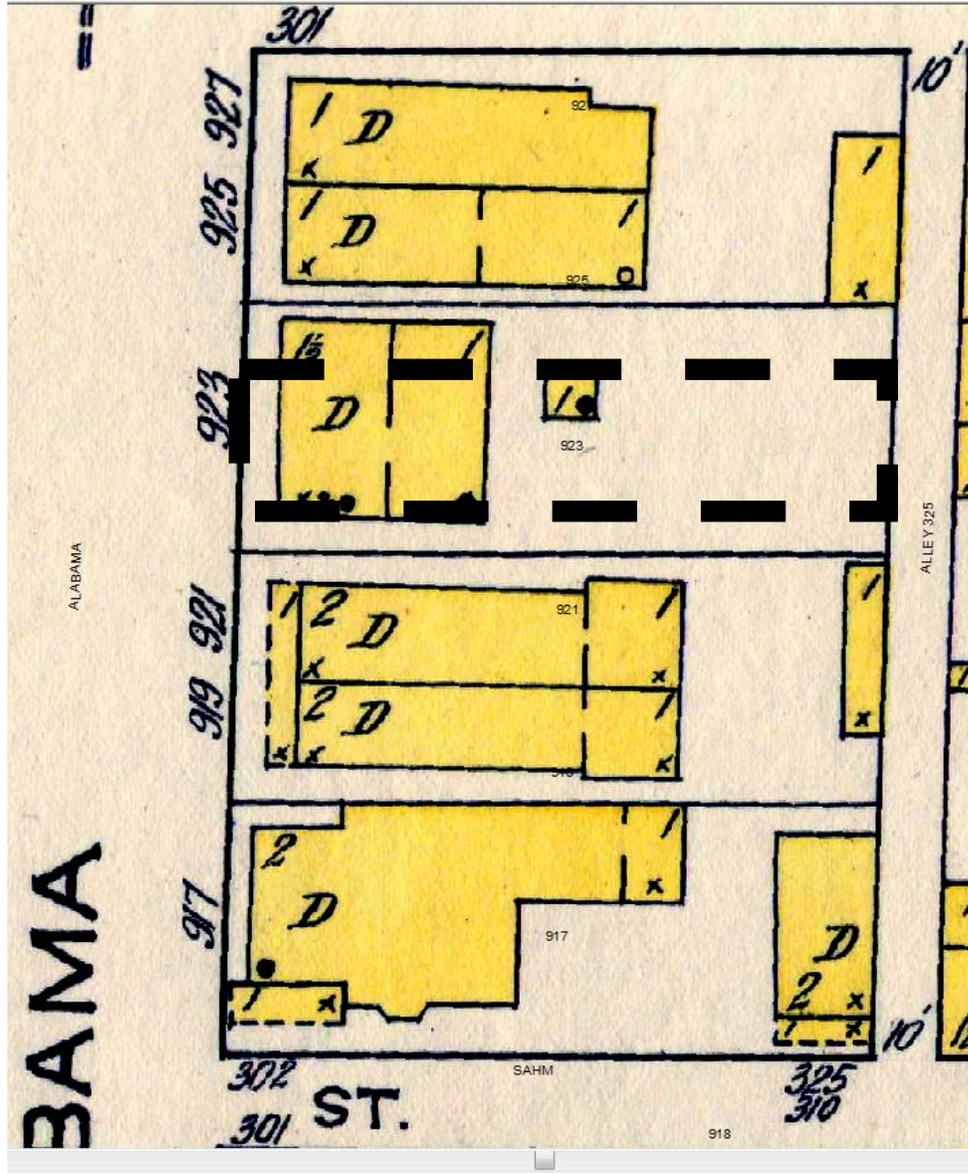


Aerial view looking east (above)



Aerial view looking north (below)





1915 Sanborn Map

Dashed line depicts the current lot location and size.

- Reference Color: PALE GREEN
no new work is associated with this color
- Reference Color: DARK GREEN
new roof deck posts shall be this color
- Reference Color: DARK GREEN
All new gutters and downspouts shall be this color
- Reference Color: WHITE
New Master BR insulated metal with full tile deck and new aluminum-clad windows shall be this color
- Reference Color: YELLOW
All new siding, siding repaired and/or repainted shall be this color.



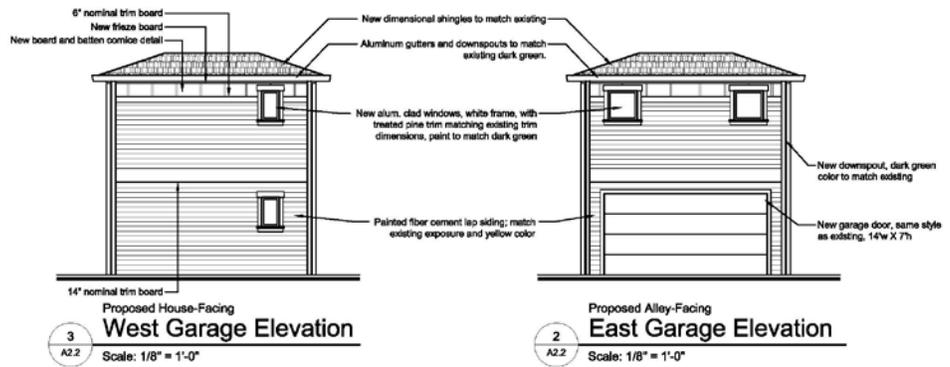
Existing Condition:
Rear/Side Yard

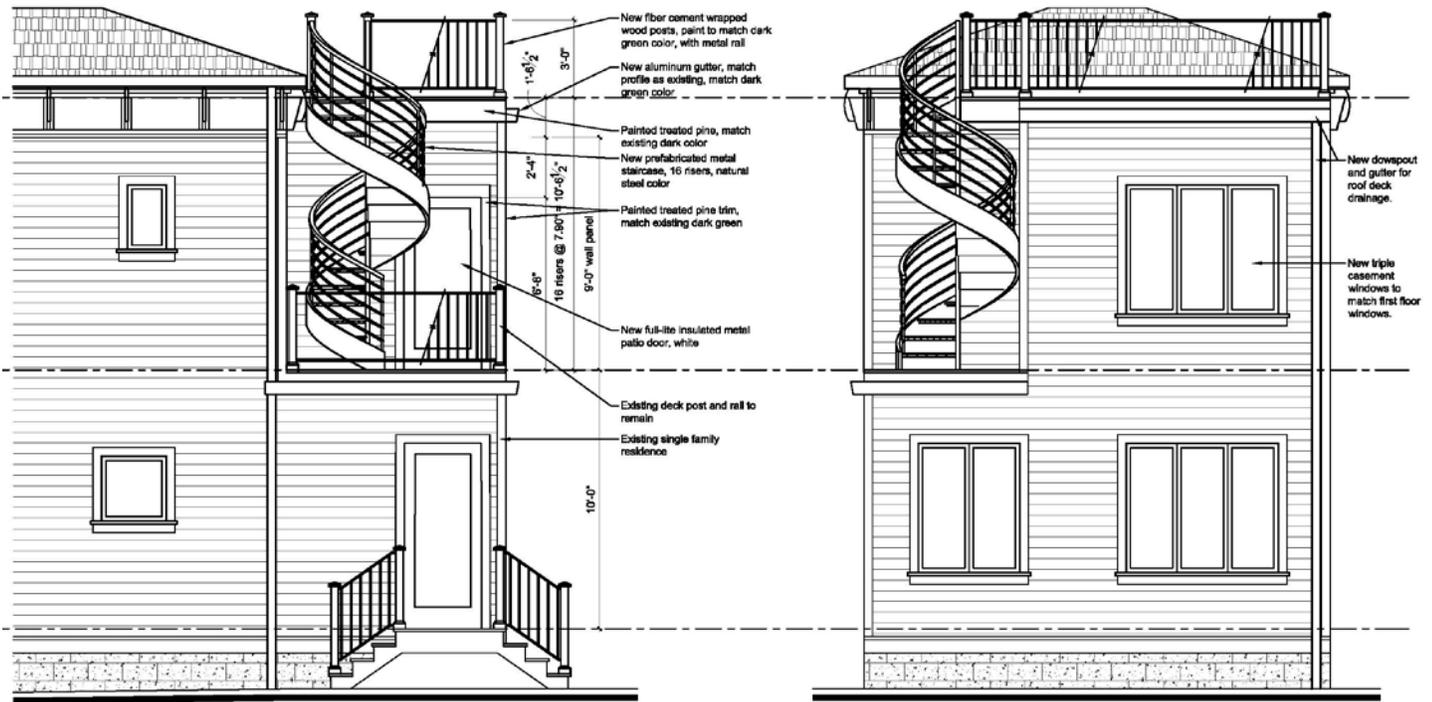


Existing Condition:
Garage via Alley



Existing Condition:
Garage and House via Alley





1 Partial South Elevation

2 Partial East Elevation

FINDINGS OF FACT

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

the design of this project adheres to the Indiana Residential Code, including mechanical and electrical systems, and smoke detection systems.

The public health and safety will not be injured because the project area does not increase the current impervious surface area of the parcel.

Trading existing roof for new roof at the single-family residence, and impervious patio paving for roof at the garage expansion.

Visually the project will not be injurious because proportions will be kept in check and not have one part stick out over another. For example, the garage expansion will harken back to the days of historic coach houses where hay was stored in the upper portions to feed the horses within the stable of the coach house, whereas the upper portion of the garage here will be used for storage.

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:

all side yard setbacks will be respected as part of the D8 Zoning Ordinance IHPC exceptions listed in 731-212(d), which will not negatively impact use or values for adjacent properties. In addition, modifying the existing garage into a larger one with windows will improve the petitioner's property value which in turn positively affects the surrounding properties. The design of the garage and house pay careful attention to scale so as not to overwhelm surrounding properties, and adds features to the property which are common at other neighborhood locations, such as the exterior spiral stair and roof deck.

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

the original development of the property already does not meet the minimum Open Space requirement, so any addition to the existing structure (be it a horizontal or vertical expansion) would be in violation of the Open Space Requirement. Existing condition Open Space is calculated at 51% (55% is the requirement of the ordinance). The garage expansion (130sf in footprint) would reduce the actual Open Space to 45%.

COA # 2015-COA-114 (CH) 2015-ZON-018	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
556 N HIGHLAND AVE COTTAGE HOME		New Case
Applicant JAY PARKS mailing address: 556 N Highland Indianapolis, IN 46202		Center Twp. Council District 9 Joseph Simpson
Owner: Same		
COMBINED CASE		
IHPC COA:	2015-COA-114(CH)	Rezone subject site
Rezoning:	2015-ZON-018	Rezone subject site from I-3-U to D-8
STAFF RECOMMENDATION: Approval		

STAFF RECOMMENDED MOTION

Background of the Property

The house on the site has existed since before 1898 (see map at right.) Very little has changed since its construction. A garage now exists at the back of the site as well.



Reason for Requesting Rezoning to D-8

The owner is refinancing and the I-3-U zoning allows commercial uses only. Since the property was built as a residence and is used as a residence currently, they would like to rezone it so they can finalize the refinancing process. The applicant is asking to rezone the property to D-8 (residential).

Reasons to Approve the Rezoning

1. The use of this property is presently single-family, which is permitted in D-8
2. The historical use of this property (since before 1898) has been single family.
3. Rezoning to D-8 conforms with the Cottage Home Conservation Area Plan, which states the following about the area within which this property is located: *“Encourage rezoning historically residential structures from I-3-U (medium urban industrial), C-2 (high intensity office-apartment), and C-3 (indoor retail sales) to D-8 (single-family, two-family, and attached multi-family housing).”*

STAFF RECOMMENDED MOTION

2015-COA-114 (CH):

To approve a Certificate of Appropriateness for rezoning of the subject site from I-3-U to D-8 per submitted documentation.

2015-ZON-018: To recommend approval to the Metropolitan Development Commission to rezone the subject site from I-3-U to D-8.

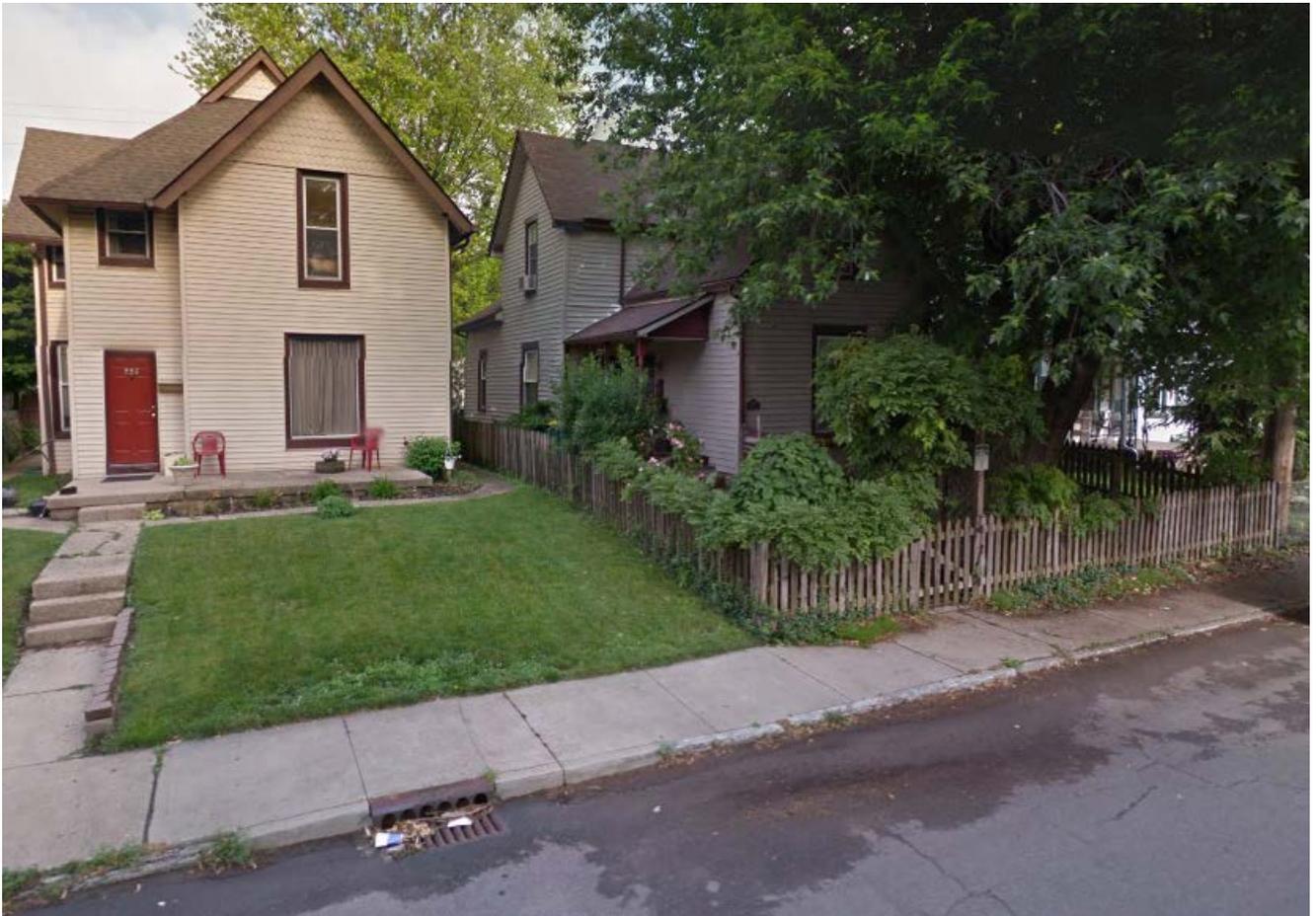
Staff Reviewer: Meg Purnsley



Location in Cottage Home



Zoning Map



556 Highland is the house on the right.

COA # 2015-COA-126 (ONS) 2015-VHP-008	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 6, 2015
1305-09 N CENTRAL AVE OLD NORTHSIDE		New Case
Applicant	Milhaus Development, LLC	
mailing address:	530 E. Ohio, Suite A Indianapolis, IN 46204	
Owner:	Carlos E. Campoy & Ronald C. Cara 3900 Galt Ocean Drive, Unit 307 Fort Lauderdale, FL 33308	
COMBINED CASE		
IHPC COA:	2015-COA-126 (ONS)	Variance of Development Standards
Variences:	2015-VHP-008	Variance of Development Standards to allow a reduced front yard setback on a primary arterial thoroughfare.
STAFF RECOMMENDATION: Approval		

Background of the Project

At the March IHPC hearing, the IHPC approved the following:

1. Construction of 6 multi-family townhouses with garages; and
2. Variences of Development Standards to allow:
 - Floor Area Ratio of .86 when a maximum of .600 is allowed.
 - Open Space Ratio of .77 when a minimum of 1.180 is required.
 - Livability Space Ratio of .61 when a minimum of 0.110 is required.

Variance Request

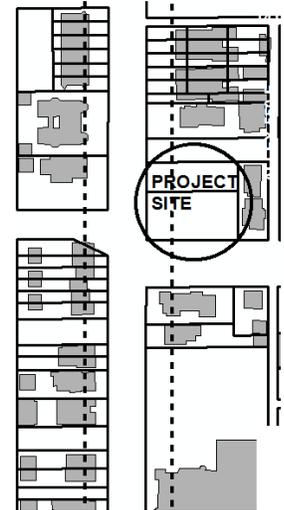
When the applicant attempted to obtain his structural permits for this project, the Department of Code Enforcement discovered that another variance is needed. Specifically, a front yard setback variance is needed.



In most cases, the zoning ordinance exempts applicants from meeting the D-8 setback requirements when the property is located in an IHPC district. However, if the property fronts on a street identified as a “thoroughfare” on the Marion County Thoroughfare Plan” it is not exempt. Unfortunately, the need for this variance in this case was inadvertently overlooked by the staff and the applicant when determining the variences required.

The approved development will have a front setback of 25 ft. from the Delaware St. right-of-way. However, the units are staggered so the setbacks range from 25 ft. closest to 13th St. to 31 ft. abutting the property to the north. Attached to this report is a graphic depicting surrounding setbacks. While the setback of this project is considerably less than the properties to the north, it is consistent with properties to the south and across the street.

The required setback is 40 ft. in order to preserve the ability to someday widen Central Ave. While this may have seemed prudent at one time, the revitalization of the Old Northside and IHPC protection has made it all but impossible. The diagram on the right shows how inappropriate such a setback is today. Widening Central would require demolishing many of the existing buildings along the street. Regarding this site specifically, maintaining the 40 ft. setback makes it difficult to develop since it is not as deep as the lots to the north.



Reasons to Approve

1. The IHPC has already unanimously approved a COA for this project, including the site plan locating the project at 25 ft. from the Delaware St. right-of-way.
2. The IHPC was aware of the proposed front yard setback when it approved the site plan on March 4, 2015. Not only was it noted on the site plan presented to, and approved by, the commission, but it was also discussed during the testimony.
3. Only a small portion of the project will actually be 25 ft. from the right-of-way. The bulk of the project will be setback 27-31 ft.
4. The 25 foot setback is appropriate because it is in keeping with the setbacks of the houses to the south and across Delaware St.
5. Because this site is shallow and has no alley access, maintaining a 40 ft. setback would make the site difficult to develop

STAFF RECOMMENDED MOTION

2015-COA-126 (ONS):

To approve a Certificate of Appropriateness for a variance of development standards as per submitted documentation.

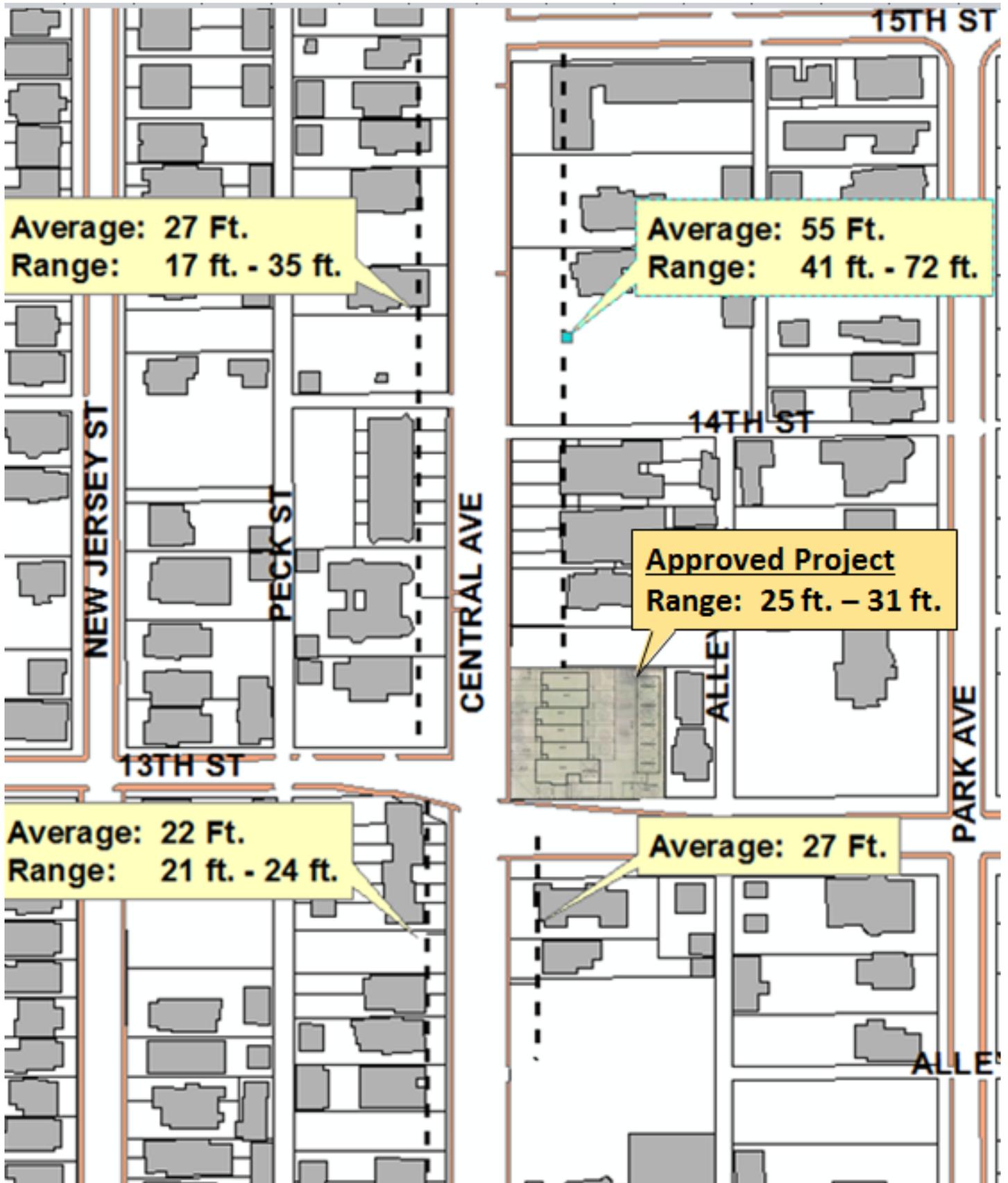
2015-VHP-008:

Variance of Development Standards to allow a 25 foot front yard setback from the Delaware St. right-of-way line when 40 feet is required.

Staff Reviewer: Meg Purnsley



LOCATION IN THE OLD NORTHSIDE



Photos Showing Surrounding Setbacks



To the South – Average Setback 27 ft.



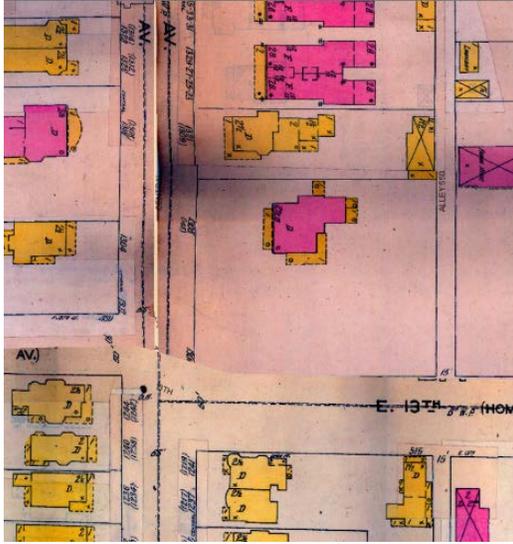
To the North – Average Setback 55 ft.



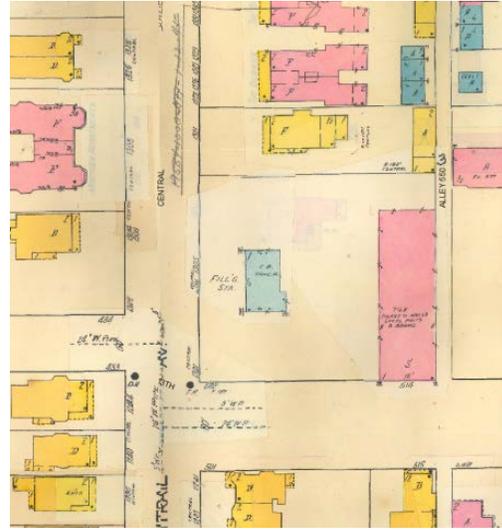
Across Delaware to the North – Average Setback 27 ft.



Across Delaware to the South – Average Setback 22 ft.



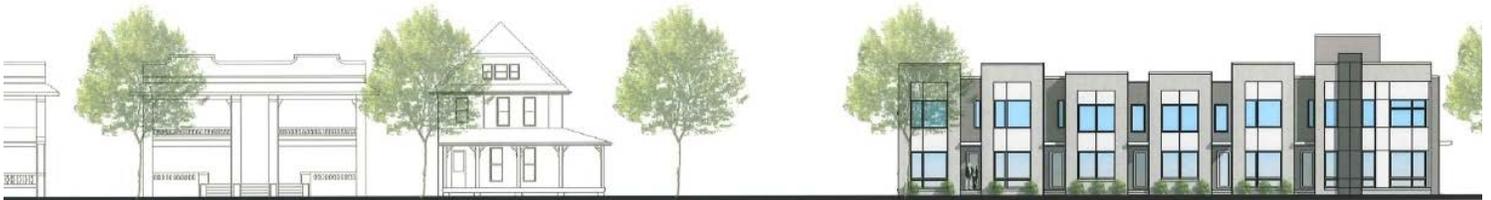
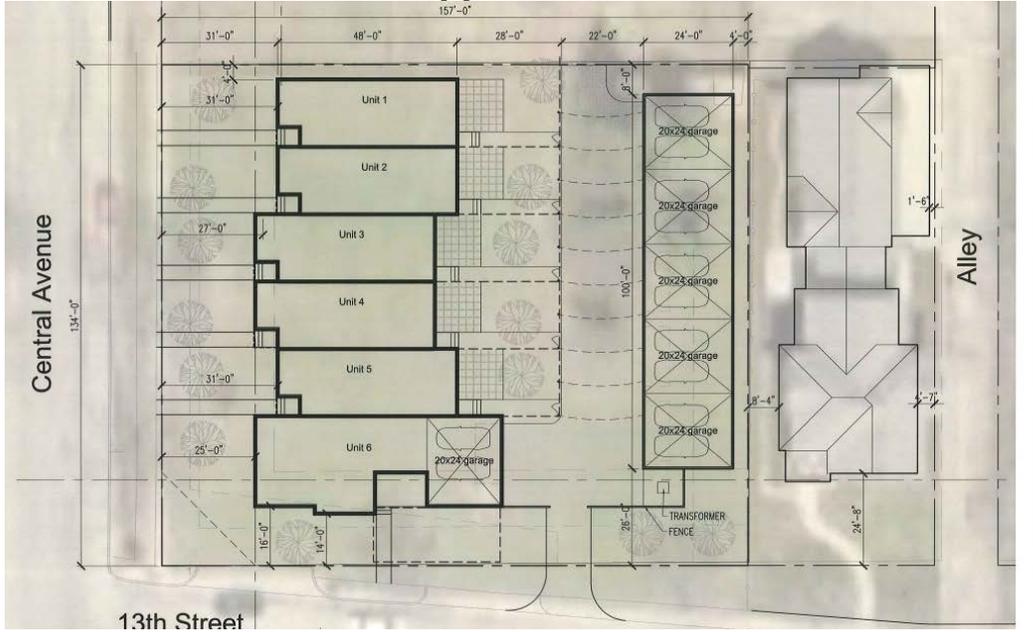
1898 SANBORN MAP



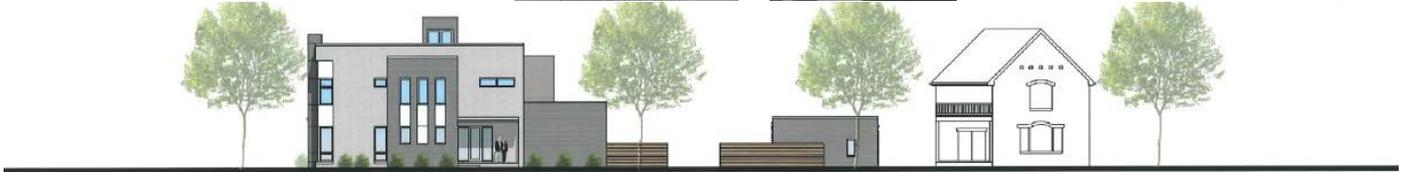
1956 SANBORN MAP



Plans Approved in March



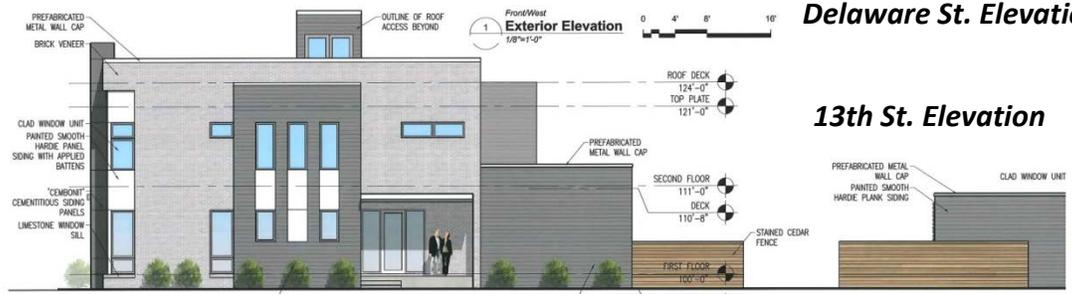
Central Avenue Streetscape



13th Street Streetscape



Delaware St. Elevation



13th St. Elevation

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
The buildings will still maintain 25-30' setbacks from the street - which is consistent with structures immediately to the south and west of the property along Central. This site plan, including the setbacks, have already been approved by IHPC and the Old Northside Land Use Committee.

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 proposed setbacks are appropriate for an urban neighborhood of this kind. The value of neighboring properties will therefore not be negatively impacted. This site plan, including the setbacks, have already been approved by IHPC and the Old Northside Land Use Committee.

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