

COA # <b>2014-COA-297 (CAMA) EXTENSION</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>721-727 N. CLEVELAND STREET (AKA 716 N. EAST ST.) CHATHAM-ARCH &amp; MASSACHUSETTS AVENUE</b>		OLD BUSINESS
<b>Applicant</b> RG COLLABORATIVE, LLC mailing address: 456 N. Meridian Street, #441247 Indianapolis, IN 46244 <b>Owner:</b> SHAWN CANNON 110 E. Washington Street, Suite 1202 Indianapolis, IN 46204		Center Twp. Council District 9 Joseph Simpson
<b>EXTENSION (NO CHANGES)</b>		
<b>IHPC COA: 2014-COA-297 (CAMA)</b> <ul style="list-style-type: none"> <li>• Construct addition to second-story of unit #725 above the garage</li> <li>• Enclose breezeway between historic building and addition</li> </ul>		
<b>STAFF RECOMMENDATION: Approval of Extension</b>		
<b>STAFF COMMENTS</b>		

The applicant is requesting a 1-year extension with no changes to the plans. The work did not commence as quickly as anticipated, but the owner now expects work to begin shortly. The plans and the staff report from the August 2014 IHPC hearing is included below.

\_\_\_\_\_ **Approval & Drawings from August 6, 2014 IHPC Hearing** \_\_\_\_\_

<b>STAFF RECOMMENDED MOTION</b>
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**2014-COA-297 (CAMA)**

- **To approve a Certificate of Appropriateness to construct an addition to second story of unit 725 above the garage and enclose the breezeway between the historic building and addition; all per submitted documentation and subject to the following stipulations:**

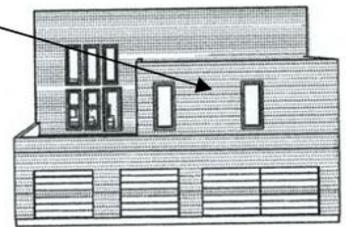
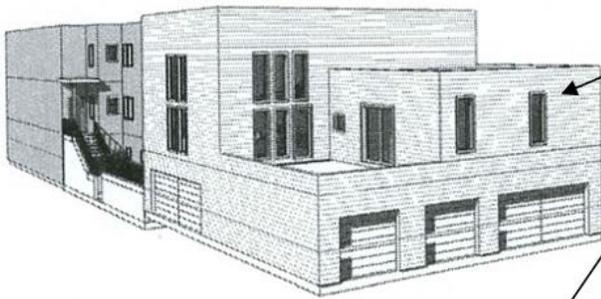
**Department of Code Enforcement: Stipulations 1 & 2 must be fulfilled prior to issuance of permits:**

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. **Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each.**
4. **Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

<b>Staff Reviewer:</b> Emily Jarzen
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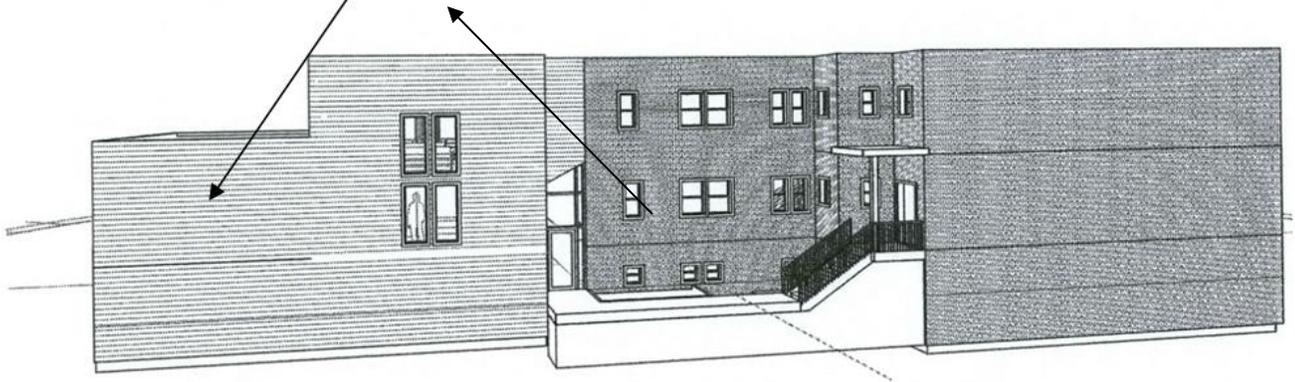


NEW ADDITION

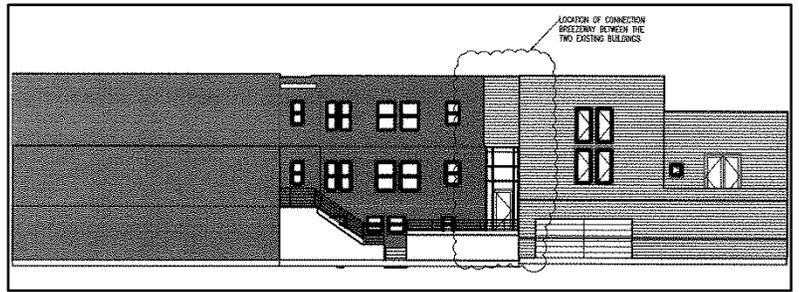


K 1

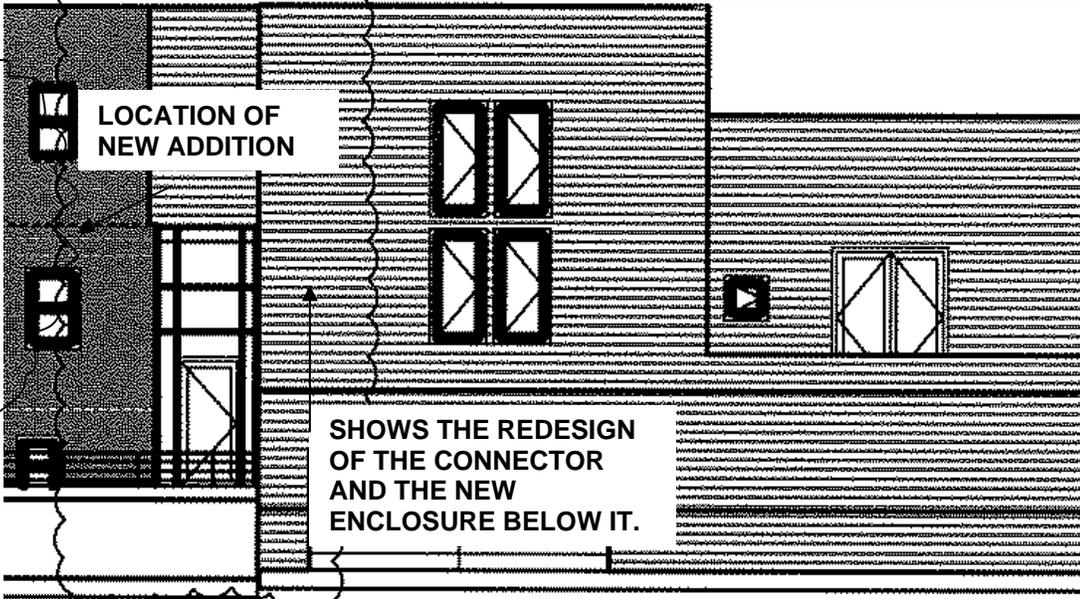
3 BACK 3



LOCATION OF CONNECTION  
BREEZEWAY BETWEEN THE  
TWO EXISTING BUILDINGS



LOCATION OF  
NEW ADDITION



SHOWS THE REDESIGN  
OF THE CONNECTOR  
AND THE NEW  
ENCLOSURE BELOW IT.

<b>COA #</b> <b>2014-COA-112 (RP) &amp;</b> <b>2014-VHP-033</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>SEPT. 2, 2015</b>
<b>806-826 DR. MARTIN LUTHER KING, JR. STREET</b> <b>RANSOM PLACE</b>		<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 May 6, 2015 August 5, 2015
<b>Applicant &amp; mailing address:</b>	<b>Crossroads Development and Consulting LLC</b> 6824 Bluffgrove Court Indianapolis, IN 46278	
	<b>Owner: JMK Development LLC</b> 2225 N. Talbott Street Indianapolis, IN 46205	Center Twp. Council District: 15 Vop Osili
<b>COMBINED CASE</b>		
<b>IHPC COA: 2014-COA-112 (RP)</b>	Construct 18-unit multi-family building <ul style="list-style-type: none"> <li>• More Floor Area Ratio (FAR) than required (.600 max/.950 provided);</li> <li>• Less Open Space Ratio (OSR) than required (1.180 min./.920 provided)</li> <li>• Less Livability Space Ratio (LSR) than required (.660 min./.644 provided)</li> <li>• Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided)</li> <li>• Reduce required front yard setback</li> <li>• Allow trash to be accessed from public alley</li> <li>• Reduced screening and landscaping</li> <li>• Permit parking area to have deficient maneuvering</li> <li>• Permit maneuvering in right-of-way</li> </ul>	
<b>VHP: 2014-VHP-033</b>	<ul style="list-style-type: none"> <li>• More Floor Area Ratio (FAR) than required (.600 max/.950 provided);</li> <li>• Less Open Space Ratio (OSR) than required (1.180 min./.920 provided)</li> <li>• Less Livability Space Ratio (LSR) than required (.660 min./.644 provided)</li> <li>• Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided)</li> <li>• Reduce required front yard setback</li> <li>• Allow trash to be accessed from public alley</li> <li>• Reduced screening and landscaping</li> <li>• Permit parking area to have deficient maneuvering</li> <li>• Permit maneuvering in right-of-way</li> </ul>	
<b>STAFF RECOMMENDATION: Continue to October 7, 2015 with new notice.</b>		

The applicant has a new architect, who is working on revised plans, and is asking for a continuance.

**NEW NOTICE.** Staff recommends that new notice be sent to surrounding property owners and registered parties. It has been a year since the initial notice was sent, so it is reasonable to expect that some property owners may have thought the project was dropped and some property may have new owners who are unaware of the project.

<b>Staff Reviewer:</b> Emily Jarzen
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<p align="center"><b>COA #</b> <b>2015-COA-243 (FP)</b> <b>2015-VHP-023</b></p>	<p align="center"><b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b></p>	<p align="center"><b>Hearing Date</b> <b>SEPT. 2, 2015</b></p>
<p align="center"><b>638 VIRGINIA AVE</b> <b>FLETCHER PLACE</b></p>		<p align="center"><i>Continued from:</i></p> <p align="center"><i>July 1, 2015</i> <i>August 5, 2015</i> <i>August 19, 2015</i></p>
<p><b>Applicant &amp; mailing address:</b></p>	<p>Craig McCormick/ Blackline 1 N. Meridian Street, Studio 400 Indianapolis, IN 46204</p>	<p align="center">Center Twp. Council District: 19 Jeff Miller</p>
<p><b>Owner:</b></p>	<p>638 VA LLC 6402 Cornell Ave Indianapolis, IN 46220</p>	
<p align="center"><b>COMBINED CASE</b></p>		
<p><b>IHPC COA: 2015-COA-243 (FP)</b></p>	<p>Approval of a Certificate of Appropriateness for:</p> <ul style="list-style-type: none"> <li>• Construction of an outdoor seating/deck area</li> <li>• Rear addition</li> <li>• Parapet</li> <li>• New storefront system</li> <li>• Site improvements</li> <li>• Restoration of building</li> <li>• Add window openings</li> <li>• Dumpster with enclosure</li> <li>• Privacy screen</li> </ul>	
<p><b>2015-VHP-023</b></p>	<p>Variances of Development Standards to allow:</p> <ul style="list-style-type: none"> <li>• Reduced rear yard setback,</li> <li>• Alcoholic beverage carry-out</li> <li>• Less off street parking</li> <li>• Maneuvering in public right-of-way</li> <li>• Outdoor storage</li> </ul>	
<p><b>STAFF RECOMMENDATION: Continue to the October 7, 2015 IHPC Hearing</b></p>		

The applicant has agreed to a continuance of the above case to the October 7, 2015 IHPC hearing.

<b>Staff Reviewer:</b> Meg Purnsley
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<b>COA # 2015-COA-337 (HMP)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>2141 N. TALBOTT STREET HERRON-MORTON PLACE</b>		<i>New Case</i>
<b>Applicant</b>	R&B CONSTRUCTION	Center Twp. Council District 9 Joseph Simpson
mailing address:	1030 Central Ave Indianapolis, IN 46202	
<b>Owner:</b>	Power Properties, LLC 2145 N. Talbott St Indianapolis, IN 46202	
<b>CASE</b>		
<b>IHPC COA: 2015-COA-337 (HMP)</b> For a Certificate of Appropriateness to: <ul style="list-style-type: none"> <li>• Restore the existing house</li> <li>• Demolish front addition</li> <li>• Construct front porch</li> </ul>		
<b>STAFF RECOMMENDATION: Continue to October 7, 2015 IHPC Hearing</b>		

<b>STAFF COMMENTS</b>
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The above request will be continued to the October 7, 2015 IHPC Hearing to allow time for the applicant to send notice.

<b>Staff Reviewer:</b> Meg Purnsley
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<b>COA #</b> AMENDED <b>2014-COA-025</b> (CAMA)	<b>INDIANAPOLIS HISTORIC PRESERVATION</b> <b>COMMISSION</b> <b>STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>342 MASSACHUSETTS AVENUE</b> <b>CHATHAM-ARCH &amp; MASSACHUSETTS AVENUE</b>		<p style="text-align: center;"><i>Continued from:</i> July 15, 2015</p> <p style="text-align: center;"><i>Amended case</i> Original case heard and approved in April 2014. Request to extend COA for 2-years is included.</p> <p style="text-align: center;">Center Twp. Council District 9 Joseph Simpson</p>
<b>Applicant</b> GP MASS AVE, LLC BY MICHAEL mailing address: <b>RABINOWITCH</b> 600 E 96 <sup>th</sup> Street Indianapolis, IN 46240	<b>Owner:</b> Same as above	
<b>EXPEDITED CASE</b>		
<b>IHPC COA: 2014-COA-025 (CAMA)</b> • Replace 2nd and 5 <sup>th</sup> floor windows on west side elevation.		
<b>STAFF RECOMMENDATION: Approval of amendments and 2-yr extension</b>		

**STAFF COMMENTS**

**Background of the Property**

This commercial brick building was built by George J. Marott (of the Marott Hotel and Fall Creek Parkway) in 1906 as the Marott Department Store, selling food, clothing and home furnishings. It remained open until 1919. It was vacant until 1935 when it housed the U.S. Resettlement Administration and later the U.S. Farm Security Administration. Today it is home to other office users. All of the original windows are in the building. The east side wall was originally blank, but fixed aluminum windows were added in 1984.



**2014 COA Approves 3<sup>rd</sup> and 4<sup>th</sup> floor Window Alteration**

The alteration and replacement of the 3<sup>rd</sup> and 4<sup>th</sup> floor windows on the west side was approved at the April 2014 IHPC Hearing. The work has not yet been done, so one of the requests is to extend the COA expiration date.

**New Request to alter 2<sup>nd</sup> and 5<sup>th</sup> Floor Windows**

These windows are also on the west side of the building. Just like the 3<sup>rd</sup> and 4<sup>th</sup> floor windows, they are original wood windows and face an alley. They were designed to serve the department store use, so they were installed high off the floor to provide wall space for display and storage. The 2<sup>nd</sup> floor windows are 83.5 inches off the floor, and the 5<sup>th</sup> floor windows are 60 inches off the floor. This has made reuse of the space for offices unpleasant due to lack of visibility outside and inaccessibility to the window hardware to operate the units.



**New Windows**

The windows to be used on the 2<sup>nd</sup> and 5<sup>th</sup> floor are the same ones approved for the 3<sup>rd</sup> and 4<sup>th</sup> floor. They are thermally broken aluminum windows with aluminum framing, include an arched top like the originals, and will have a dark green finish to match the existing green wood windows on the building.

**Reasons to Approve the Windows**

1. The proposed windows maintain the original width of the window openings, the arch top is unchanged and they have the general appearance of wood windows.
2. The aluminum windows and framing will be compatible in color, width and design without significantly altering the general appearance of these side elevation windows.
3. The windows face an alley and are not highly visible from the front. The overall character of the building will not be significantly altered once the windows are installed.
4. The IHPC has approved similar aluminum windows on other brick commercial buildings with positive results regarding visual compatibility, and the Commission already approved these same alterations to the 3<sup>rd</sup> and 4<sup>th</sup> floors on the same elevation.

**Request to Extend the COA Expiration Date**

The commission’s policy is to automatically place a one year expiration date on COA’s. Occasionally, the commission has made exceptions in cases where it is known in advance that a project will take longer than one year. The applicant wishes to have the expiration date extended for two years to allow time to do the work and because the work will be slower since the building is occupied.

**Chatham-Arch Massachusetts Avenue Historic Area Plan**

The historic area plan states the following:

*“Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if the replacement is similar to the original.”*

In this case, the windows to be replaced are not highly visible and do not function effectively for reuse of the space. The replacement windows are of a different material, but their appearance and placement should have an insignificant effect on the character of the building.

**STAFF RECOMMENDED MOTION**

**2014-COA-025 (CAMA):**

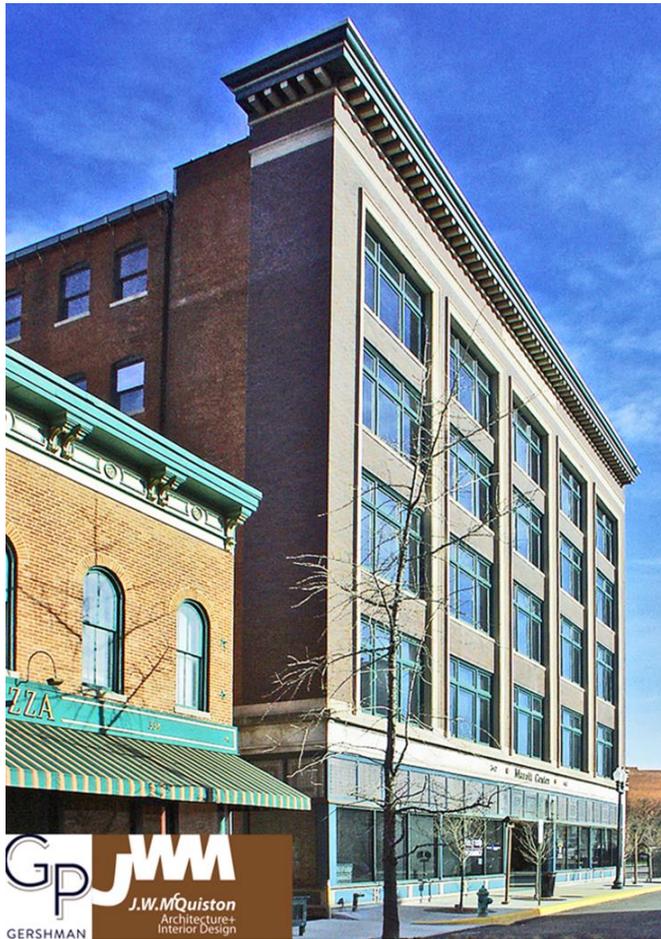
**To extend the COA expiration date to September 2, 2017 and to amend the Certificate of Appropriateness to include replacement of the original wood windows on the 2<sup>nd</sup> and 5<sup>th</sup> floor on the west elevation (in addition to those already approved on the 3<sup>rd</sup> and 4<sup>th</sup> floors) with aluminum windows as per submitted documentation and subject to the following stipulations:**

1. A final quote from the window manufacturer and showing the dimensions of the windows to be replaced and their final design shall be submitted to IHPC staff for final approval prior to commencement of work. Approved \_\_\_\_\_ Date \_\_\_\_\_
2. Color of windows shall be green to match the existing.
3. Stone sills and brick shall be salvaged and reinstalled at window openings.

**Staff Reviewer:** Meg Purnsley



Windows located here





**Above: View of existing window (exterior) and view of existing window frame detail**  
**Below: View of west elevation from the alley.**





**Above: View of building as seen from Massachusetts Ave (looking east)**

**Above: View of building as seen looking down alley along the west side of the building.**

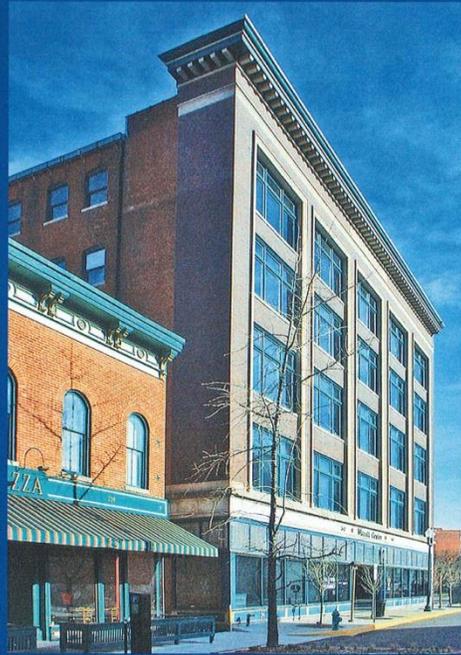


**Below: View from Vermont St and View from Delaware/Vermont intersection**



# Marott Center

Window Modification



**Gershman Partners** Owners  
**Wooden & McLaughlin** Counsel  
**J.W. McQuiston** Architect

02 September 2015

# Marott Center

GP Partners

Window Modification

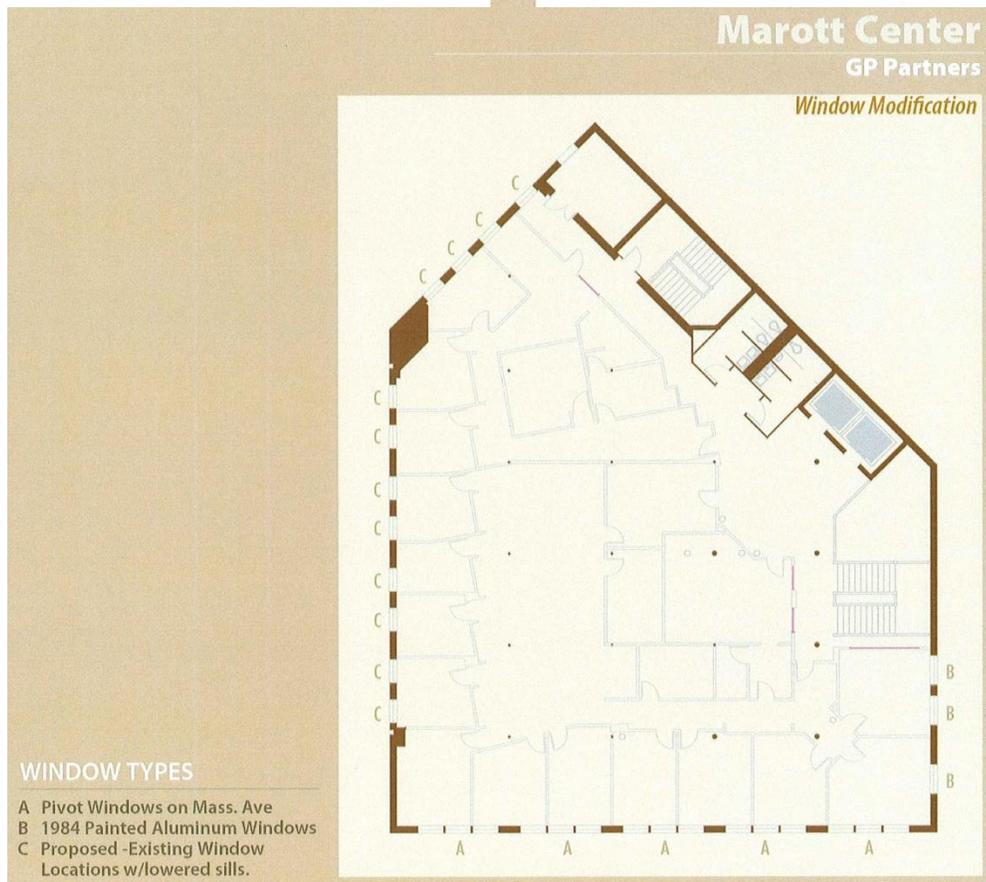
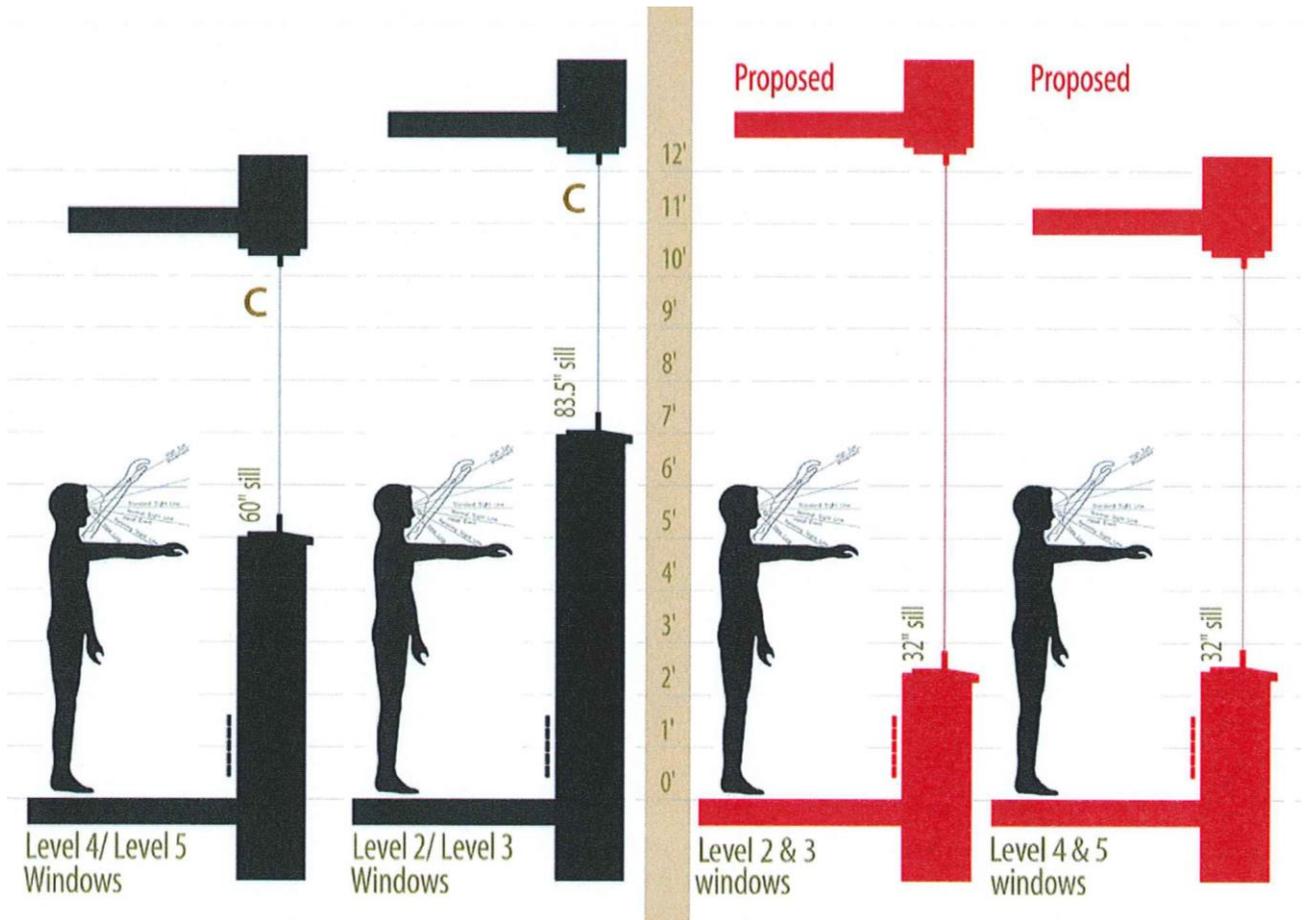


Existing Window Section  
Proposed Color Sample.

Color Sample PPG UC 51733  
Durnar Hartford Green

wood windows have similar  
color from Moore Paints.

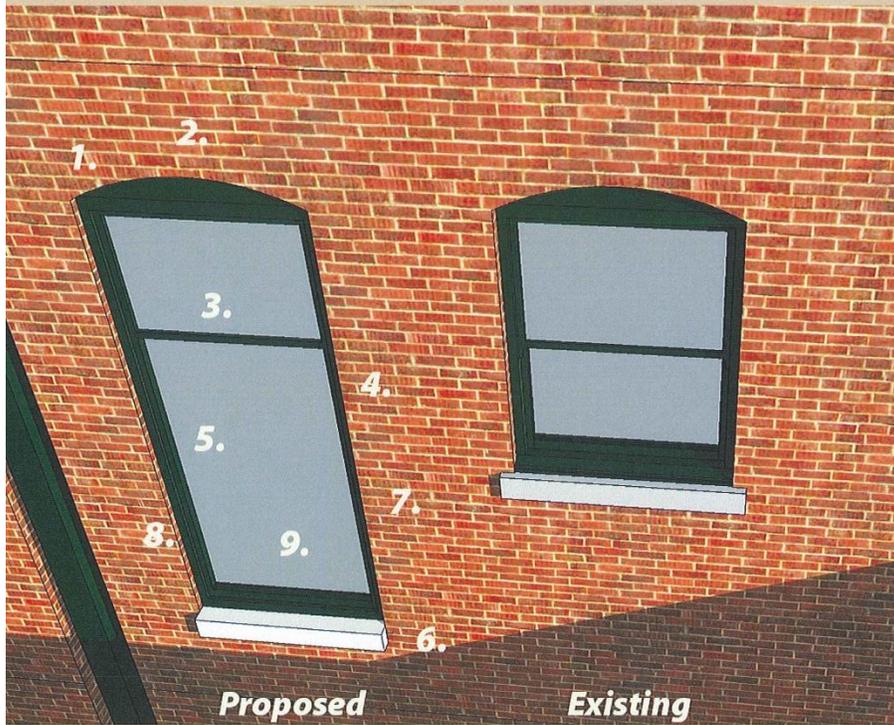
10.0 color match



# Marott Center

GP Partners

## Window Modification



Previously Approved Option

1. Maintain Existing Width
2. Maintain Arched Head
3. Align Horizontal Divider
4. Reuse/Tooth in Exist Brick
5. Maintain Thicker Profile
6. Reuse Stone Sill
7. Color/Texture Mortar Match.
8. Match Exist Color Closely.
9. Use Clear, Insulated Glazing.

**Proposed**

**Existing**

# Marott Center

GP Partners

## Window Modification

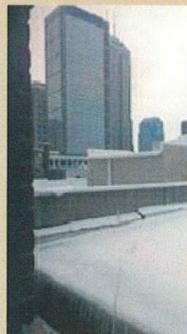
Level 2



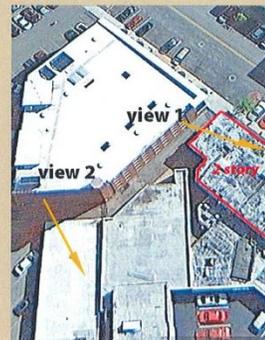
Level 5



View 1



View 2



Sitelines

4.0 View Study

**Marott Center**/Gershman Partners  
*Window Modification Studies*



6.0 Existing Elev.

**Marott Center**  
GP Partners  
*Window Modification*

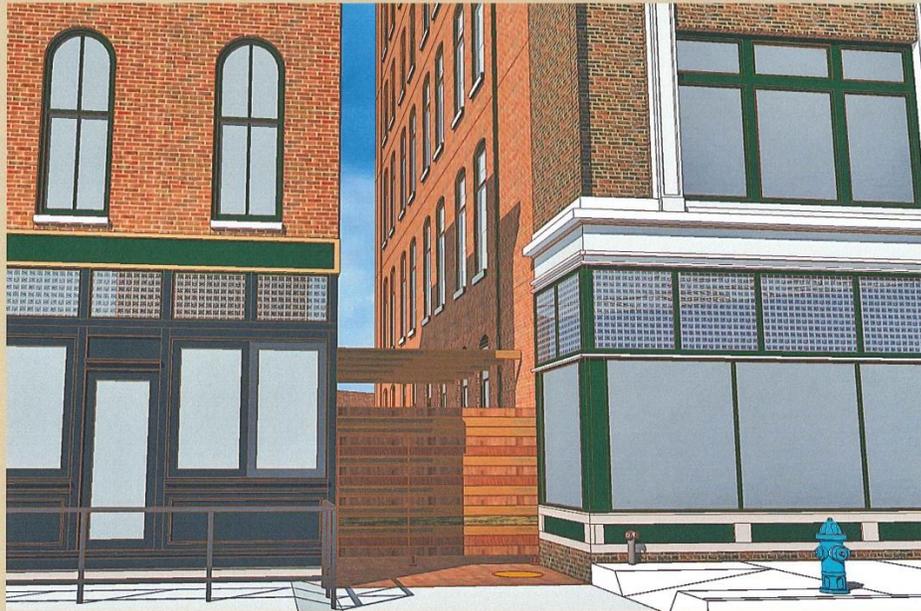


7.0 Proposed Elev.

## Marott Center

GP Partners

Window Modification

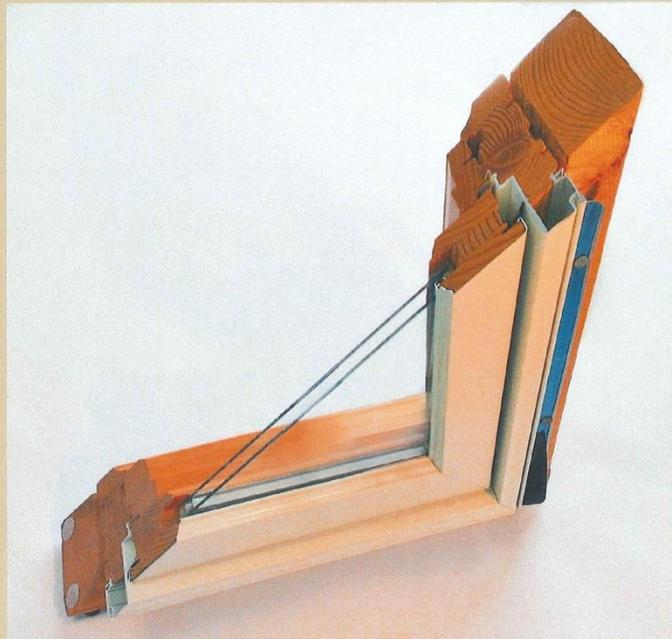


8.0 S W Elevation

## Marott Center

GP Partners

Window Modification



### Pella Window-Proposed

- Similar sash profile to harmonize with existing wood window
- Clear Insulated glazing
- Painted finish to match existing as closely as possible
- High Efficiency Unit

9.0 window profile

COA # 2015-COA-306 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION <b>STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>1901 N. TALBOTT STREET HERRON-MORTON PLACE</b>		<i>Continued from: August 5, 2015 August 19, 2015</i>
<b>Applicant J &amp; R EQUITY CORP.</b> mailing address: P.O. Box 837 Zionsville, IN 46077		Center Twp. Council District 15 Vop Osili
<b>Owner: SAME AS ABOVE</b>		
<b>EXPEDITED CASE</b>		
<b>IHPC COA: 2015-COA-306 (HMP)</b> Construct a 2-story, single-family house with detached 2-car garage and breezeway		
<b>STAFF RECOMMENDATION: Approval</b>		
<b>STAFF COMMENTS</b>		

**UPDATE from August**

**This petition was originally scheduled to be heard on August 5<sup>th</sup>. The Herron-Morton Place Neighborhood Association asked the applicant to continue the case in order to allow a discussion with the Land Use Committee about the proposed attached garage. The applicant modified the design to create a 5 ft. breezeway connector between the house and garage. The neighborhood association has indicated its support for the compromise and for placing it on the expedited agenda.**

**Background of the Property**

The 1898 Sanborn map shows a duplex on this parcel. Aerial photography demonstrates that the building was demolished between 1956 and 1962. It is currently a vacant lot.

**Design & Materials of the House and Garage**

The house is a contemporary gable front design, executed by Summit Design Group, Inc. It utilizes a combination of cement board lap siding and smooth cedar vertical siding. The front façade has the lap siding on the bottom and the vertical on the second floor. There is a flat roof covered entry porch with 4 in. steel tube columns. The windows on the first floor are paired, and rectangular and square windows on the second story. The rear façade has the two overhead garage doors, with the vertical cedar on the upper story, and the lap siding on the lower story.

The north elevation has lap siding on the lower section, and vertical cedar on the upper third, with a band board separating them. The windows are casement and fixed. The south elevation has a two story bay with vertical cedar and square windows grouped in threes. There is a covered porch with a connector mud room providing garage access.

The garage is separated from the house by a small open breezeway. It is located at the back of the lot, and fronts the alley. The lots on Talbott Street are shorter than other lots in the neighborhood, so pose more of a challenge to fit both a primary and accessory structure.

**Setbacks**

Front Setback. The main body of the house is setback 28 ft. The distance to the porch is 23 ft. It closely aligns with the house next door, but keeps the new construction out of the clear sight triangle.

Side Setbacks. The house is 5 ft. from the north property line, and 10 ft. from the south property line. The garage has a 3 ft. setback from the rear.

**Context**

The surrounding properties are varied. To the north is a new construction home, as well as across 19<sup>th</sup> Street. Directly across the street is a large, 3 story brick apartment building.

**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.”*

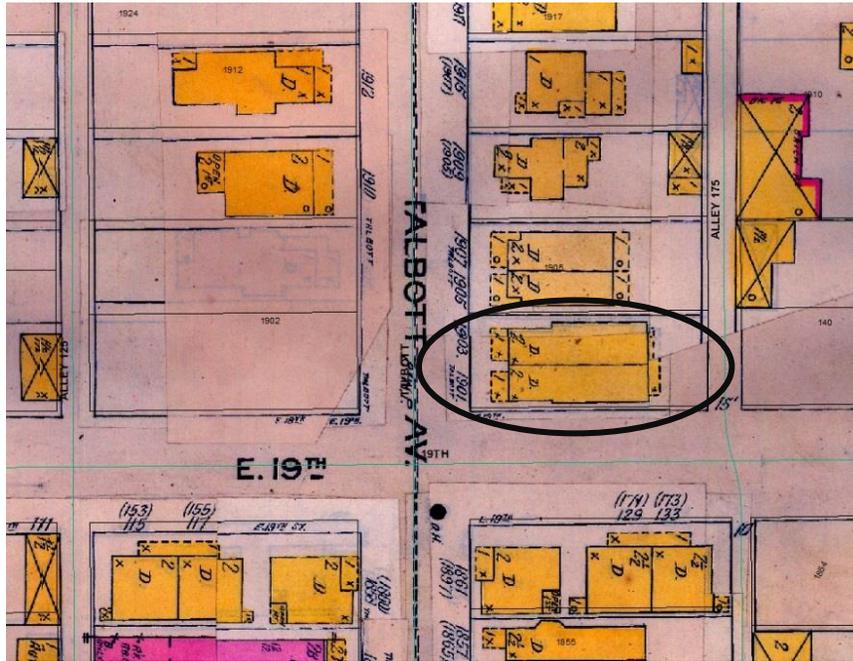
Staff finds this design compatible with the district guidelines and neighboring context of varying styles of new construction and historic buildings. It has a modern character and does not attempt to mimic a particular style.

**STAFF RECOMMENDED MOTION**

**2015-COA-306 (HMP):**

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





1898 Sanborn map



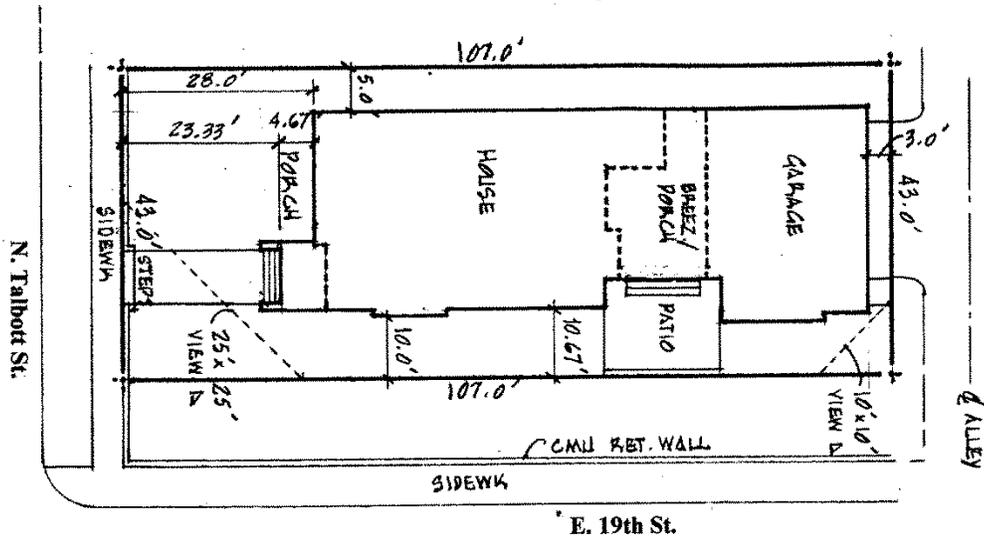
Aerial view of site



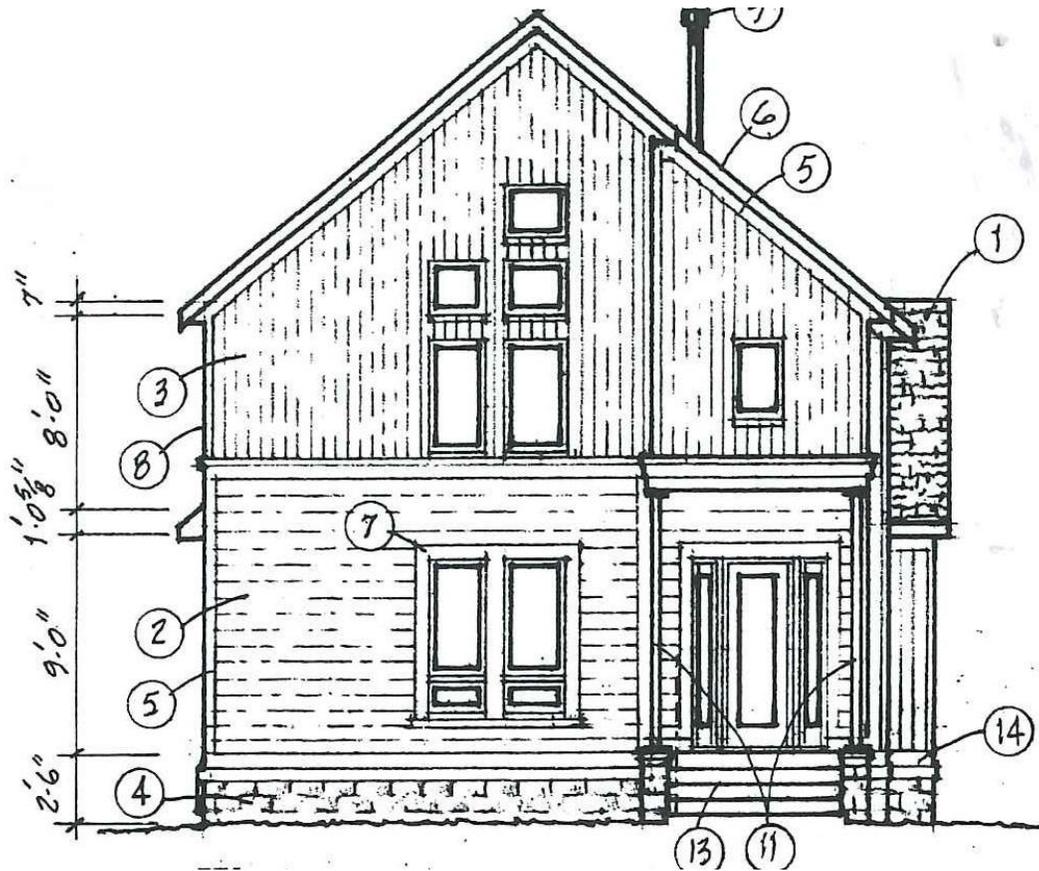
Subject lot



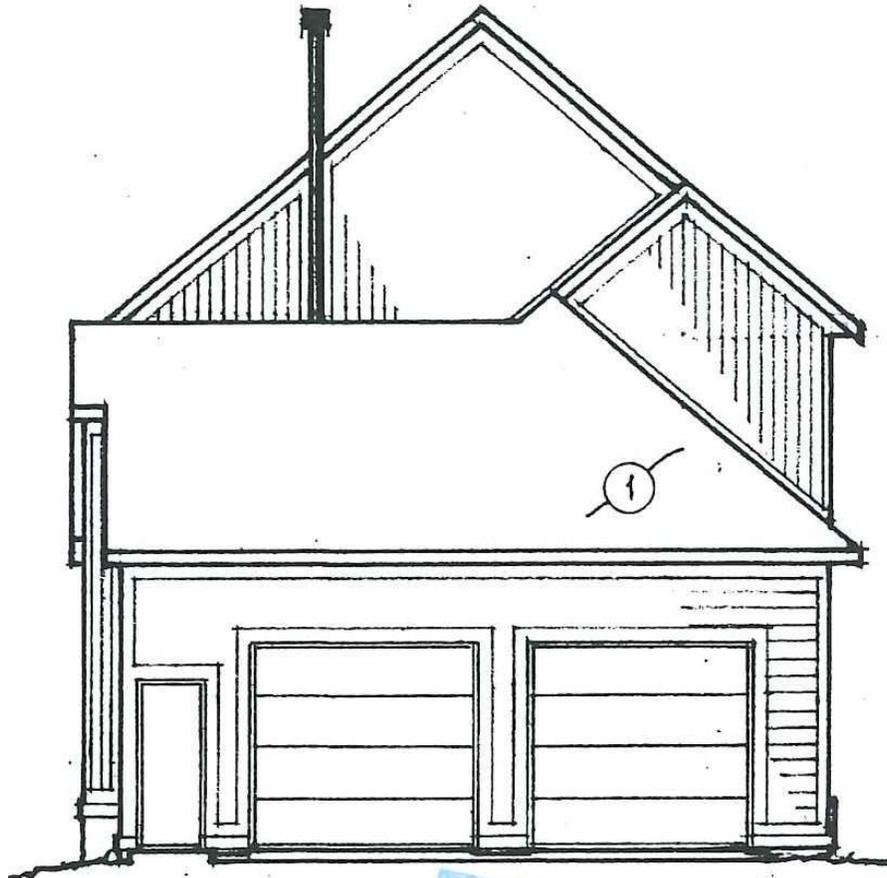
NOTE: Commission members will receive full set of plans



Proposed Site Plan



Front (west) elevation



Rear (east) elevation

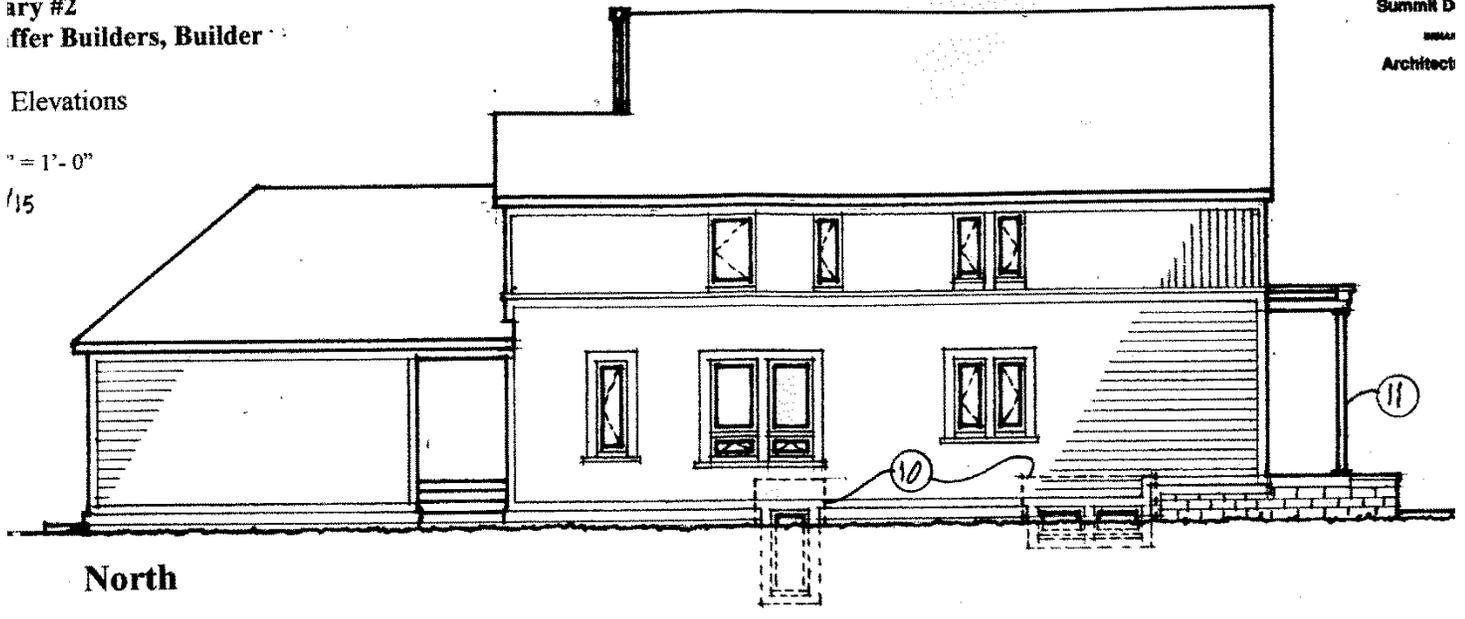
ary #2  
ffer Builders, Builder

Summit D  
Architect

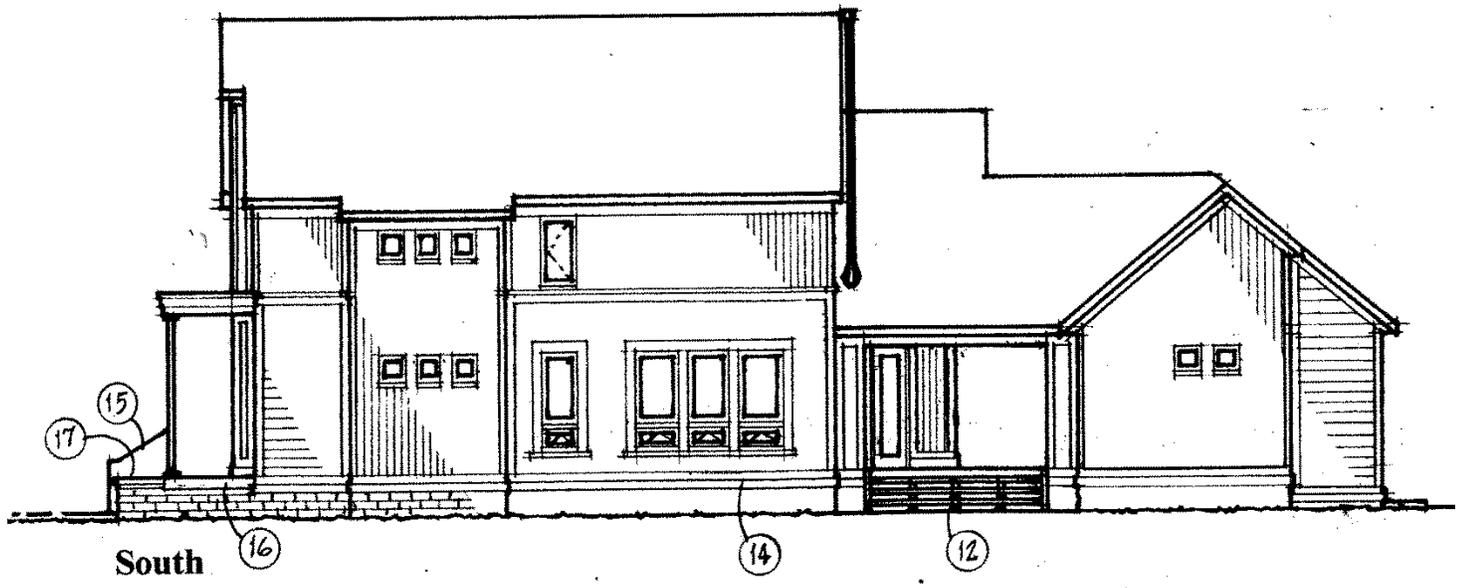
Elevations

" = 1" - 0"

1/15



North



South

COA # <b>2015-COA-327 (IRV)</b>	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION <b>STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
		NEW CASE
5862 DEWEY AVENUE IRVINGTON		Warren Twp. Council District 21 Benjamin Hunter
Applicant <b>WOODROW J. CRUMRINE</b> mailing address: 3309 Township Road 42 Rawson, OH 45881		
Owner: <b>SAME AS ABOVE</b>		
<b>EXPEDITED CASE</b>		
<b>IHPC COA: 2015-COA-327 (IRV)</b>		Replace 10 windows with new Fibrex windows
<b>STAFF RECOMMENDATION:</b>		<b>Approval of a Certificate of Authorization</b>
<b>STAFF COMMENTS</b>		

### Background of the Property

This house was likely built ca. 1910. It is a two-story frame house with gambrel roof and jerkinhead gables. There is a full-width hipped roof porch with a brick railing and piers. The house has Dutch lap vinyl siding. All of the trim is covered in aluminum coil trim wrap.

### New Windows

The owner proposes replacing 10 of his 13 windows. Three of the windows have already been replaced with vinyl by a previous owner at an unknown date and those will be retained (two of these are the front façade windows). It is believed that only one of the remaining wood windows may be original to the house. Others are most likely more recent replacements, or might have been reused from other buildings. The original configuration is believed to be 1-over-1.

The proposed new window is a composite replacement window by Andersen (Fibrex Product.) The Fibrex material is made of a wood pulp and resin pressed together with a manufacturer's painted coating on the exterior. The applicant wishes to use this product in lieu of wood. Originally the applicant proposed vinyl replacement windows in order to match the existing front façade windows and to save money. After discussion with staff, the applicant decided to look at the Fibrex product, as these have a more realistic appearance than vinyl and have been approved in limited applications by the Commission in the past.

### Irvington Plan

The Design Guidelines say the following regarding replacing windows:

*“Window replacement should be considered only when one of the following conditions exists and can be documented:*

- a. The existing windows are not original and are not significant.*
- b. The condition of existing windows is so deteriorated that repair is not economically feasible.”*

The Design Guidelines say the following regarding the use of alternative materials:

*The use of new, synthetic, man-made, and/or alternative materials may be cautiously considered, even when a guideline recommends traditional materials. However, such materials must first be approved and will only be approved if the IHPC determines that they appear and function in a manner so similar to the traditional material that it is an appropriate substitute. When considering such materials, especially on historic structures, the following characteristics shall be considered:*

- **Durability:** Does the synthetic material perform as well as the historic material it is replicating?
- **Appearance:** Does the synthetic material, once it is finished, look like the historic material it is replicating in terms of color, texture, reflectivity, etc.?
- **Compatibility:** If the new material mixes with or touches different materials, will the materials appear seamless and natural together and/or will any unusual problems occur due to different characteristics (flexing, expansion, chemical reactions, etc.)?
- **Cost:** Does the synthetic material make feasible a rehabilitation project that would otherwise be too expensive to execute?

Although the clear intent of the Design Guidelines is to encourage real wood replacement windows and discourage windows of man-made materials, the Irvington Plan does make allowances to consider alternative materials when certain criteria are met. The Fibrex material is man-made. It is stiff like wood, has sharp corners like wood and has a painted surface like wood. In many ways, it visually performs similarly to wood, which is why staff believes it should be considered when replacing non-historic windows that have proven to fail.

### **Reasons to Consider Approval**

Staff believes there a number of compelling factors to be considered in this case:

1. Only one of the windows in the house appears to be potentially original. The others are wood replacements, extruded vinyl, or metal.
2. Although some of the replacements are real wood, they don't warrant repair, and the house as a whole has mismatched windows. Staff believes that in this case, it is reasonable to consider a replacement window that is structurally more stable than existing replacement windows and that will provide a more uniform appearance.
3. Windows made of the Andersen Fibrex material have been approved by the IHPC to replace the non-original windows in the Glove Factory building in Lockerbie Square and in Herron-Morton Place in June of 2015. In this case, most of the windows in the house are not original.
4. The general appearance of the replacement window would be almost impossible to tell from the street, and to most people up close, that it was not a solid wood replacement window.
5. The window is not a solid wood window, but it does contain wood in the product which helps to create a much closer appearance to a solid wood window than vinyl or aluminum clad.
6. The outside of the window does have a paintable surface, and can be ordered in a prefinished color. In this case, the applicant is intending to order the windows with a white manufacturer's prefinish.
7. The integrity of the house has been greatly compromised with the installation of vinyl siding, replacement windows, and the wrapping of all wood trim.

Overall, staff believes that the Fibrex product will have very little impact on the integrity of the home. This product is better at duplicating the appearance of historic wood sash than many other alternatives. New growth wood windows are of the same material as original wood windows, however, the rot resistant properties of these windows is limited due to their softness created by a quick growing process. No new window can surpass the integrity and quality of a historic window, however, this house has very little in the way of historic windows left, and an alternative material should be considered if the overall design and appearance are successful. In this case, staff believes that the Andersen Fibrex window does this. Staff also believes that the request meets the criteria for a Certificate of Authorization.

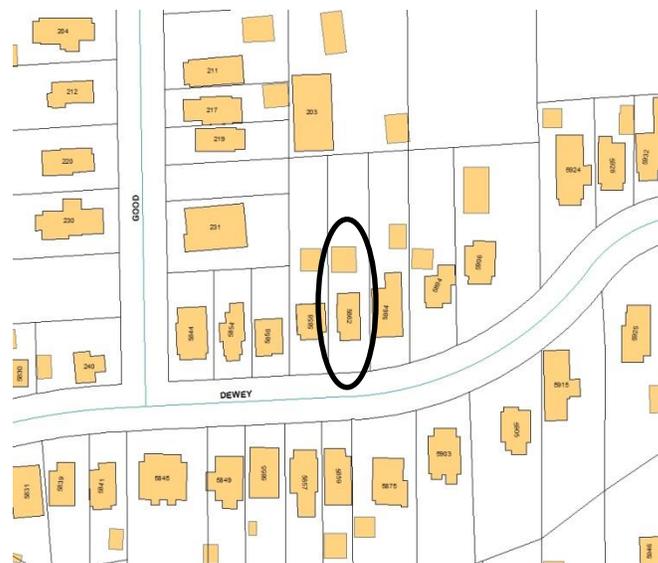
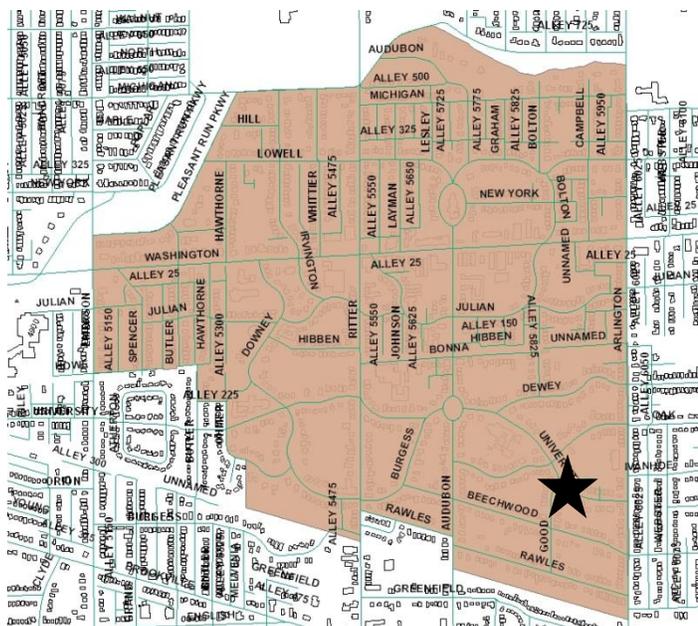
## **STAFF RECOMMENDED MOTION**

**2015-COA-327 (IRV):**

**To approve a Certificate of Authorization to replace all windows on the house with new Andersen Fibrex windows per the submitted documentation and subject to the following stipulations:**

1. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.
2. The applicant shall provide IHPC staff with a copy of the Purchase Order for the windows prior to ordering. *Approved* \_\_\_\_\_ *Date* \_\_\_\_\_
3. Windows must properly fit into existing openings. Altering the openings to accept the new windows and adding fillers or spacers is not permitted.
4. Clear glass only. No decorative glass, frosting, or coming permitted.

**Staff Reviewer:** Emily Jarzen



**Location of subject property**



**5862 Dewey Avenue**



**View of front (south) and west façades**



**East façade**



**East façade – rear enclosure**



**Porch window**



**This window appears to be original to the house**



**Typical window on the house – appears to be older, but not original to the home**

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date <b>SEPT. 2, 2015</b>
<b>2015-COA-340 (ONS)</b>	<b>1215 N. PENNSYLVANIA ST The BarBee Apartments</b>	New Case
<b>2015-COA-341 (ONS)</b>	<b>1235 N. DELAWARE ST. The Windsor Apartments</b>	
<b>2015-COA-342 (ONS)</b>	<b>1445 N. DELAWARE ST. The Jordan Apartments</b>	
<b>Applicant:</b> MAH NORTHSIDE FLATS, L.P. c/o MERCHANTS AFFORDABLE HOUSING CORP. 11590 N. Meridian Street, Suite 120 mailing address: Carmel, IN 46032 <b>Owner:</b> Same		Center Twp. Council District: 9 Joseph Simpson
<b>EXPEDITED CASES</b>		
<b>IHPC COA:</b>	<b>2015-COA-340 (ONS)</b>	Replace steel windows on building with new metal windows.
<b>IHPC COA:</b>	<b>2015-COA-341 (ONS)</b>	Replace steel windows on building with new metal windows.
<b>IHPC COA:</b>	<b>2015-COA-342 (ONS)</b>	Replace steel windows on building with new metal windows.
<b>STAFF RECOMMENDATION: Approval for all three buildings.</b>		

**STAFF COMMENTS**

**PROJECT DESCRIPTION**

Merchants Affordable Housing Corporation recently acquired these three properties and will be completely restoring the buildings with the use of Low Income Housing Tax Credits and HUD loans. They are asking to replace the existing steel windows on the buildings with new aluminum windows to match the existing.



**THE PROPERTIES**

**The BarBee Apartments, 1215 N. Pennsylvania St.**

The BarBee was constructed in 1940 in the Art Deco Style. “Speed lines.” an Art Deco detail, are located at the front metal entryway.

**The Windsor Apartments, 1235 N. Delaware St.**

The Windsor was built c. 1930-45 . The building is brick with stone detailing. It is a relatively plain design, but has Art Deco features, particularly around the main entrance to the building.



**The Jordan Apartments, 1445 N. Delaware St.**

The Jordan Apartments is similar in form to the Windsor Apartments. It, too, was built in the Art Deco style. The Old Northside Historic Area Plan says the building was built c. 1930-45. Staff did not find the building on the 1941 Baist map, but did find it on the 1956 Sanborn Map. This suggests that the building was built sometime after 1941 and before 1956.



### **Issues With Existing Windows**

All three buildings have the same kind of original steel windows. The need for new windows is due to the condition of the existing windows as well as a need to meet certain affordable housing requirements. The original steel windows have the following repair issues:

1. Broken glass
2. Deteriorated putty
3. Missing glass
4. Corrosion
5. Poor insulation

The applicant is also asking to replace the windows for increased energy efficiency and noise mitigation. This will help the tenants of the building with their costs for utilities as well.

The existing windows contain both lead-based paint and asbestos, which has been determined to be highly friable. An environmental study found multiple cases of lead-based paint dust on window sills of all the buildings. This is a health hazard for those living in the units. The applicant is concerned that stripping the windows of paint and repairing them may still leave traces of lead, unreachable during cleaning.

There is also a cost concern. Costs for all three buildings:

\$1,020,198	Striping the paint and repainting (not including asbestos abatement.)
\$686,127	Total cost to replace the windows with new aluminum windows. The windows will be removed by an environmental abatement company due to the hazards.

### **Proposed New Windows**

The new windows are aluminum, insulated glass, custom designed windows to match the original windows as closely as possible. Included in this report is a survey of the windows on each building, and specifications of the windows from the manufacturer, Quaker Windows. The manufacturer can duplicate the pattern and dimensions of each style of window on each building. The windows will have insulated glass with simulated divided lites, applied exterior and interior muntins, and a spacer bar between the glass. The aluminum will be prefinished to closely resemble the color of the steel windows. Costs:

<b>The BarBee</b>	<b>158 windows</b>	<b>\$281,135.34.</b>
<b>The Windsor</b>	<b>161 windows</b>	<b>\$156,642.75</b>
<b>The Jordan</b>	<b>177 windows</b>	<b>\$248,348.44</b>

**NOTE: Specification sheets will be provided separately.**

### **Reasons to Approve**

1. Restoration of the steel windows would be too cost prohibitive, and in some of the windows, not possible due to the level of corrosion.
2. Replacement with new steel windows would be cost prohibitive.
3. The proposed new windows are metal, like the existing, and are to be custom designed to match the existing windows as closely as possible.

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

The Plan states the following about replacement windows:

*“If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and hardware of the original window sash or door.”*

Staff believes that the proposed windows are an appropriate replacement for the originals. The material is metal, albeit a different type of metal, will be designed to match the pattern and color of the original windows, and will ultimately help to prolong the life of the building by helping to keep the elements out and climate inside the building more regulated.

**STAFF RECOMMENDED MOTION**

COA #2015-COA-340(ONS)

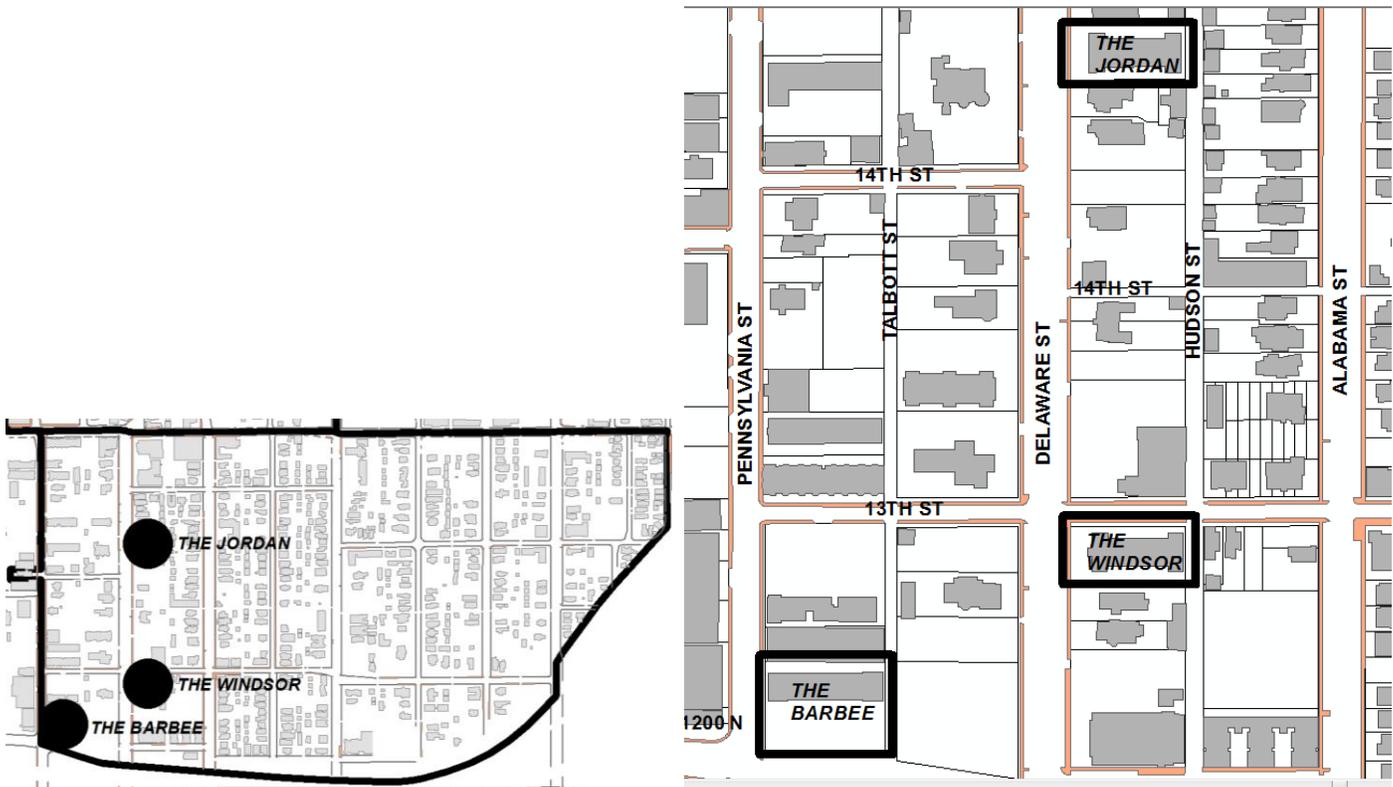
COA #2015-COA-341(ONS)

COA #2015-COA-342(ONS)

**To approve a Certificate of Appropriateness to replace all existing steel windows with new aluminum windows to match as per 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. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work. Glass shall be clear.
3. New windows must fit the existing openings; altering existing openings is NOT permitted.
4. A cut sheet of all new windows and doors shall be submitted to IHPC staff and approved prior to installation. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
5. Any deviation from this approach shall be approved by IHPC staff prior to construction.
6. not approve the use of such materials.

**Staff Reviewer:** Meg Purnsley



*Location in the Old Northside*

**THE BARBEE, 1215 N. PENNSYLVANIA**



Aluminum window sample next to original window



Existing Window



Existing Window

**THE WINDSOR, 1235 N. DELAWARE**



Existing window with aluminum window sample



North side (east end)



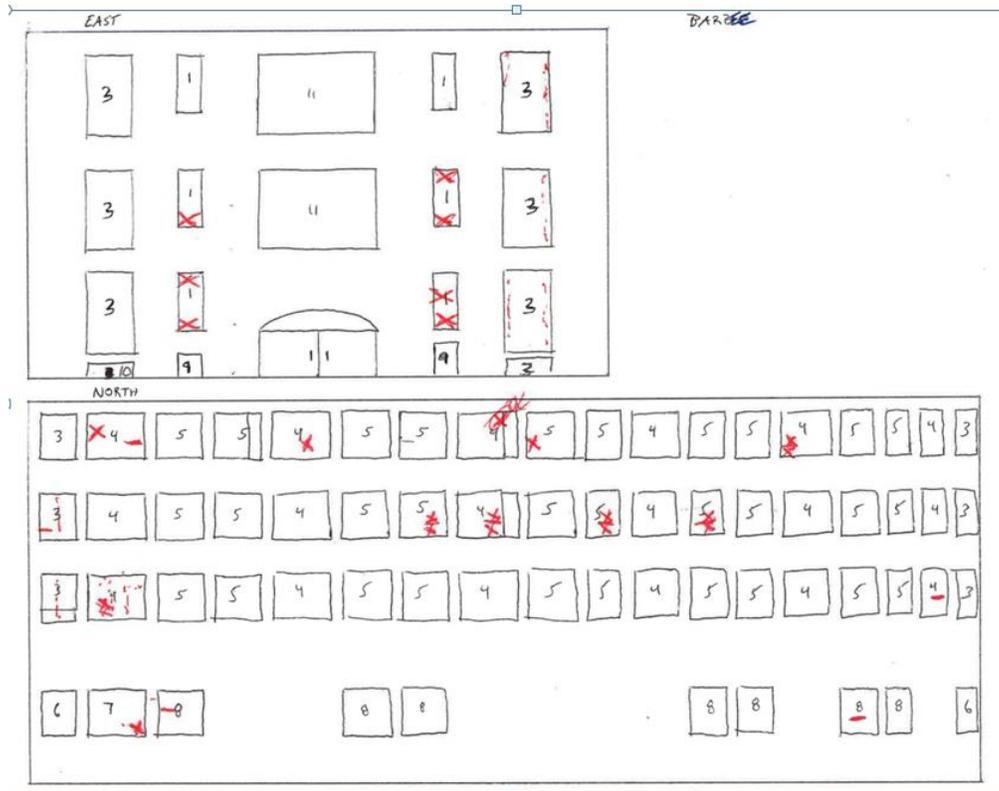
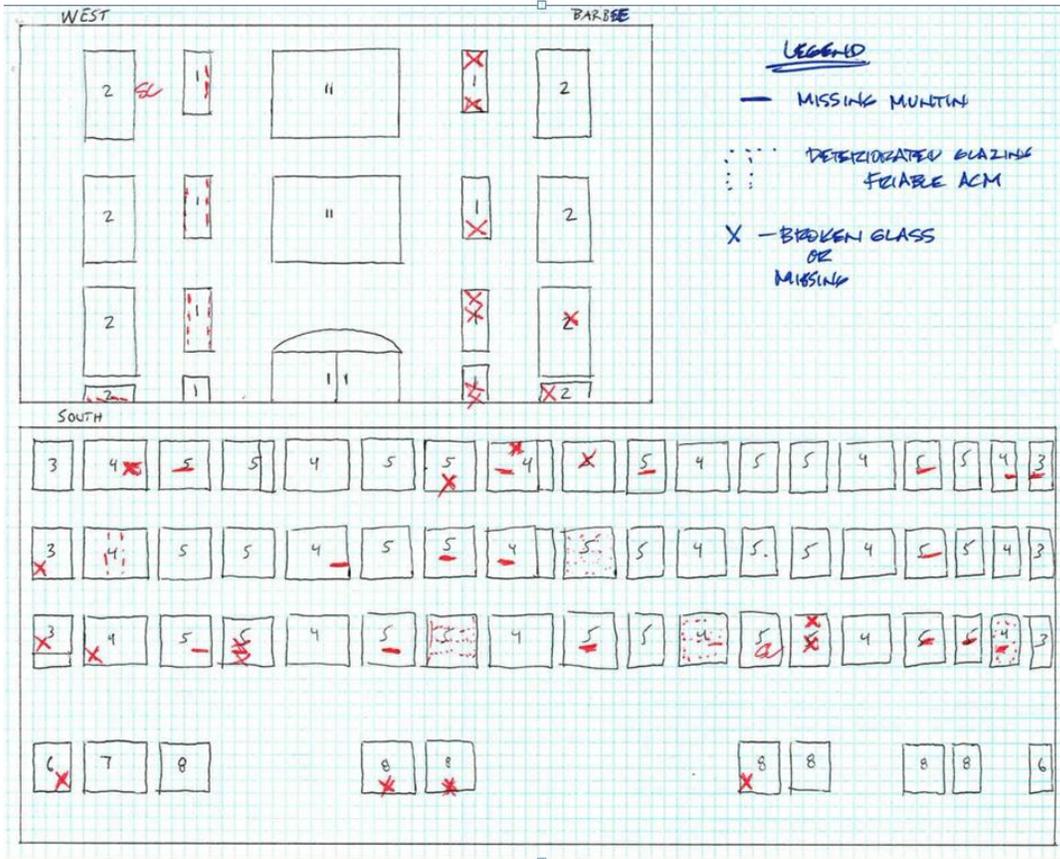
Existing Windows

**THE JORDAN, 1445 N. DELAWARE**

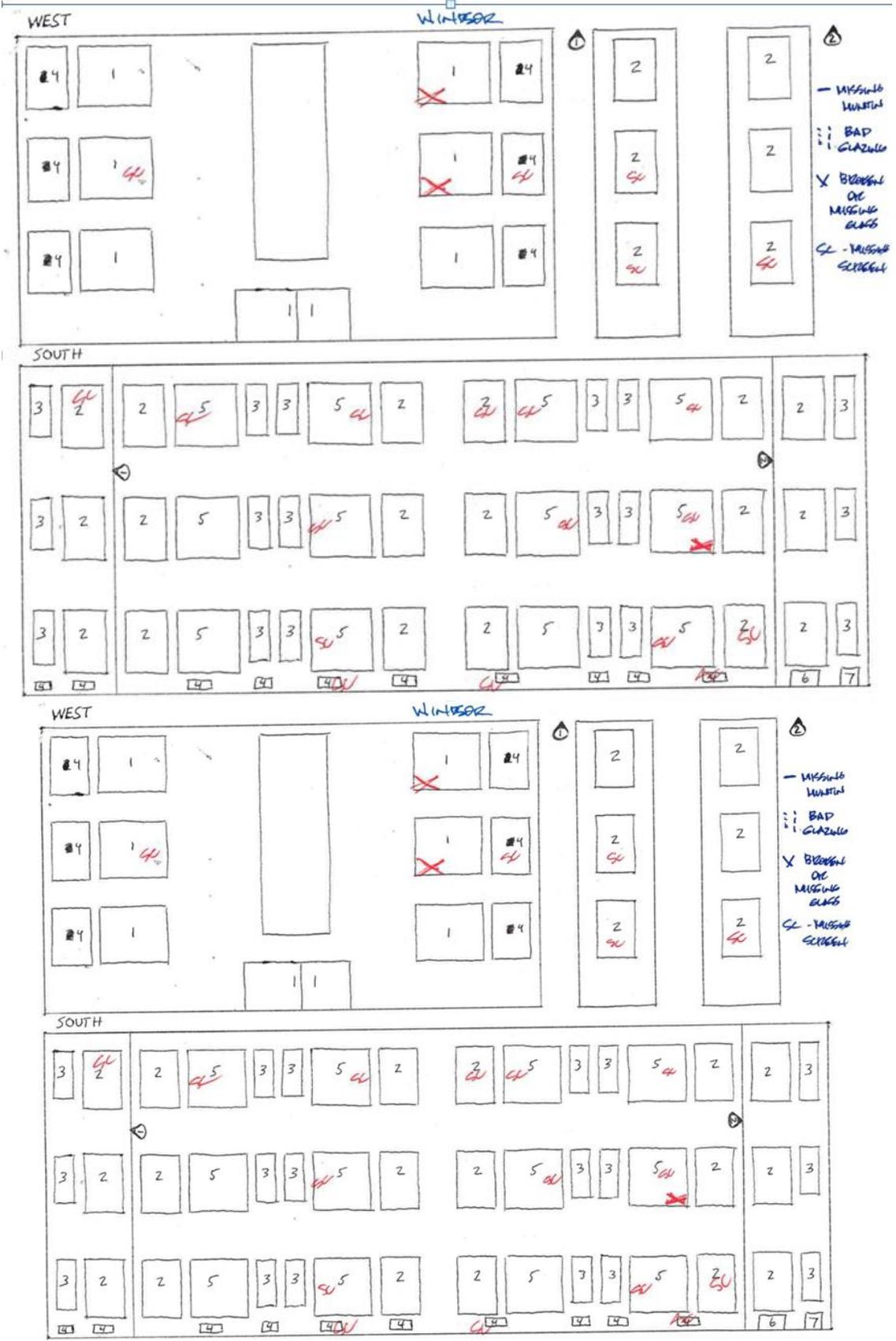


**VIEWS OF THE EXSISTING WINDOWS**

# THE BARBEE WINDOW SURVEY



# THE WINDSOR WINDOW SURVEY



# THE JORDAN WINDOW SURVEY



COA # and Variance #	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date SEPT. 2, 2015
2015-COA-346 (HMP)	2138 N. ALABAMA STREET		Center Twp. Council District 15 Vop Osili
2015-COA-347 (HMP)	2154 N. ALABAMA STREET		
2015-COA-348 (HMP) 2015-VHP-036	2158 N. ALABAMA STREET		
2015-COA-349 (HMP)	2144 N. ALABAMA STREET		
<b>Applicant</b> A22, LLC mailing address: 460 Virginia Avenue Indianapolis, IN 46203 <hr/> <b>Owner:</b> DEXTER THOMPSON 6617 Hidden Oak Lane Indianapolis, IN 46236			
<b>FOUR EXPEDITED CASES</b>			
<b>IHPC COA:</b>	<b>2015-COA-346 (HMP)</b>	Construct two-family house and detached 4-car garage.	
<b>IHPC COA:</b>	<b>2015-COA-347 (HMP)</b>	Construct two-family house and detached 4-car garage.	
<b>IHPC COA:</b>	<b>2015-COA-348 (HMP)</b>	Construct two-family house and detached 4-car garage.	
<b>VARIANCE:</b>	<b>2015-VHP-036</b>	Variance of Development Standards to allow a reduced front yard setback from 22 <sup>nd</sup> St.	
<b>IHPC COA:</b>	<b>2015-COA-349 (HMP)</b>	Construct two-family house and detached 4-car garage.	
<b>STAFF RECOMMENDATION:</b>		<b>Approval of all four COAs and one Variance</b>	
<b>STAFF COMMENTS</b>			

### PROJECT DESCRIPTION

The project site consists of four vacant lots. A new two-family house is planned for each lot. The designer had two major objectives. One was to have each double appear as a single building rather than two “townhouse” units stuck together, but also provide subtle design differences between each unit. The second was to reflect its context by using a more traditional architectural vocabulary at the south end of the development where it relates most closely with historic houses and a more modern vocabulary at the north end near 22<sup>nd</sup> St. where there is a thin context.

### BACKGROUND OF THE PROPERTIES

**2138, 2154 and 2158 N. Alabama St.** The 1898 Sanborn map show a 2-story, single-family house on each of these three lots. They were all converted to flats around 1915 and demolished between 1962 and 1979. The lots are currently vacant.

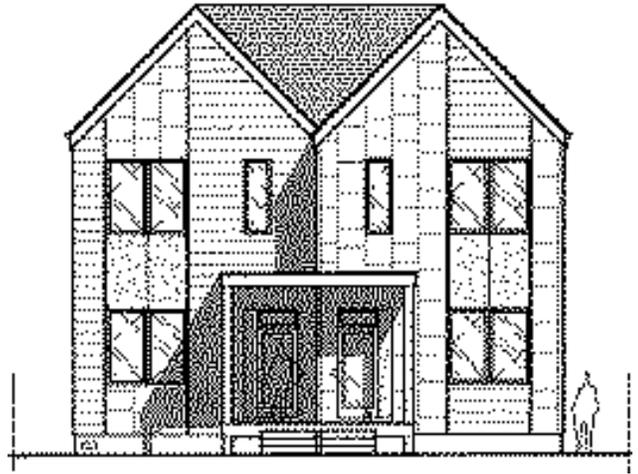
**2144 N. Alabama St.** The 1898 Sanborn map shows a 2-story duplex on this lot. By 1956, the duplex had been converted to flats. The lot was cleared between 1972 and 1979. The lot is currently a vacant.

### DESIGN AND MATERIALS OF THE HOUSES

Demerly Architects has designed all four houses. They are described here from the southernmost house to the northernmost house.

**2138 N. Alabama St. (Lot 4)**

**House.** This two-family house is a dual gable front design, with the north section stepped forward. On the front elevation, there is a simple flat-roof porch that bridges the two units. The entries are centered on the building. The materials are smooth finish fiber-cement siding with 10 in. reveals, and large scale lap siding with a random reveal pattern. This provides a geometric look, and will have a deep reveal and shadow lines where they overlap. These materials are swapped in percentage on each side, with a predominance of the 10 in. lap on the south unit, and the large scale lap on the north unit. There are also Silbonit accent panels, which are a fiber cement cladding sheet, previously approved on a new house on N. New Jersey Street.



The rear (west) elevation is similar to the front, with the same use and mix of materials. There are entry stoops with flat roof canopies. The north and south elevations are fairly simple, with a mix of the two siding types. The windows are aluminum clad fixed and casement units. There are small trims between the different types of siding on the front and rear facades. Some of these are also dropped on the sides of the house to continue that design language throughout.

**Garage.** The garage is a straightforward side gable design sheathed predominantly with lap siding to match the reveal on the main house. There is a segment on the east elevation with the large scale lap siding. The vertical accents are found on the east, north, and south elevations. There are two overhead garage doors on the alley, and two pedestrian doors on the east façade facing the rear yard. It has space for four cars, which meets the zoning requirement for a two-family residence.

**2144 N. Alabama St. (Lot 3)**

**House.** This two-family house is a traditionally styled with a cross gable. There is a hipped roof porch that spans about 2/3 of the front, and wraps around the front gable portion of the building. The siding is a smooth fiber-cement in a 4 in-4 in-6 in reveal pattern. There is a projecting bay with fiber-cement panels and paired double hung windows. The rear (west) façade is dual gable with entry stoops and flat roof canopies. The north and south elevations are simple, with double hung and smaller awning windows.



**Garage.** The garage is a straightforward side gable design with the same lap reveal as the main building. There are two overhead garage doors on the alley, and two pedestrian doors on the east façade facing the rear yard. It has space for four cars, which meets the zoning requirement for a two-family residence.

**2154 N. Alabama St. (Lot 2)**

**House.** This two-family house has a front gable and a flat roof section. The flat roof helps to transition to the contemporary design on the corner, and is recessed. The front elevation features smooth finish fiber-cement siding with a 10 in. reveal, and a 6 in-6 in-4 in reveal pattern on the first floor of the projecting gable section. The gable front section has a standing seam metal shed roof porch. The flat roof section has a porch with second story balcony. This balcony has a stained cedar railing. The windows and doors on the first floor have transom elements.

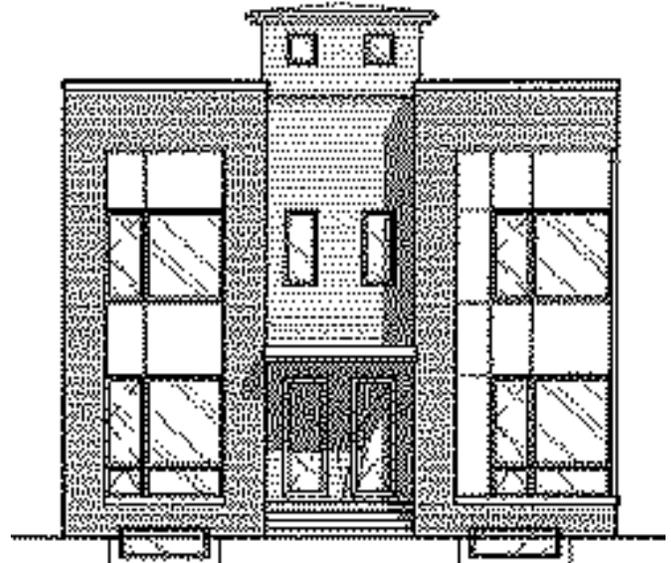


The rear façade uses the same combination of materials as the front. The stained cedar siding is used to bridge the first and second floor windows. There are entry stoops with flat roof canopies. The south elevation has the 10 in. siding in the top portion, and the varied reveal on the bottom section. The north elevation is all 10 in. reveal siding, and the balcony from the front is prominent, as well as the projecting gable.

**Garage.** The garage is a straightforward side gable design with the 10 in. reveal lap siding the main building features. There are two overhead garage doors on the alley, and two pedestrian doors on the east façade facing the rear yard. It has space for four cars, which meets the zoning requirement for a two-family residence.

**2158 N. Alabama St. (Lot 1)**

**House.** This two-family house is purposefully designed in a more contemporary style as a transition to 22<sup>nd</sup> Street and was given a more commercial feel (although it is for residential purposes only). The front elevation has two projecting brick ends wrapping a recessed mid-section that has smooth finish fiber-cement siding with a 6 in. reveal. The roof access monitor is visible from the front façade. It has the same siding, and 2 square windows. It looks prominent in elevation, but is significantly recessed from the front of the building. The entry porch is recessed with a flat roof canopy.



The rear elevation has a lap siding mid-section with a flat roof canopy spanning the two entry stoops. There are large fixed casement and awning windows that mirror image one another in pattern. This façade also features smooth fiber-cement panels with applied battens. The masonry wall turns the corner, dropping down to roof level to allow a continuous gutter across the back of the building. The intent is to have the masonry turn back far enough that the corner of the building feels substantial while still allowing drainage.

The south side elevation is predominantly lap siding, with a long, narrow band of panel with square windows. The building’s brick from the front façade also wraps around here. The north side elevation, which faces 22<sup>nd</sup> Street, has a larger percentage of brick, similar to the front façade. The mid-section is

the lap siding with rectangular windows. The sides have the fiber-cement panels with battens. While the contemporary styling is different from other nearby buildings, staff feels that in this context (at the very boundary of the district, on the edge of largely vacant space), that this approach is successful in bridging two contexts.

**Garage.** The garage reflects the style of the building, with a flat roof and 6 in. siding. There are two overhead garage doors on the alley, and two pedestrian doors on the east façade facing the rear yard. It has space for four cars, which meets the zoning requirement for a two-family residence.

**Variance of Development Standards for Setback** 2158 N. Alabama St. is the only one of the four houses that needs a variance. 22<sup>nd</sup> Street is a thoroughfare requiring a 40 ft. setback along the north side of this lot. Allowing a setback variance is appropriate for these reasons:

- 1) The lot would be essentially unusable if the setback was enforced, as the lot is a typical 40 ft. wide lot.
- 2) The proposed setbacks are typical of what was found historically along 22<sup>nd</sup> Street, as well as existing buildings further to the east and west.

**SETBACKS**

**Front Setback**

All four houses in the development will have the same 20 ft. porch setback from the front property line. This setback is similar to those of the houses to the south, but there is no one consistent setback on the block. 20 ft. will be within the range of what is found there now.

	<b><u>2138 N. Alabama</u></b>	<b><u>2144 N. Alabama</u></b>	<b><u>2154 N. Alabama</u></b>	<b><u>2158 N. Alabama</u></b>
House-Front	20 ft.	20 ft.	20 ft.	20 ft.
House-North Side	4 ft. – 6 in.	4 ft. – 6 in.	5 ft.	10 ft.
House-South Side	4 ft. – 6 in.	4 ft. – 6 in.	5 ft.	4 ft.
Garage-Alley	10 ft.	10 ft.	10 ft.	10 ft.
Garage-North Side	2 ft. – 6 in.	2 ft. – 6 in.	5 ft.	10 ft.
Garage South Side	2 ft. – 6 in.	2 ft. – 6 in.	5 ft.	4 ft.

**CONTEXT**

There is a wide variety of housing types in close vicinity to this four-lot development. The house directly to the south is a historic, Tudor-Revival inspired gable front house with cross timbering on the second story. The house to the south of that is a traditionally designed gable front home constructed about 6 years ago. There is a new house and two historic houses on the remainder of the west side. The east side of the block only retains three houses, so it is mostly vacant. There are two historic houses across the street from the development site. The one at the corner of 22<sup>nd</sup> and Alabama is a gable front design. It has been modified with stucco and vertical siding, although it maintains its original windows and overall form and scale. The house to the south is another Tudor-Revival home, and is atypically wide. There is a vacant lot between the buildings. This complex serves as Pathway to Recovery. All of the houses are tall and wide.

Across 22<sup>nd</sup> Street (outside of the historic district) is little context. There is a vacant one-story building, formerly a Church’s Chicken. Most of the nearby land is vacant.

The designs of the proposed four houses do not replicate any one historic style, and there is no dominant style to the adjacent properties. The buildings are very large in this block, so a duplex lends itself well from a massing and scale perspective.

## **HERRON-MORTON PLACE 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 believes that the massing and design of the building respects the historic and new construction buildings that surround it, and is consistent with the design guidelines in the Plan.

### **STAFF RECOMMENDED MOTION**

**2015-COA-346 (HMP):**

**To approve a Certificate of Appropriateness to construct a two-family residence and detached 4-car garage:**

**2015-COA-347 (HMP):**

**To approve a Certificate of Appropriateness to construct a two-family residence and detached 4-car garage:**

**2015-COA-348 (HMP):**

**To approve a Certificate of Appropriateness to construct a two-family residence and detached 4-car garage and for a variance of development standards:**

**2015-COA-349 (HMP):**

**To approve a Certificate of Appropriateness to construct a two-family residence and detached 4-car garage:**

**For each of the above: 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. 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.**

**NOTE: Owner responsible to comply with all applicable codes.**

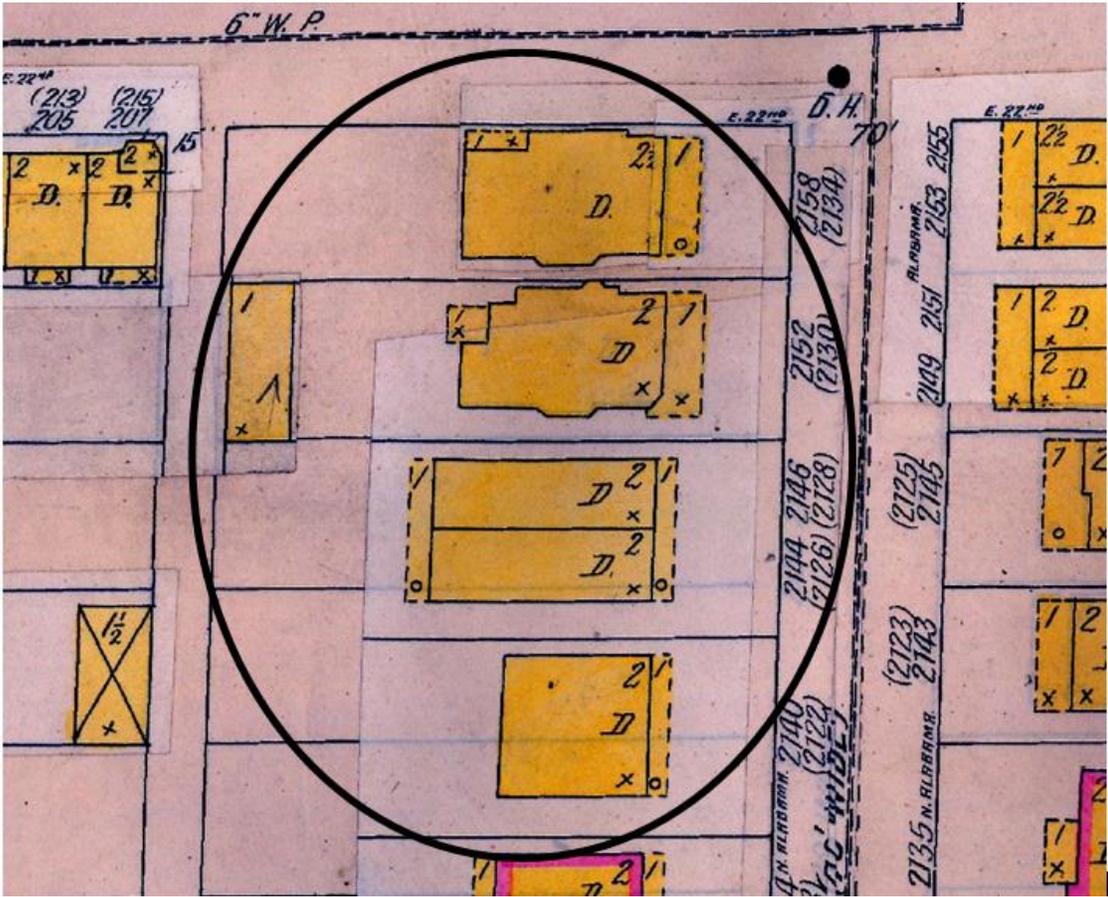
**VARIANCE PETITION #2015-VHP-036:**

**To approve a Variance of Development Standards for a reduced front yard setback along 22<sup>nd</sup> Street.**

**Staff Reviewer:** Emily Jarzen



**Location in Herron-Morton Place**



1898 Sanborn map



Aerial view of site



**Subject site, looking north towards 22<sup>nd</sup> Street**



**Subject site looking south from 22<sup>nd</sup> Street**



**Project site, looking west**



**Houses directly to the south**

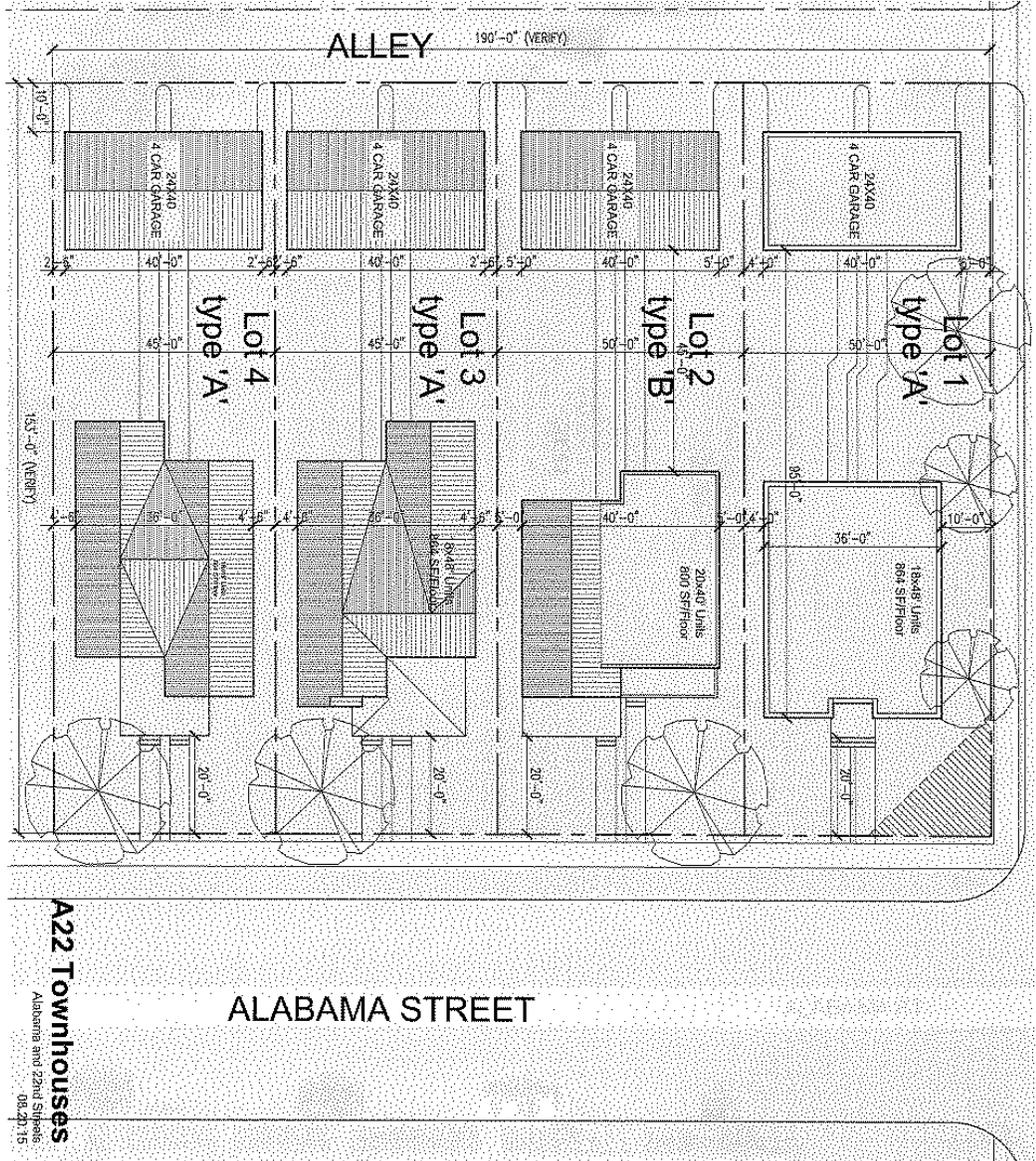
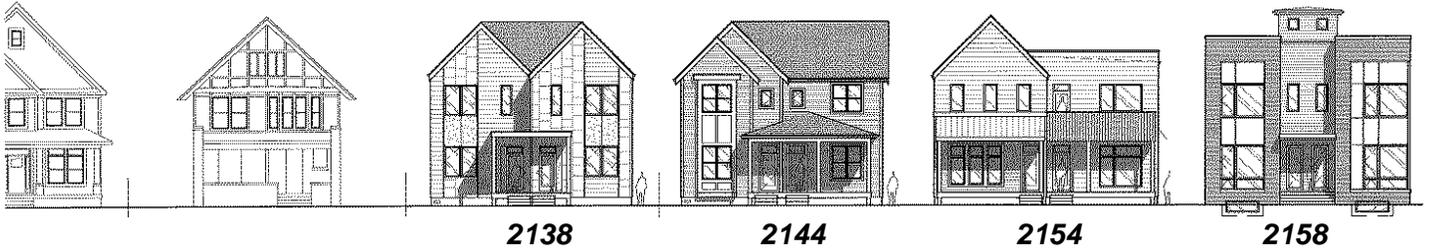


**Houses further south on block**



**Context across the street**

# Proposed Streetscape

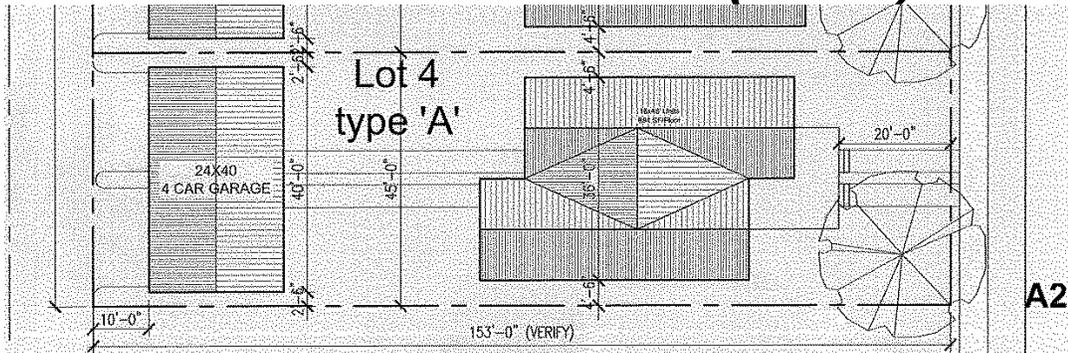


Overall Project Site Plan

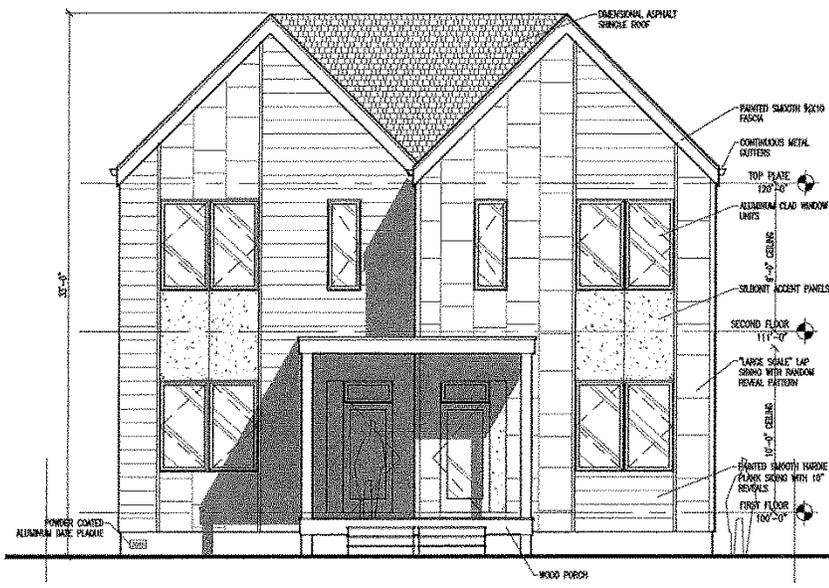
**A22 Townhouses**  
Alabama and 2nd Streets  
08.21.15

NOTE: Commission members will receive full set of plans

# 2138 N. Alabama Street (Lot 4)



A22

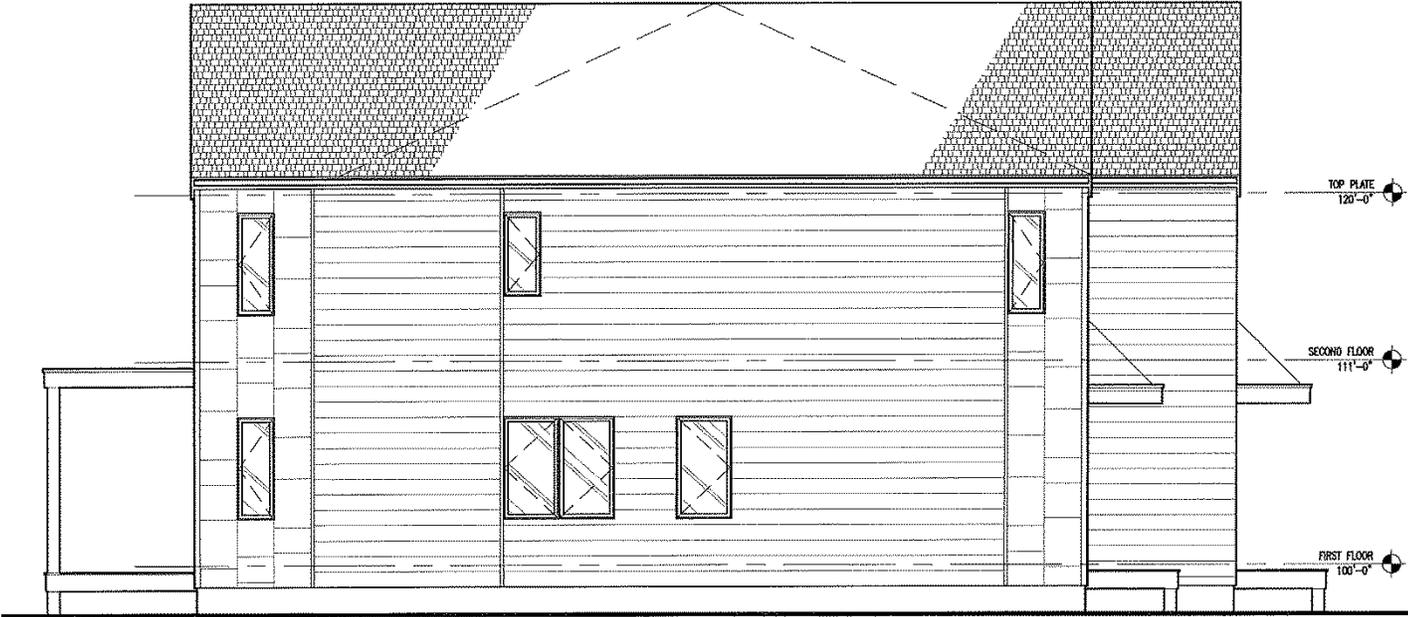


Front Elevation



Rear Elevation

# 2138 N. Alabama Street Continued

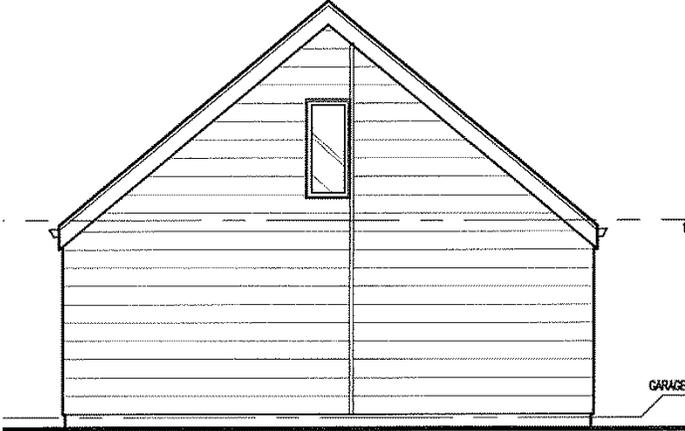


North elevation

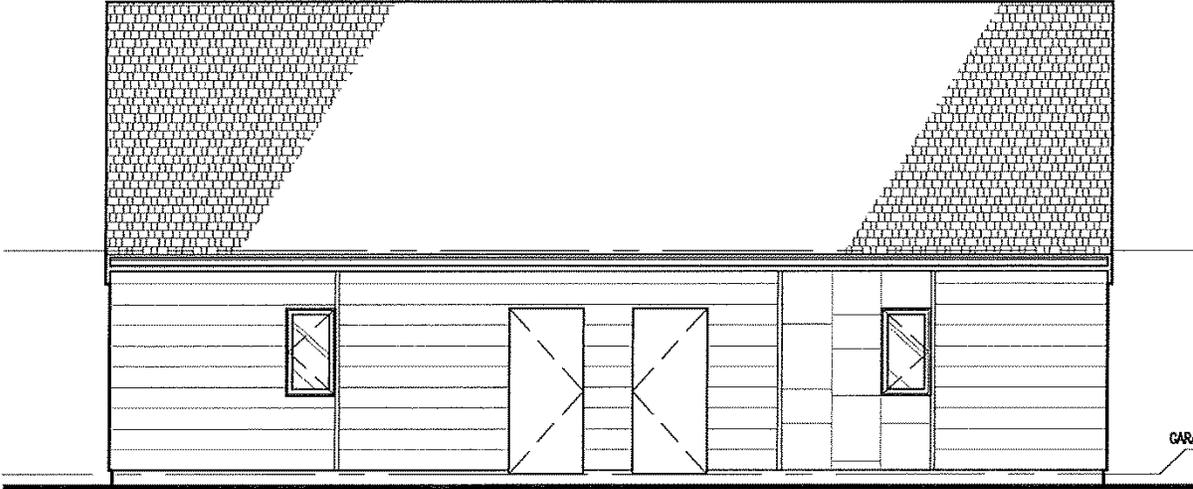


South elevation

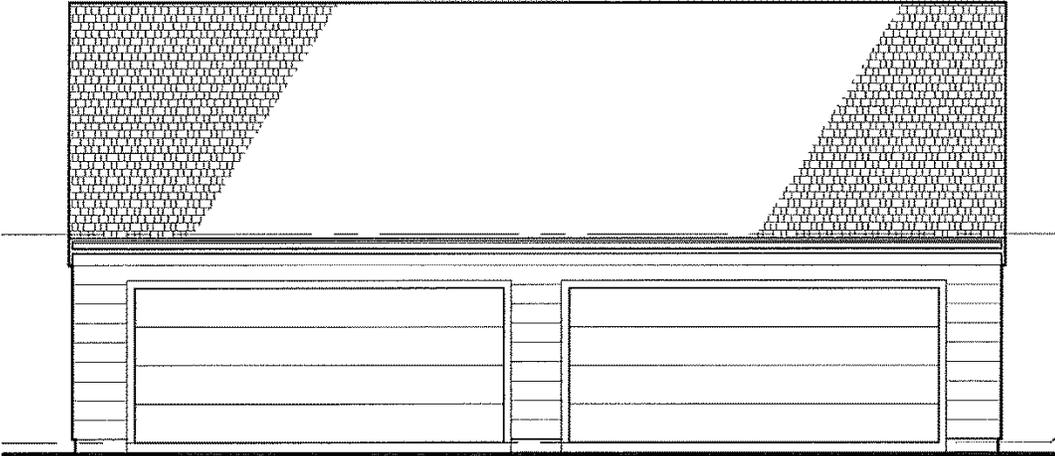
# 2138 N. Alabama Street Continued



**Garage North & South Elevations**

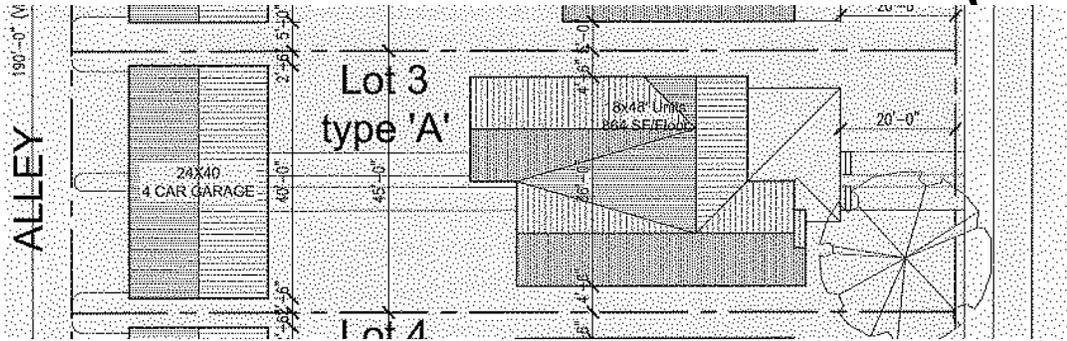


**Garage East Elevation**



**Garage West Elevation**

# 2144 N. Alabama Street (Lot 3)



Site Plan



Front Elevation

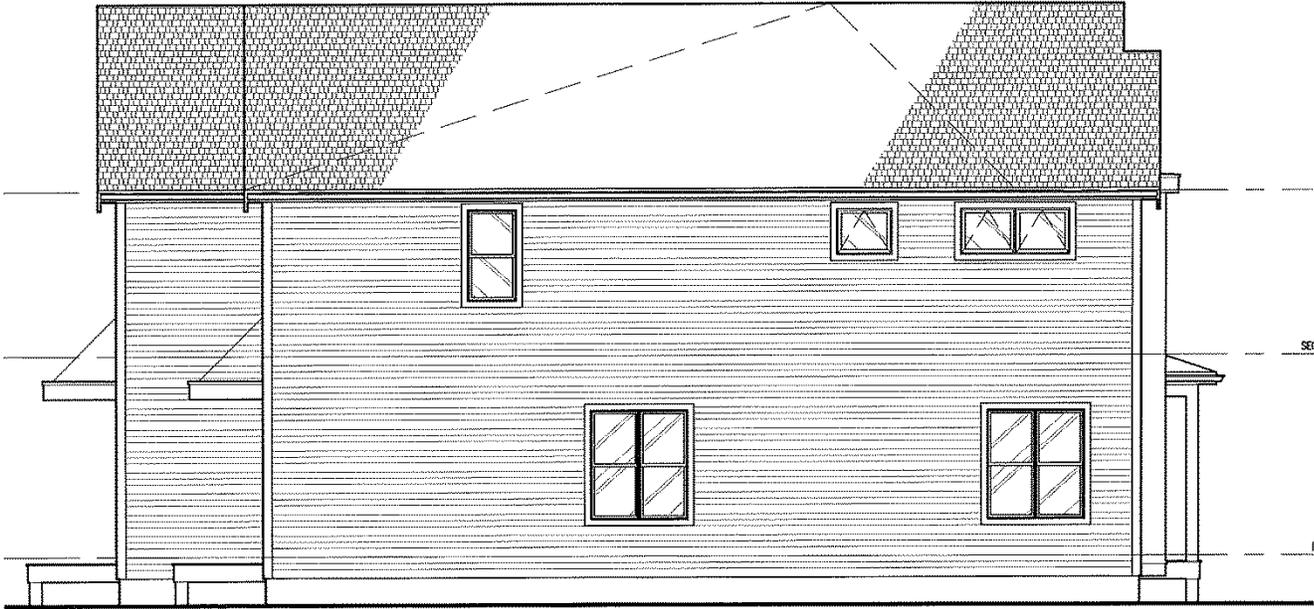


Rear Elevation

# 2144 N. Alabama Street Continued

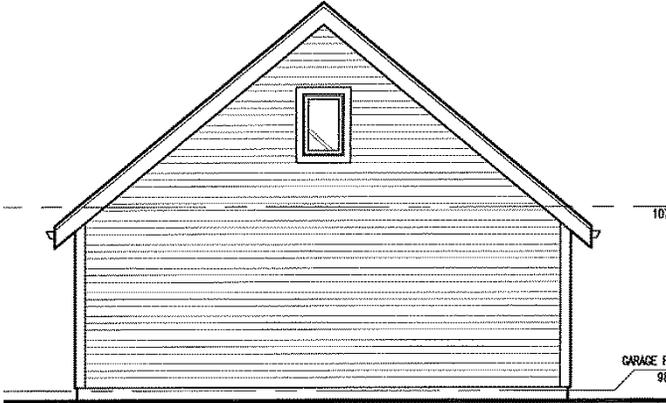


North Elevation

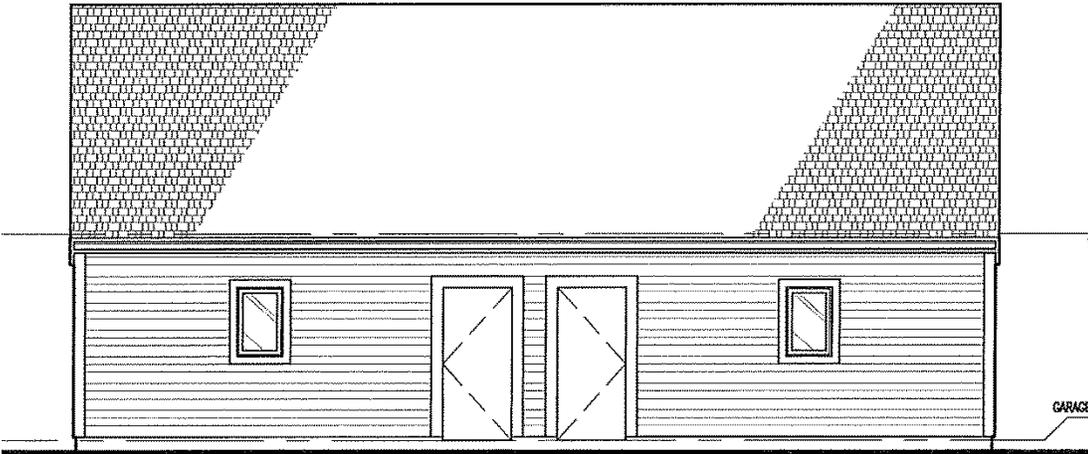


1 of 3 South Elevation  
South Elevation

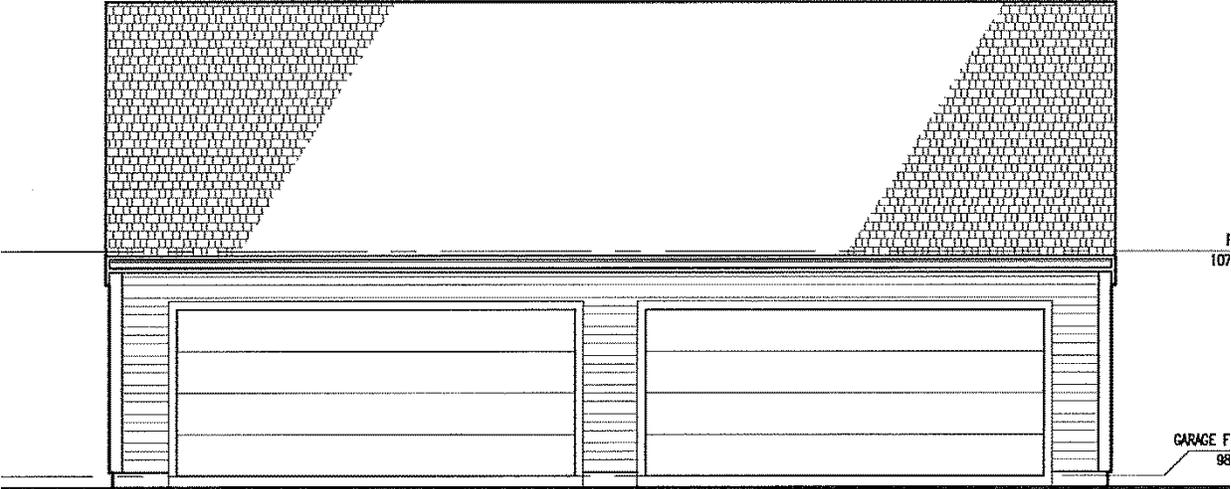
# 2144 N. Alabama Street Continued



North & South Elevations

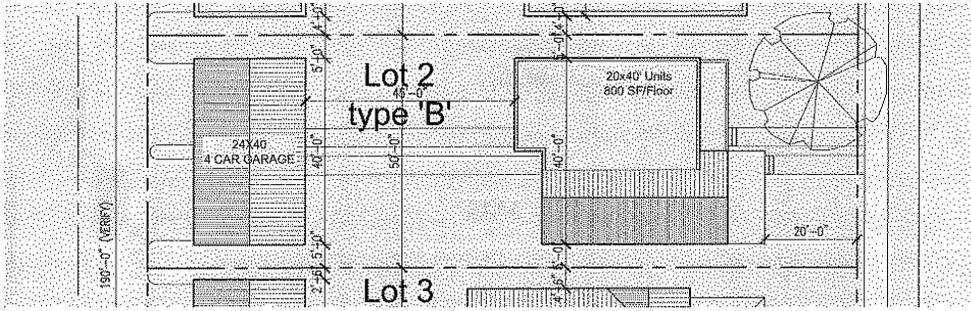


East Elevation



West Elevation

# 2154 N. Alabama Street (Lot 2)



Site Plan

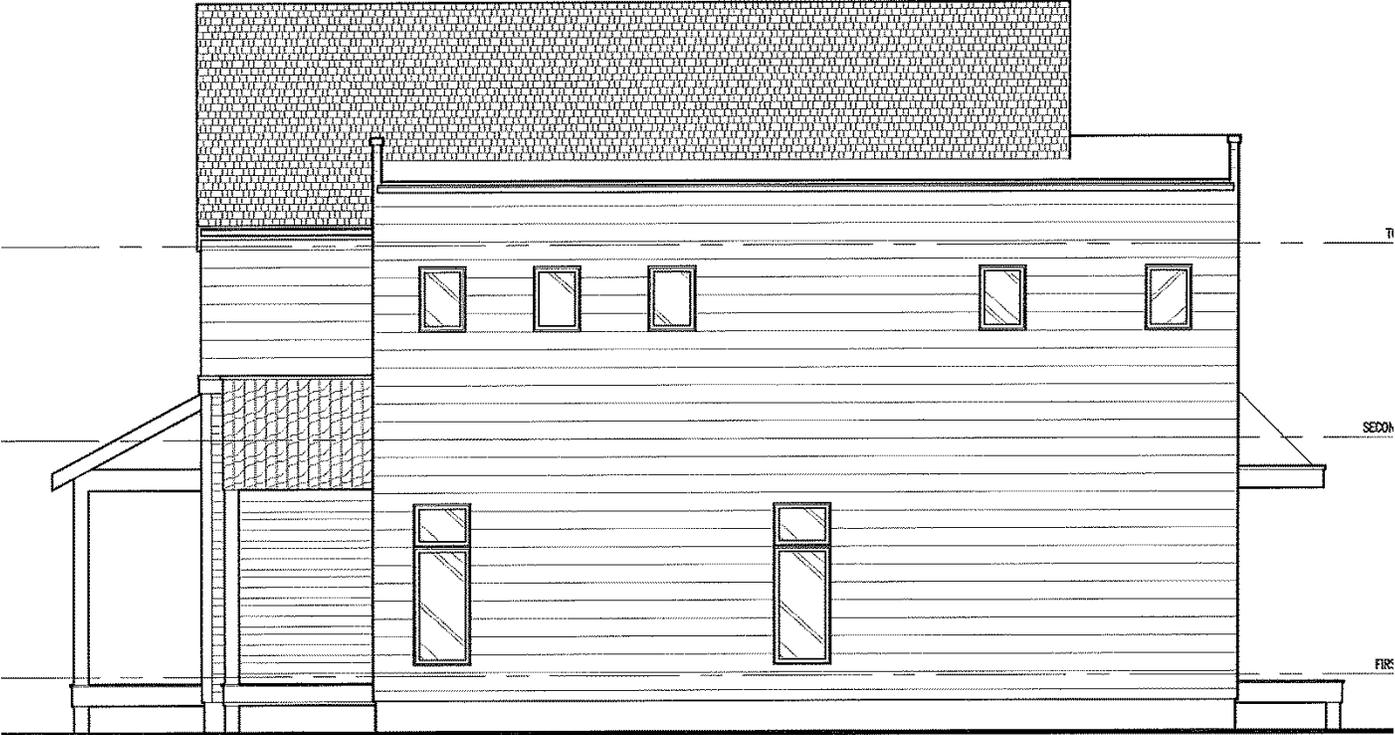


Front Elevation

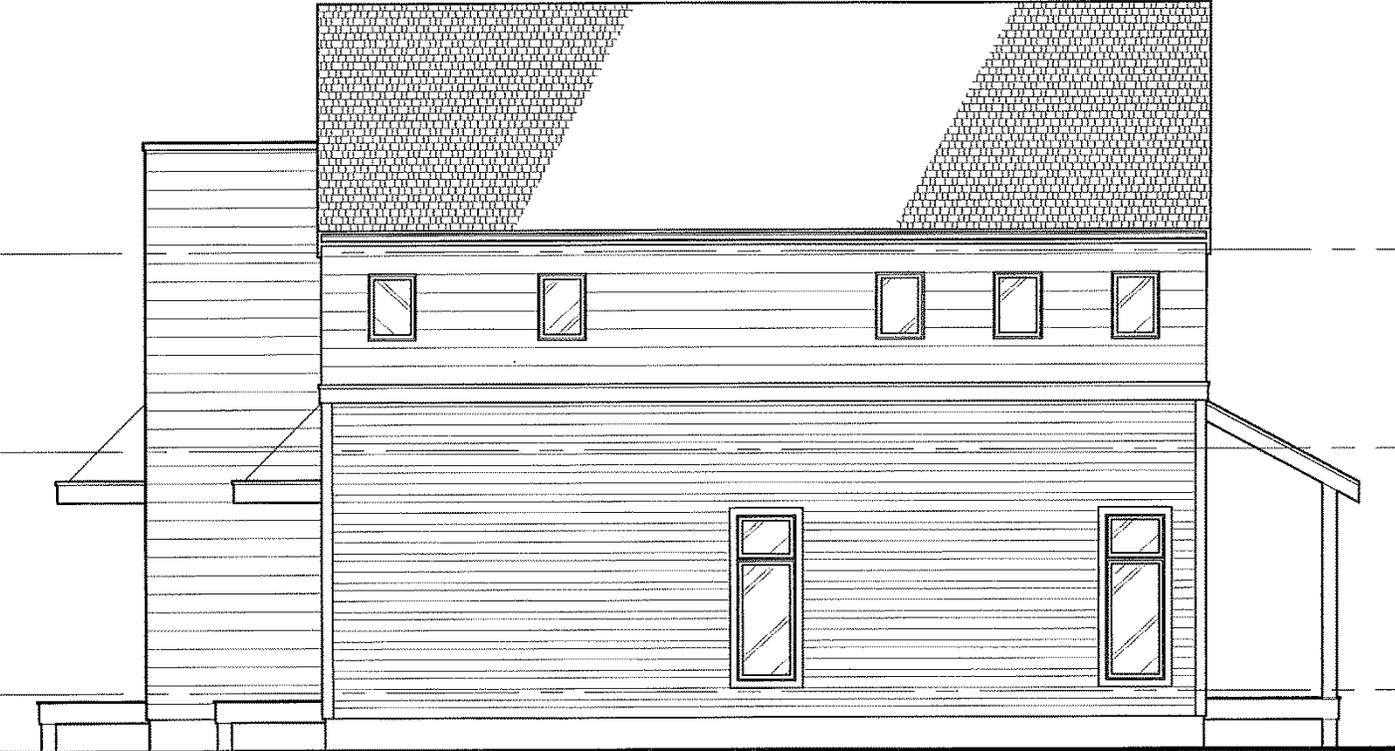


Rear (west) elevation

# 2154 N. Alabama Street Continued

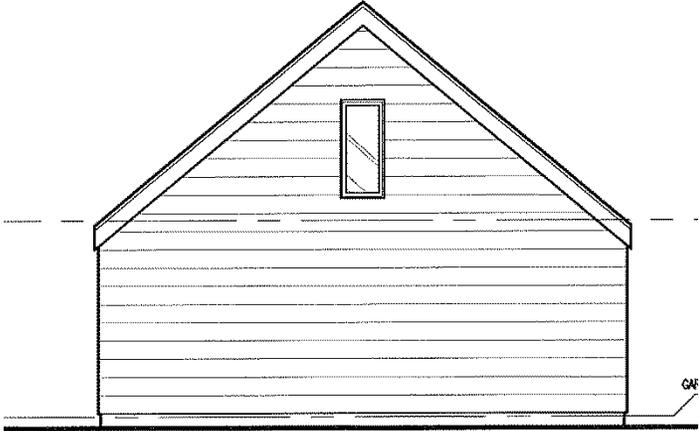


North Elevation

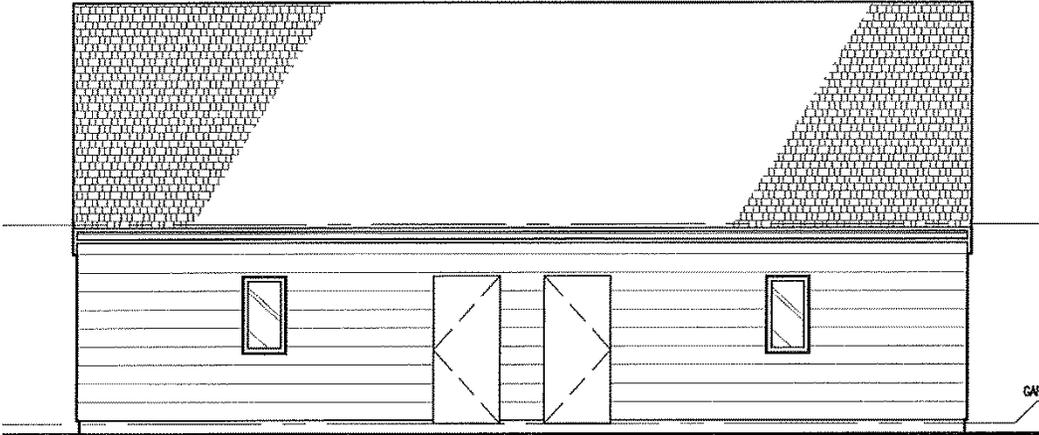


South Elevation

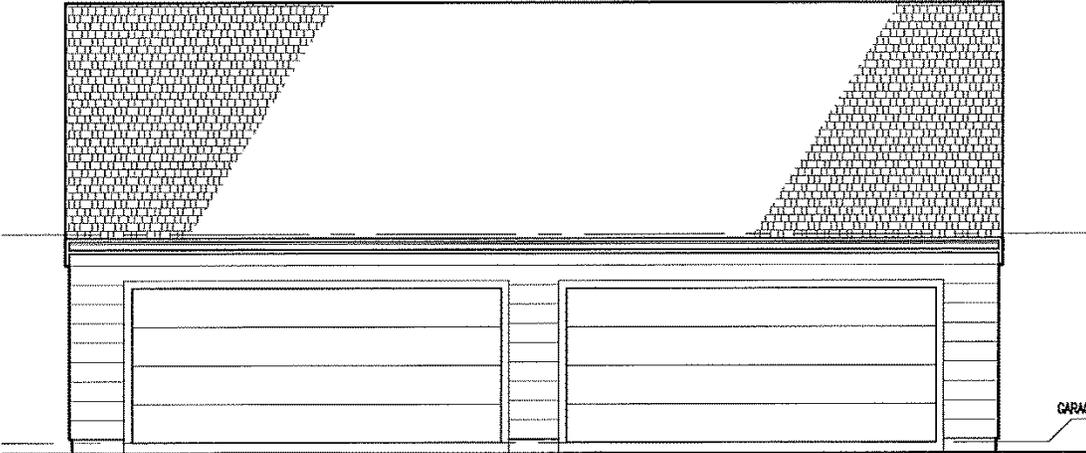
# 2154 N. Alabama Street Continued



North & South elevations



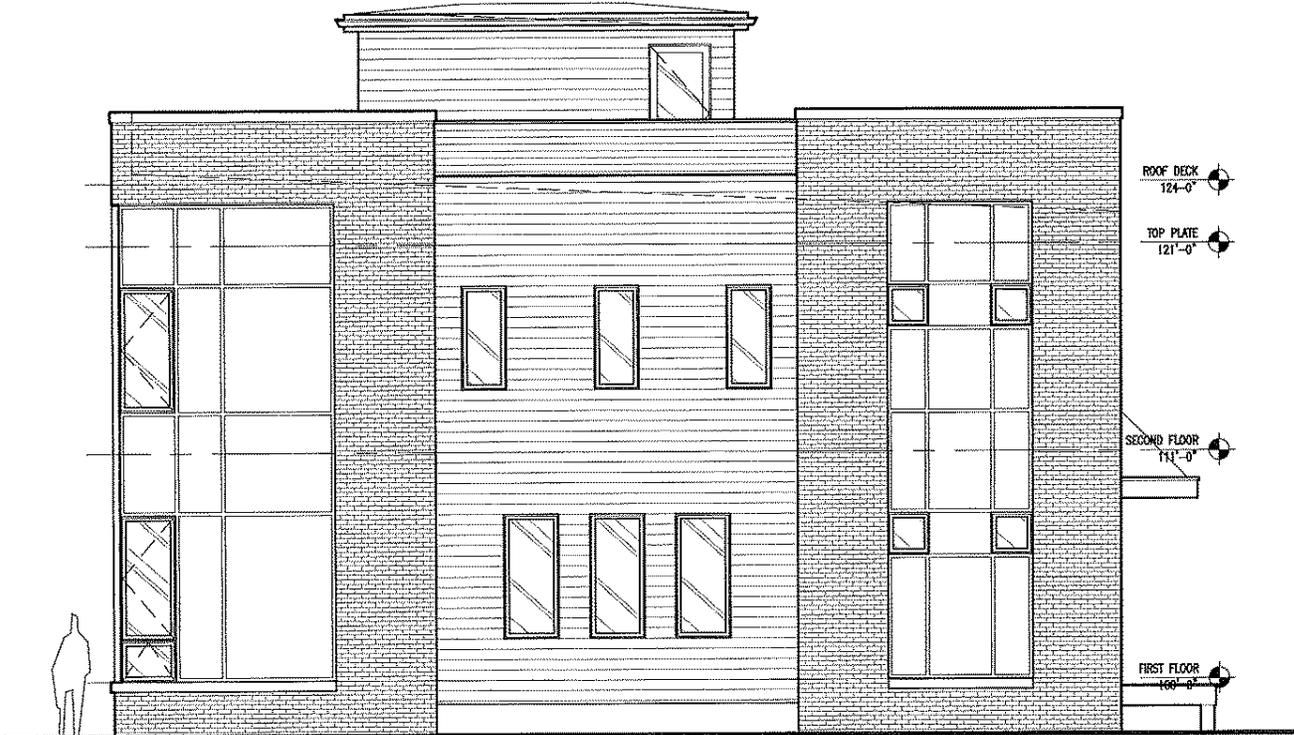
East elevation



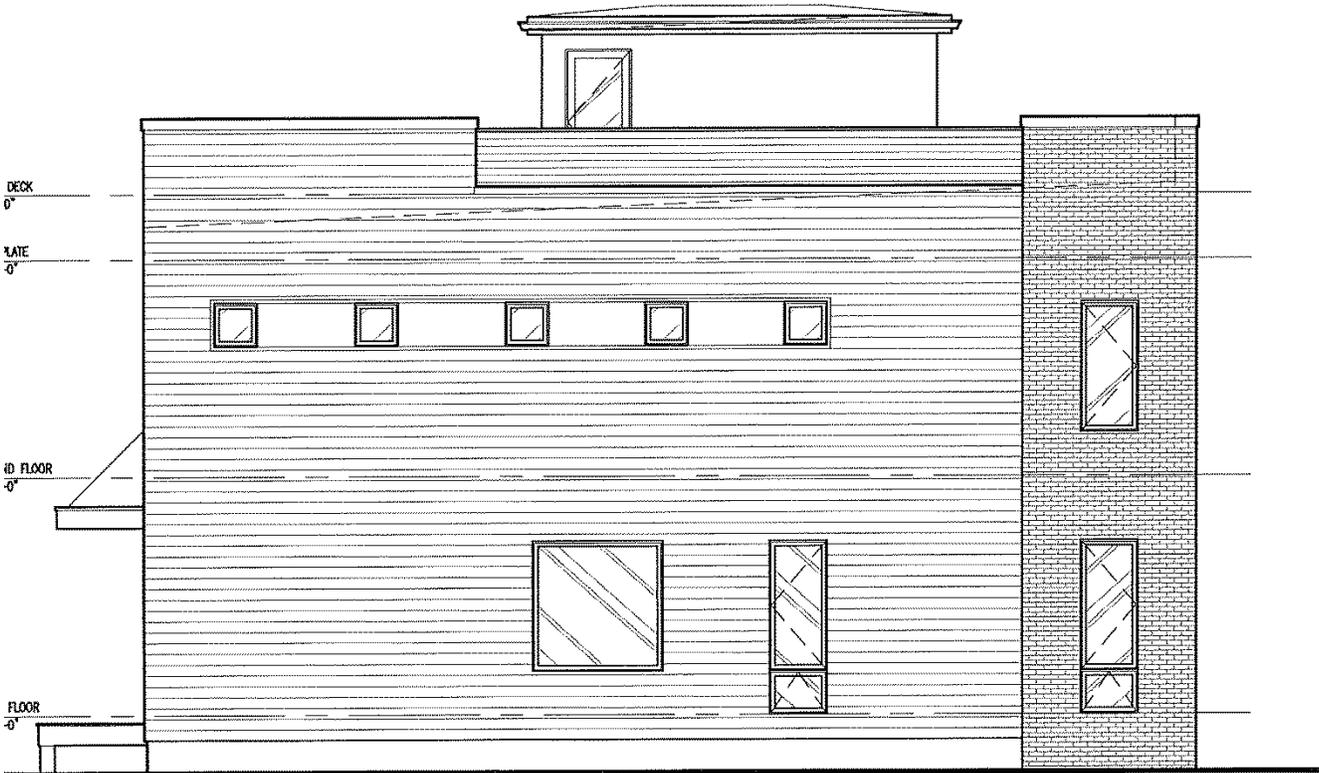
West elevation



# 2158 N. Alabama Street Continued



North Elevation

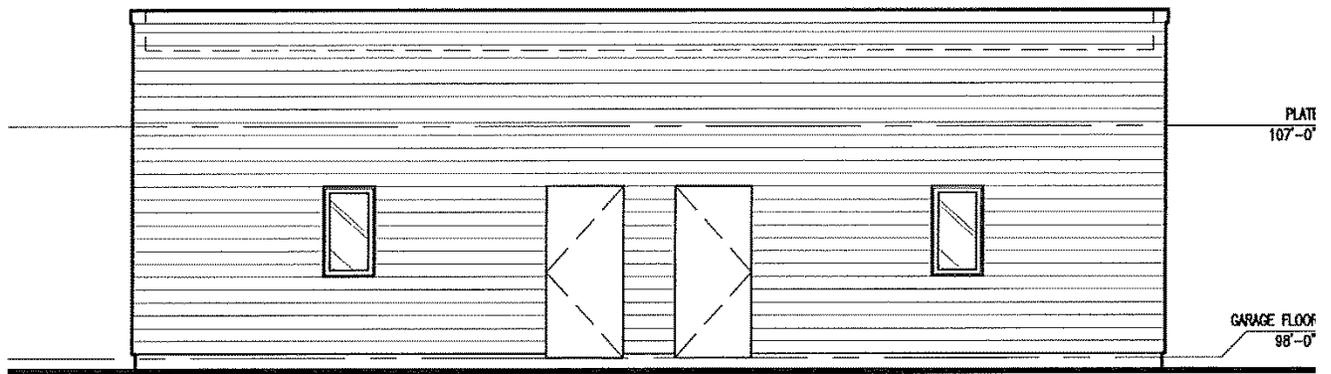


South Elevation

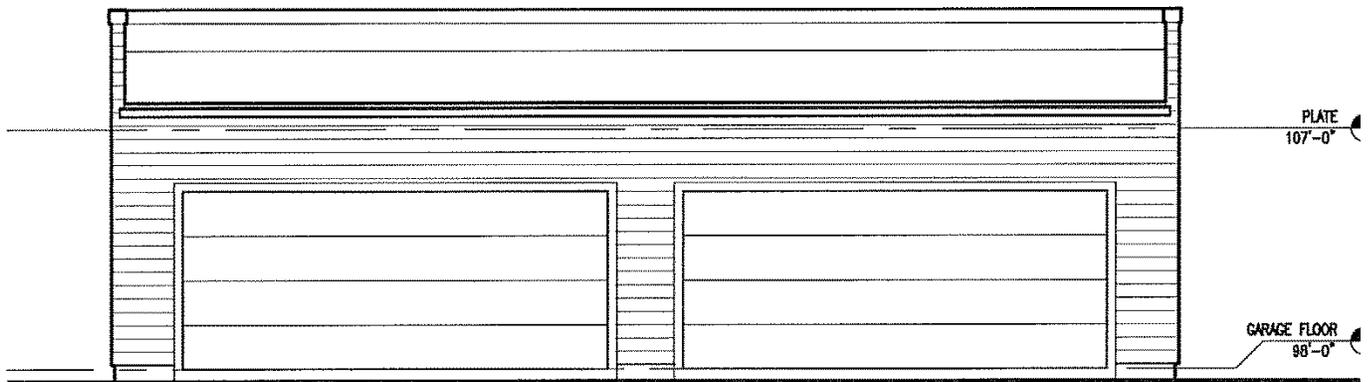
# 2154 N. Alabama Street Continued



North & South elevations



East elevation



West elevation

**Findings of Fact for 2015-VHP-036 (2158 N. Alabama)**

**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 structure will maintain a 10' setback from the property line, which will still allow for adequate lawn and landscaping space in addition to maintaining the existing sidewalk width. The clear site triangles remain unaffected.

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

The proposed 10' setback is generally consistent or greater than other contextual structures along 22nd Street.

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

Such an application would shrink the developable area of the lot to one that would be impractical given the already narrow lot width. In addition, such a setback would be inconsistent with the context and create an adverse urban design element which would not properly address 22nd Street.

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<b>COA #</b> <b>2015-COA-244 (RP)</b> <b>2015-ZON-057</b> <b>2015-VHP-033</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>SEPT. 2, 2015</b>
<b>944, 946, 954 and 1010 DR. MARTIN LUTHER KING, JR. ST.</b> <b>507 and 517 W. 10<sup>th</sup> STREET</b> <b>933 and 935 N. CALIFORNIA STREET</b> <b>RANSOM PLACE</b>		<i>Continued from:</i> <i>August 19, 2015</i> <i>August 5, 2015</i> <i>July 15, 2015</i> <i>July 1, 2015</i>
<b>Applicant &amp; mailing address:</b>	<b>Timothy W. Cover</b> 8604 Allisonville Rd, Suite 330 Indianapolis, IN 46250	Center Twp. Council District: 15 Vop Osili
<b>Owner:</b>	<b>OLAF LAVA, LLC</b> 601 N. College Ave Suite 1A Bloomington, IN 47404	
<b>COMBINED CASES</b>		
<b>IHPC COA: 2015-COA-244 (RP)</b>	<ul style="list-style-type: none"> <li>• Construction of four residential structures</li> <li>• Variances of Development Standards</li> <li>• Rezoning</li> </ul>	
<b>2015-ZON-057</b>	Rezone site from I3U & C3 to CBDS.	
<b>2015-VHP-033</b>	Variances of Development Standards for construction within the required clear sight triangle & a reduction in the front yard setback along 10 <sup>th</sup> St.	
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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**Since the August 19, 2015 IHPC Hearing**

The applicant requested a continuance at the last meeting to work on the proposed plans, primarily to respond to neighborhood concerns. Those changes include:

Site A: Changing the design from a duplex with four bedrooms on each side to two separate houses with four bedrooms.

Site B: Changing the design from a duplex with three bedrooms on each side to two separate houses with three bedrooms.

Site C: Modified the balconies so they are enclosed on the north and south ends, and added a shed roof to cover the balconies.

Site D: Changed red color to a cream color after a request from Indiana Landmarks, and modified the fiber cement lap siding to panels.

Staff believes the changes are appropriate. A set of revised plans are on file with the IHPC and are also included in the Commissioner's packets for review.

## **REPORT FROM AUGUST 19, 2015 HEARING (NO CHANGES)**

### **Project Description**

The applicant is asking for a Certificate of Appropriateness for:

- Construction of four residential structures (two duplex structures and two multifamily structures)
- Variances of Development Standards to allow construction within the required front yard setback along 10<sup>th</sup> Street (for Building “A” at 517 W. 10<sup>th</sup> Street) and for construction within the clear sight triangle on this same site.
- Rezoning of the sites for buildings C and D (507 W 10<sup>th</sup> Street, 944, 946, 954 and 1010 Dr. Martin Luther King Jr Street.)

### **Decreased Project Density**

At the Preliminary Review, commission members suggested that the project might be too dense. The applicant has reduced the overall number of units and increased the number of parking spaces.

Original Plans: 57 units/ 99 beds/ 61 parking spaces required/ 84 provided

Revised Plans: 52 units/97 beds/ 59 parking spaces required/ 93 provided

### **Reduced Scale of Buildings C and D**

The overall height of building C and Building D has been lowered. Building C was lowered by 2’-4”. Building D was lowered at the primary parapet (excluding the bump at elevator) by 7’-2”.

### **Architectural Design**

**Building A (517 W. 10<sup>th</sup> St) Two-Family Residence with Surface Parking.** The Building A site was originally two lots with two houses. The proposed structure is to be a two-story, two-family house. The exterior will be clad in fiber cement lap siding. There is an offset in the building so the two units are distinguishable from each other. The roofline and shape of the building is in keeping with the surrounding area. The windows will be either vinyl or aluminum clad. The porches will be made of wood. There is an existing house between buildings A and B, and the front setback of Buildings A and B will match the front setback of that structure.

The applicant has revised the window proportions and has added an elevated front porch in response to the Commission’s comments at the Preliminary Review.

**Building B (933 and 935 N. California St.) Two-Family Residence with Surface Parking.** The Building B site was originally two lots with two houses. A two-story, two-family house is proposed. The exterior will be clad in fiber cement lap siding. An offset in the building makes the two units distinguishable from each other. The roofline and shape of the building is in keeping with the surrounding area. The windows will be either vinyl or aluminum clad. The porches will be made of wood.

The applicant has revised the proportions of the windows and has added an elevated front porch in response to the Commission’s comments. The paint colors are adjusted in response to commission comments, although Ransom Place does not actually require paint color approval.

**Building C (517 W. 10<sup>th</sup> St. and 944, 946, and 954 Dr. Martin Luther King Jr. St.) Multi-family Building with Internal Parking.** Building C’s site was originally four lots with one store and three single-family houses. The proposed building is to be three floors with 21 apartments and

26 beds. There will be 26 on-site parking spaces. The overall design of the structure is residential, and stylistically traditional.

The plans have been modified to include a more brick on the building as well as fiber cement lap siding. The floor plans have been modified so the northeast corner of the building has a commercial appearance at the street level. This area will include the leasing office, gym and community room. The overall height of the structure has been lowered to reduce the scale in response to the commissioners' comments. The color scheme on the building has been toned down, although paint colors do not require approval in Ransom Place.

**Building D (1010 Dr. Martin Luther King Jr St.) Multifamily Residential Building with Parking Garage.**

The Building D site was most recently a gas station that has since been demolished. Historically, it was four lots with four houses and three stores. A four level apartment building with 27 units and 57 beds is proposed. There will be 49 parking spaces on-site, 43 internal and 6 surface spaces at the rear of the building. Some fiber cement lap siding is proposed, but it is used minimally. The roof is flat and it more closely mimics the height and mass of the historic Dunbar Court Apartment Building directly to the north. All the windows on the building will be vinyl double hung windows, some with transoms.

The building is sided mostly with brown brick, which has been added since the Preliminary Review. Also in response to commission comments, the overall height of the building has been lowered, the color scheme has also been toned down, the garage doors have been lowered and reshaped to better compliment the architecture of the building and storefront windows have been re-arranged to create the appearance of a more activated space at the ground level.

**Variances of Development Standards: Building A**

The applicant is asking for Variances of Development Standards to allow construction within the required front yard setback along 10<sup>th</sup> Street (for Building "A" at 517 W. 10<sup>th</sup> Street) and for construction within the clear sight triangle on this same site. Because 10<sup>th</sup> Street is a primary arterial on the Thoroughfare Plan, the required front yard setback is 70 feet from the centerline. That setback would be approximately halfway into the site, making it virtually unbuildable. The applicant is showing the structure as having an approximately 8 foot setback to the eave, and the parking area as being about 3 feet back from the property line.

The applicant is also asking for a variance to allow construction within the clear sight triangle at the northeast corner of the site where the proposed parking area and fence is located. The fence will be in the triangle, but just a small corner of it. Staff does not believe that the granting of this variance will be harmful if granted. The right-of-way along 10<sup>th</sup> Street is setback behind the sidewalk three feet.

**Rezoning from C3 and I3U to CBDS**

The applicant is requesting a rezoning of the sites for buildings C and D (507 W 10<sup>th</sup> Street, 944, 946, 954 and 1010 Dr. Martin Luther King Jr Street.) The Building C site is zoned I-3-U (Industrial) and the Building D site is zoned C3.

The Ransom Place Plan recommends site C be rezoned either D8 or CBD-2. Staff believes the request for CBDS is not inconsistent, as CBDS is a customized Central Business District zoning classification. Site D is recommended to remain C3. However, C3 allows commercial uses that the Commission has found to be inappropriate in the past, specifically gas stations. The CBDS rezoning would limit the allowed uses on this site to only those approved on the site and development plan. Therefore, if the applicant does not follow

through with the plans, any future developer would have to rezone the site for the new proposed use and development.

**STAFF RECOMMENDED MOTIONS**

**COA #2015-COA-244 (RP):**

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

- 1. Construction of six separate residential structures
- 2. Variances of Development Standards
- 3. Rezoning

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

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

- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*
- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*
- 3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*
- 4. A durable marker indicating the date of construction must be incorporated into the front foundation of the building and approved by IHPC staff prior to installation.
- 5. 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.
- 6. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
- 7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.
- 8. All siding and trim must be smooth, and free of embossed wood grain or rough-sawn textures.

**VARIANCES 2015-VHP-033:**

**To approve Variances of Development Standards for construction within the required clear sight triangle & a reduction in the front yard setback along 10<sup>th</sup> St. at 507 W. 10<sup>th</sup> Street.**

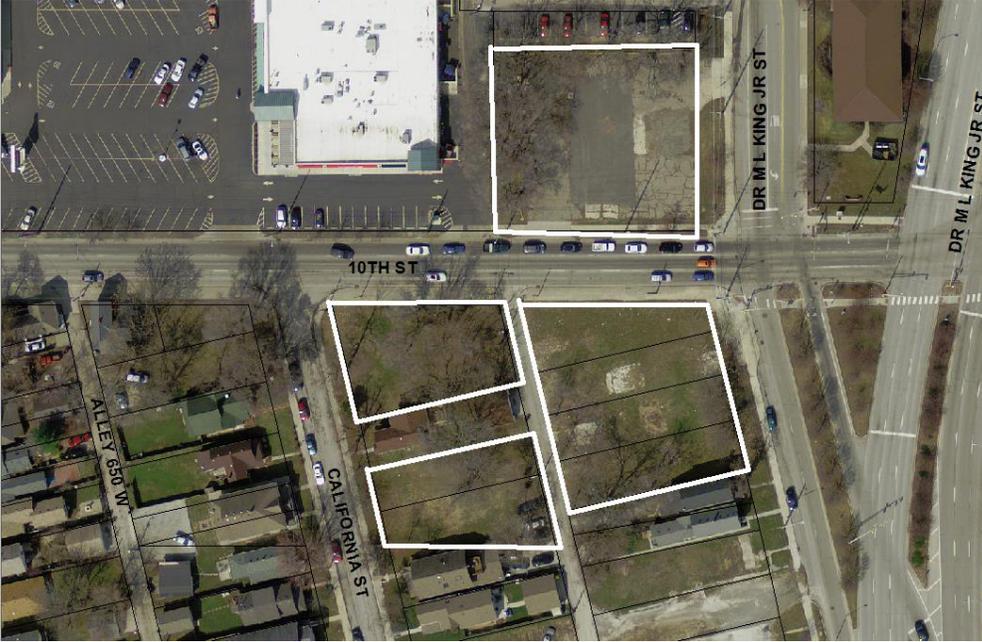
**REZONING 2015-ZON-032:**

**To recommend approval to the Metropolitan Development Commission to rezone the subject sites from C-3 and I-3-U to CBD-S as per the submitted site and development plan and approved architectural plans.**

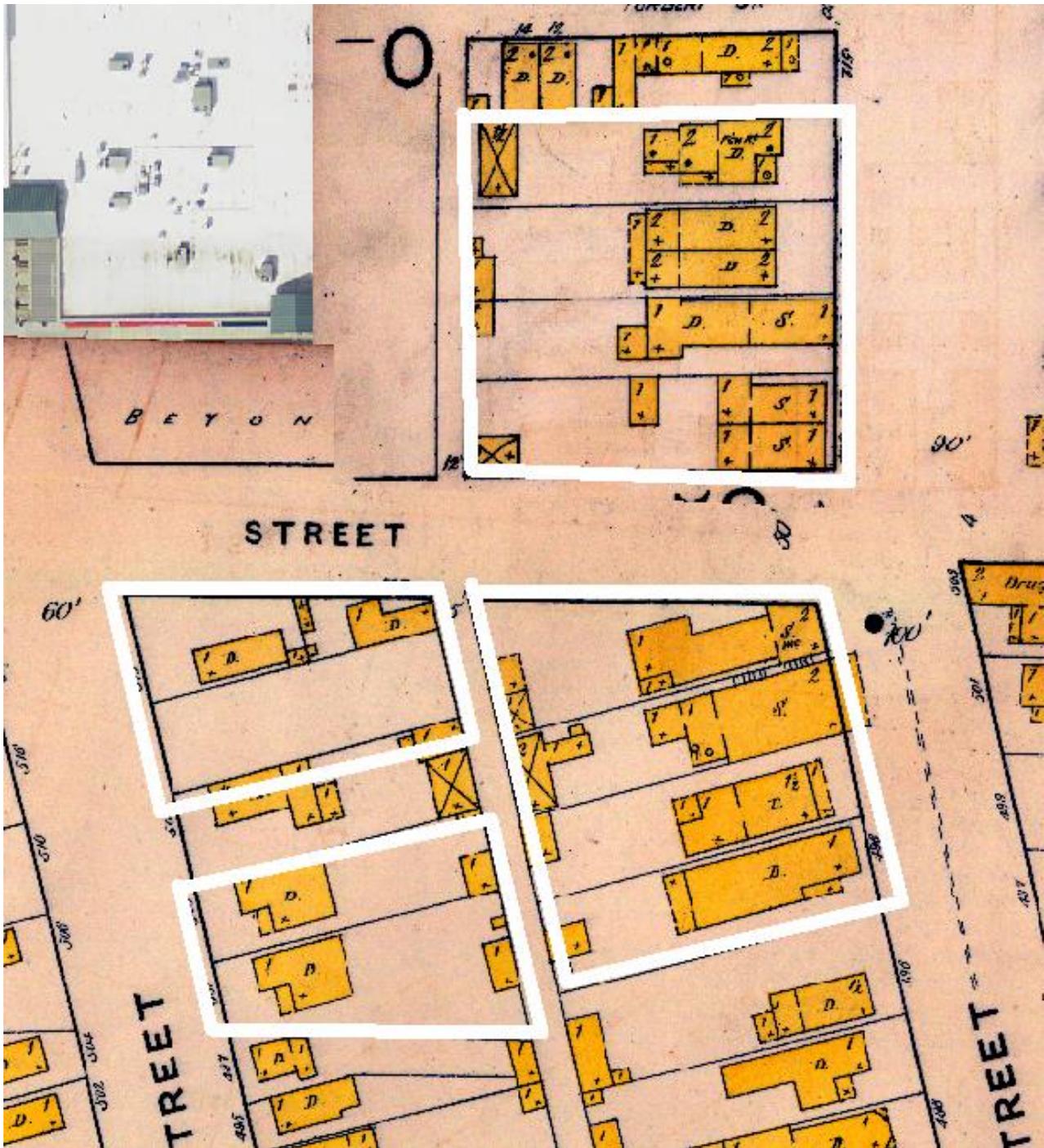
**Staff Reviewer: Meg Purnsley**



**Location in Ransom Place**



**2015 Aerial Photo**



1887 Sanborn



**View of proposed site for Building D**



**View of proposed site for Building C**



**View of proposed site for Building A and B**



**941 N California St (house between Building A and B)**

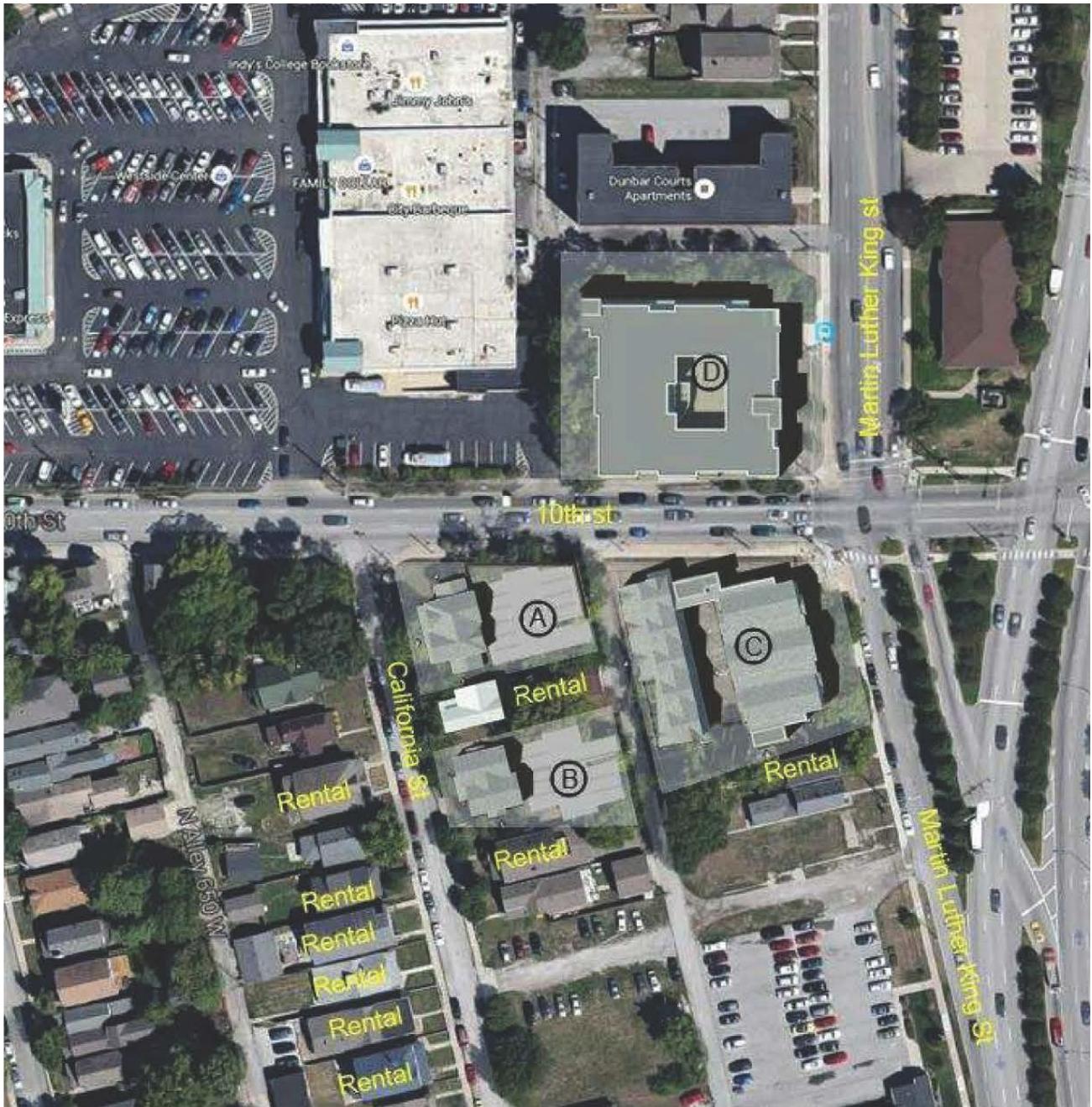


**Buildings north of Building D**



**Buildings south of the subject site for Building C**

**CURRENT PROPOSED PLANS--- AUGUST 19<sup>th</sup>**  
**(A full set of Plans will be included in the Commission Packets)**



**OVERALL SITE PLAN**

## **BUILDING A and B**



935 California St - looking North (site B)

ERL-LLC, Indianapolis IN

**STUDIO  
THREE  
DESIGN** 8604 Allisonville Road  
Suite 330  
Indianapolis, IN 46250  
Phone: (317) 595-1000  
Fax: (317) 572-1236

# **BUILDING C**



# **BUILDING D**





# **PLANS SEEN AT THE PRELIMINARY REVIEW--- July 15th**



517 10th St. - Intersection of 10th/California St Looking East (Site A)



935 California St - Looking North (Site B)

ERL-9, LLC  
Indianapolis, IN





**507 - RENDERINGS**

Ransom Place Apartments

507 - RENDERING


 8604 Allis  
 Suite 330  
 Indianapo  
 Phone: (317)  
 Fax: (317)



507 10th St - Site C - View Looking North on MLK


 STUDIO  
 THREE  
ARCHITECTURE • INTERIOR DESIGN



507 10th St. - Alley View Looking North East

STUDIO THREE



1010 - RENDERING

1010 - RENDERING STUDIO THREE 861 Sul



1010 MLK St. – View Along 10th St Looking East



1010 Martin Luther King St. – MLK looking South-West



<b>COA # 2015-COA-288 (CAMA)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	<b>Hearing Date SEPT. 2, 2015</b>
<b>735 MASSACHUSETTS AVENUE (R.O.W) CHATHAM-ARCH AND MASSACHUSETTS AVENUE</b>		<i>Continued from: August 5, 2015</i>
<b>Applicant</b> JASON BURK, HALSTEAD ARCHITECTS mailing address: 1139 Shelby Street Indianapolis, IN 46203		
<b>Owner:</b> City of Indianapolis (Right-of-Way)		Center Township Council District: 9 Joseph Simpson
<b>CASE</b>		
<b>IHPC COA: 2015-COA-288 (CAMA)</b>	<ul style="list-style-type: none"> <li>• Create outdoor café space in existing landscape bump-out. Install pavers, tables and chairs.</li> </ul>	
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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**Background of the Property**

The landscaping bump-outs along Massachusetts Avenue were installed between 1986 and 1991. These bump-outs are found up and down Massachusetts Avenue in the right-of-way. They serve as traffic calming measures and a means to introduce green space onto the street.

The building at 735 Massachusetts Avenue is a two-story, brick storefront building that was constructed in 2002. There is a first level storefront with an aluminum storefront system. In September 2014, work for a new restaurant tenant (Cropichon et Bidibule) was approved at an Administrative Hearing. This work included installation of a kitchen exhaust hood, a new door opening, new awning fabric, and a sidewalk café.

**Proposed café expansion**

The tenant proposes to convert a landscaped bump-out in the sidewalk into an outdoor dining area. The tree would remain, but the grasses and other low plants would be removed or relocated. Concrete pavers would be installed, and the perennial plantings relocated to the outer edge in a landscape bed. Tables, chairs and stools would be set on the perimeter of the bump out. The Department of Code Enforcement, which is the agency responsible for issuing encroachment permits, was contacted when this application was initially broached. Although it has yet to make a formal review, upon initial inspection, DCE did not have any major concerns with the proposal.

**Chatham-Arch and Massachusetts Avenue Area Plan**

Recommendations for sidewalk cafés:

- *The outdoor eating area for sidewalk cafes should remain adjacent to the building.*
- *Barriers for sidewalk cafes should evoke the appearance of quality and be commensurate with the adjacent building.*

**Reasons to Approve**

While perhaps this setup is unusual to what is typically reviewed for a sidewalk café, staff does not find the request inappropriate for the following reasons:

- The bump out is directly in front of the tenant space, even if separated by a sidewalk, so therefore does not require a variance. Although the CAMA Plan talks about cafes being kept adjacent to the building, it is not entirely clear if it means directly adjoining, or adjacent in keeping with the zoning code, which is directly in front of the space using the café.
- There is nothing in city code that prevents a server from using the public right-of-way to serve customers.
- The building is not altered in any way by the modification.
- The change is entirely reversible, as the pavers could be removed in the future and plantings returned.

**STAFF RECOMMENDED MOTION**

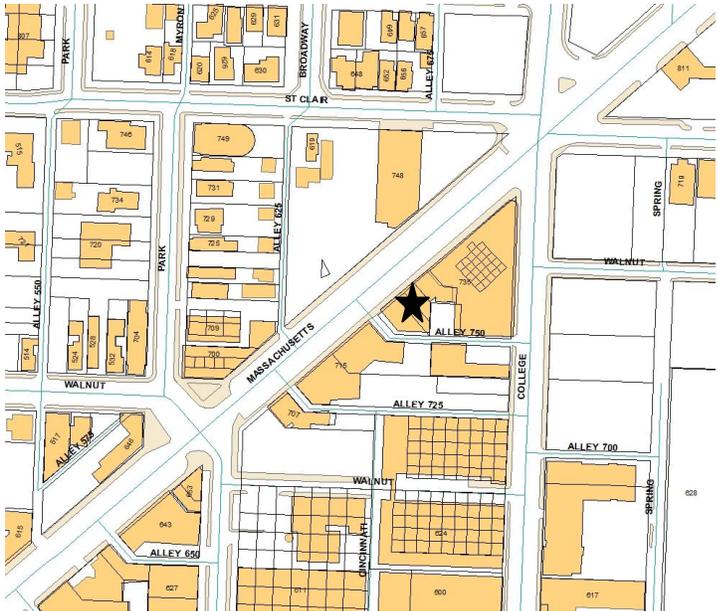
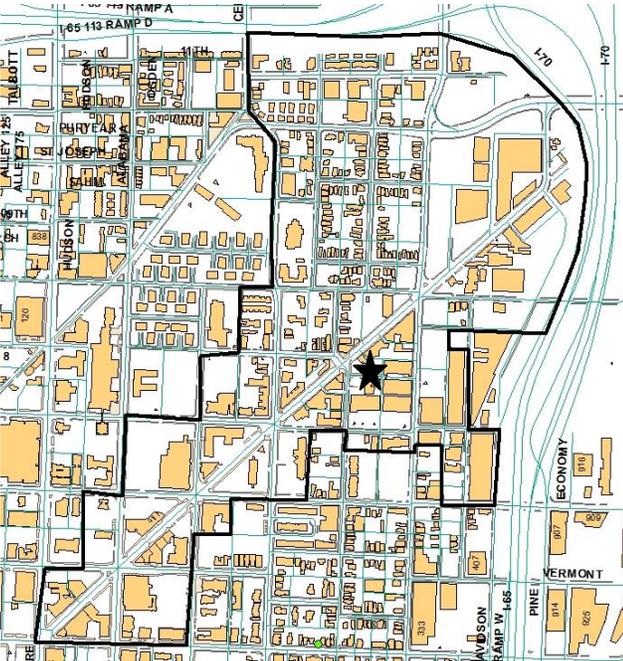
**COA #2015-COA-288 (CAMA):**

**To approve a Certificate of Appropriateness to create outdoor café space in existing landscape bump-out. Install pavers, tables and chairs; as per submitted documentation and subject to the following stipulations:**

1. Final site plan shall be approved by IHPC staff prior to commencement of work.  
*Approved: \_\_\_\_\_ Date: \_\_\_\_\_*
2. The café must be located within the boundaries approved at the time of the sidewalk café’s original installation, and is subject to all requirements of the city’s right-of-way inspectors.
3. Furniture must be wood or metal and secured or removed when cafe is not open, and removed in off-season.
4. No extraneous signage in the sidewalk cafe shall be installed without further approval (examples include railing signs, umbrella signage or advertising, banners, or pennants).

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

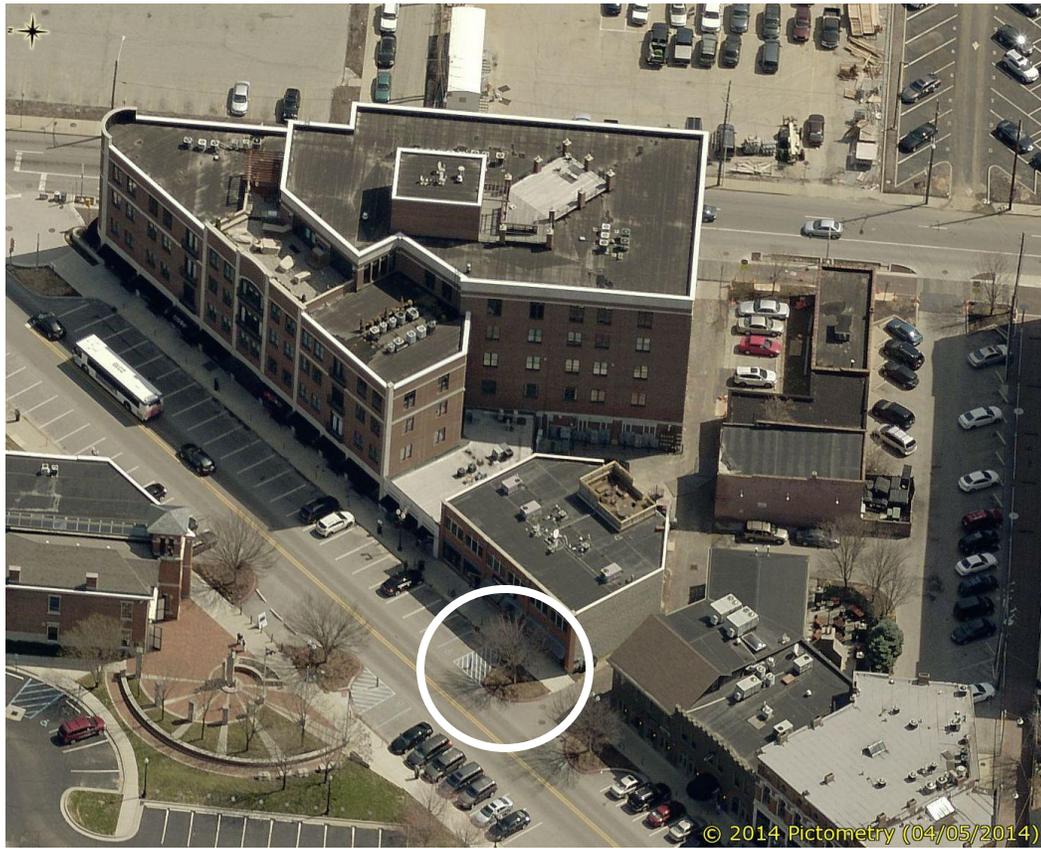
**Staff Reviewer: Emily Jarzen**



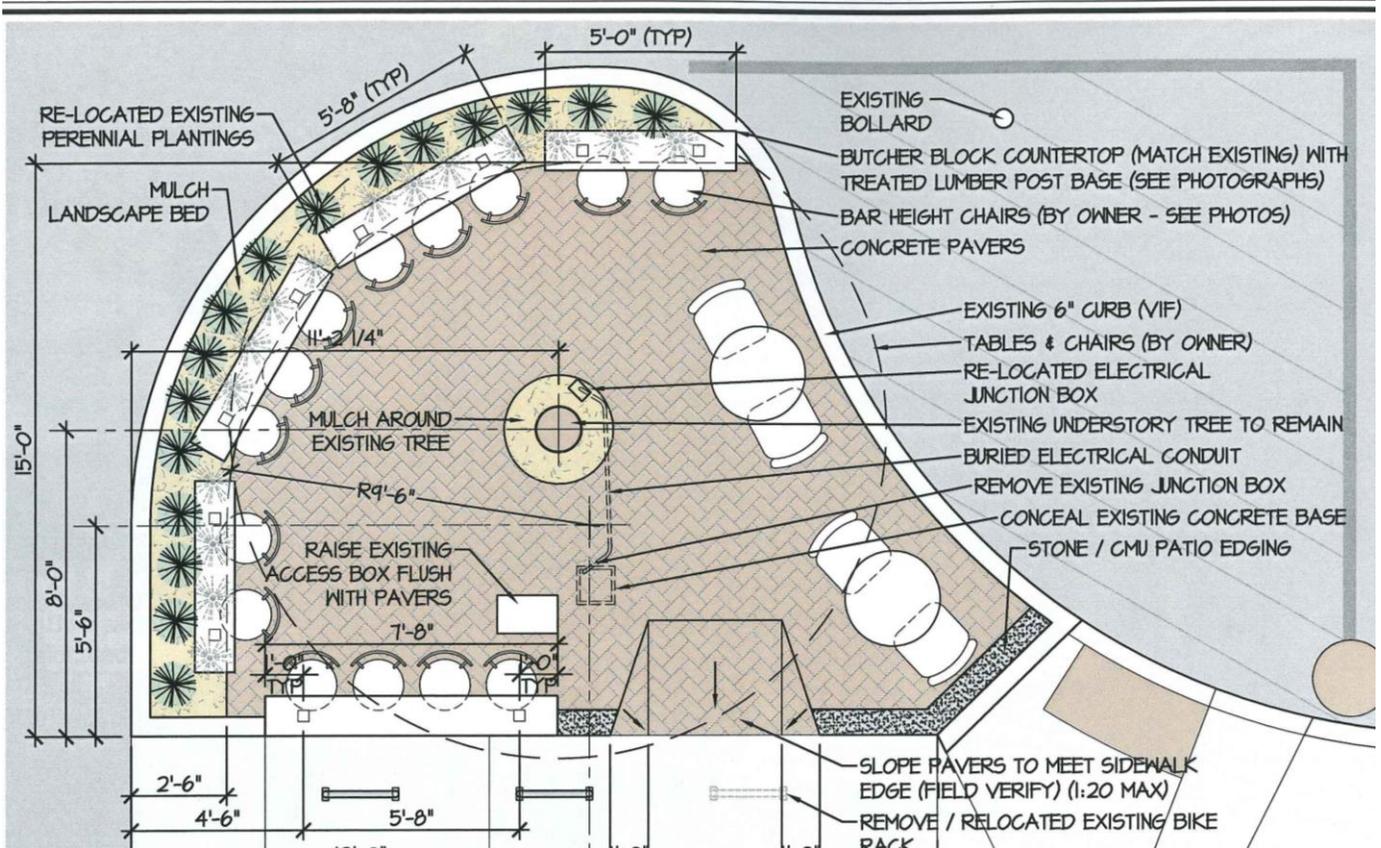
**Maps of subject property**



**Aerial photographs of subject property, bump out noted**



Photographs of subject property and streetscape



**Proposed site plan**

COA # <b>2014-COA-220 (SJ)</b> <b>2014-VHP-019</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>918 Fort Wayne Avenue ST. JOSEPH</b>		Originally heard at Preliminary Review
<b>Applicant:</b>	<b>Neighborhood Downtown Zoning Assistance, Inc. for Citadel Holdings, LLC</b>	Center Township Council District: 9 Joseph Simpson
<b>Mailing address:</b>	618 East Market St. Indianapolis IN 46202	
<b>Owner:</b>	Citadel Holdings, LLC 410 N. Meridian St., Suite 803 Indianapolis, IN 46204	
<b>COMBINED CASE</b>		
<b>IHPC COA: 2014-COA-220 (SJ)</b>	For a Certificate of Appropriateness for construction of a 5-story apartment building with 80 dwelling units and 80 parking spaces and for variances	
<b>Zoning: 2014-VHP-019</b>	Variance of Development Standards to allow less off street parking than required and to allow a portion of those to be small car off street parking spaces.	
<b>STAFF RECOMMENDATION: Approval</b>		

**STAFF COMMENTS**

**Background of the Property**

The northern portion of this site was residential in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and contained several frame residences. The middle portion contained a 4-story, brick industrial building as far back as 1887. The southern portion had a four-bay, 3-story brick commercial building facing Ft. Wayne Ave. until it was removed, probably in the 1930s.

The concrete block building presently on the site was built in phases beginning in 1953, enlarged in 1958, 1959 and 1963. It is mostly one-story with a flat roof, although there are a couple of 2-story sections. A series of fixed slit windows pierce the northern half of the Ft. Wayne Ave. façade. A metal framed, glass entry faces the parking lot.

In the 1960s, it was a photo processing and developing shop. It was last occupied by Superior Distributing, an HVAC equipment distributor. It has been vacant for several years.

The IHPC approved its demolition at the June 2014 IHPC Hearing. The applicant has not demolished the building yet, but has received an extension of the COA that is good until April of 2016.

**Background of the Request**

Citadel Holdings, LLC received approval in June of 2014 to rezone the subject site from C-4 to CBD-2 and to demolish the existing commercial/industrial building. The building has not been demolished, so the applicant did request and receive a one year extension.

Also, the applicant went before the Commission in June of 2014 for a Preliminary Review of the proposed 5-story building. The Commission provided comments on the design of the project, and the applicant has

further developed the design in response to those comments. The applicant is now asking for approval for the updated plans along with two variances.

**New Construction**

The proposed 5-story flat roofed apartment building is to be primarily constructed of brick. The proposed materials on the building include a gray burnished block (a machine-ground concrete block that exposes the blocks natural aggregate), white stucco, and gray metal panel. The architect is proposing to use two shades of reddish-brown brick. The architect is showing a corbeled brick detail at the cornice. The stucco will be true white stucco used sparingly at the certain balcony and window locations.



The building will have balconies with cable-wire railings. The windows and balcony doors will be aluminum clad above the first floor.

The first floor will contain a parking garage along with the lobby, leasing office, gym and bike storage area. The parking garage will be concealed by the use of a metal screen which the architect is showing as having an optional vegetation wall. The first floor also contains aluminum storefront windows.

**Courtyard with Pool**

The applicant is proposing a second floor courtyard that will not be visible from the street since it will be located on the second floor. The courtyard will contain a pool and patio area with bocce court for residents only and will be landscaped as well as screened on the north end with vegetation wall.

**Site Plan and Landscaping**

The property line is setback from the sidewalk along Alabama Street and Ft. Wayne Avenues. The north property line abuts Sahm Street. The setback at 9<sup>th</sup> Street abuts the sidewalk. The sidewalk width will be 8 feet at Alabama Street and Ft. Wayne Avenue.

The architect is showing an existing planting strip along Ft. Wayne Avenue as remaining. There will be street trees along Alabama Street as well as Ft. Wayne Avenue with tree grates. The species are to be Ginkgo, Hedge Maple or other from the City of Indianapolis’ suggested species list.

As part of the project, the development will include new on-street parking along Alabama Street and Ft. Wayne Avenue as well as a relocated bus stop. The garage entrance/exit will be on 9<sup>th</sup> Street.

**Variances of Development Standards – Parking**

The applicant is asking for two variances:

1. A Variance of Development Standards to require a minimum of 80 off-street parking spaces when 128 are required.
2. Variance of Development Standards to allow a maximum of 25 of the required parking spaces to be small car spaces.

If this project was built in a D-8 multi-family zoning district, like many such multi-family residential projects, this project would meet the parking requirement of one parking space per unit (80 units and 80 parking spaces.) However, since this project is in CBD-2, the requirement is one parking space per 800 sq. ft. If every unit was 800 sq. ft. or less, this project would still meet the parking requirement. However, since some units are larger than 800 sq. ft., the formula requires more parking spaces. Staff believes this situation makes the request a reasonable one even though parking in the area is tight.

Staff understands that on-street parking is heavily used in this area, partly due to the large number of Angie’s List employees at the Landmark Center on Meridian Street. Factors that mitigate the parking situation are:

1. Angie’s List and other office-related on-street parking occurs during business hours and not at night when resident parking is in highest demand.
2. Public transportation is available directly in front of the building.
3. Bike parking will be included in the building, reducing the need for extra cars.

Lastly, 25 small car spaces out of 80 spaces seems like an appropriate split, as it is likely that many tenants will have small cars.

**St. Joseph Historic Area Plan**

The St. Joseph Historic Area Plan states the following about new construction:  
New construction should reflect the design trends and concepts of the period in which it is created. New structure should be in harmony with the old and at the same time be distinguishable from the old so the evolution of the St. Joseph historic area can be interpret properly.

**STAFF RECOMMENDED MOTION**

**2014-COA-170 (SJ):**

**Approval of a Certificate of Appropriateness for construction of a 5-story apartment building with 80 dwelling units and 80 parking spaces and for variances as per submitted documentation and subject to the following stipulations:**

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

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*
3. The site shall be field staked (no offsets) showing the four corners of the new building. Stakes must be checked and approved by IHPC staff prior to the issuance of permits.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*

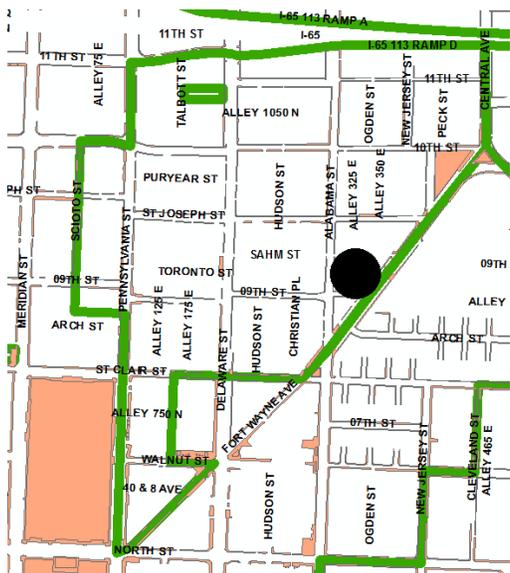
4. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, utility and mechanical equipment placement, etc.
5. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.
6. Any deviation from this approach shall be approved by IHPC staff prior to construction.

**VARIANCE 2014-VHP-019:**

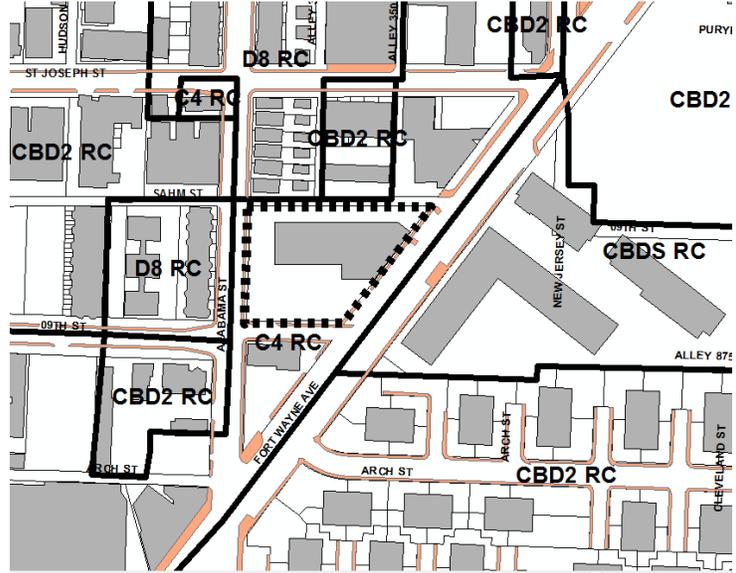
**To approve Variances of Development Standards for Variance of Development Standards to:**

1. Require a minimum of 80 off-street parking spaces when 128 are required.
2. Allow a maximum of 25 of the required parking spaces to be small car spaces.

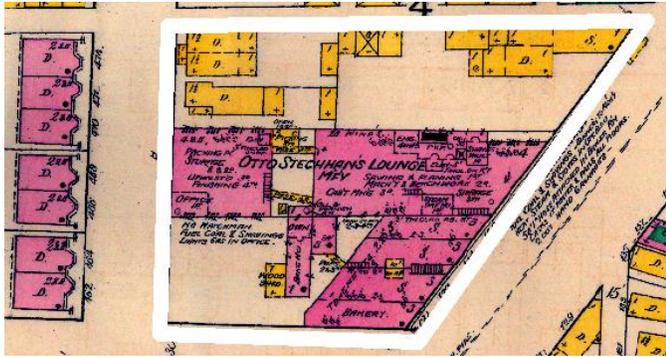
**Staff Reviewer:** Meg Purnsley



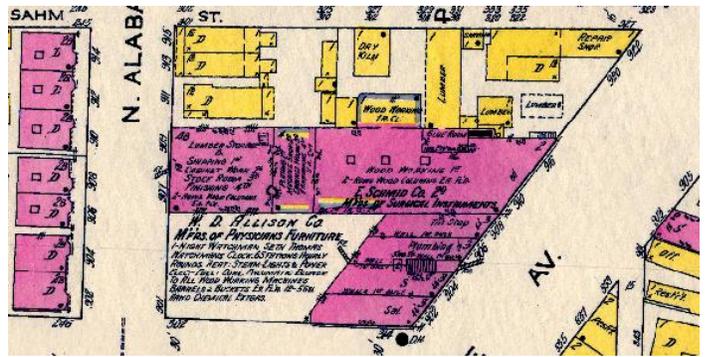
Location in St. Joseph



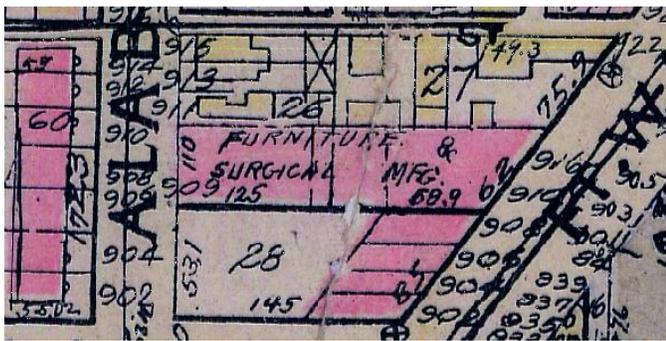
Zoning Map



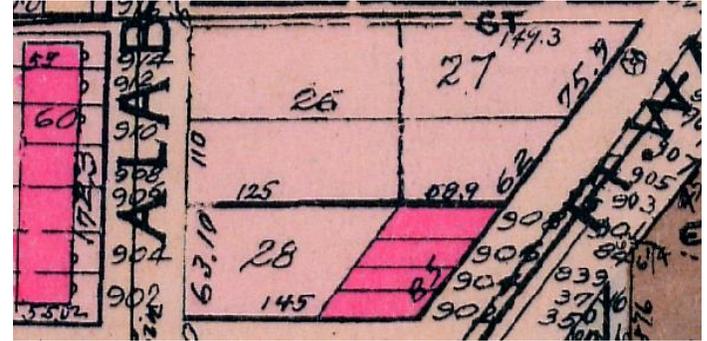
1887



1915



1927



1941



Today



*View from Fort Wayne Ave.*



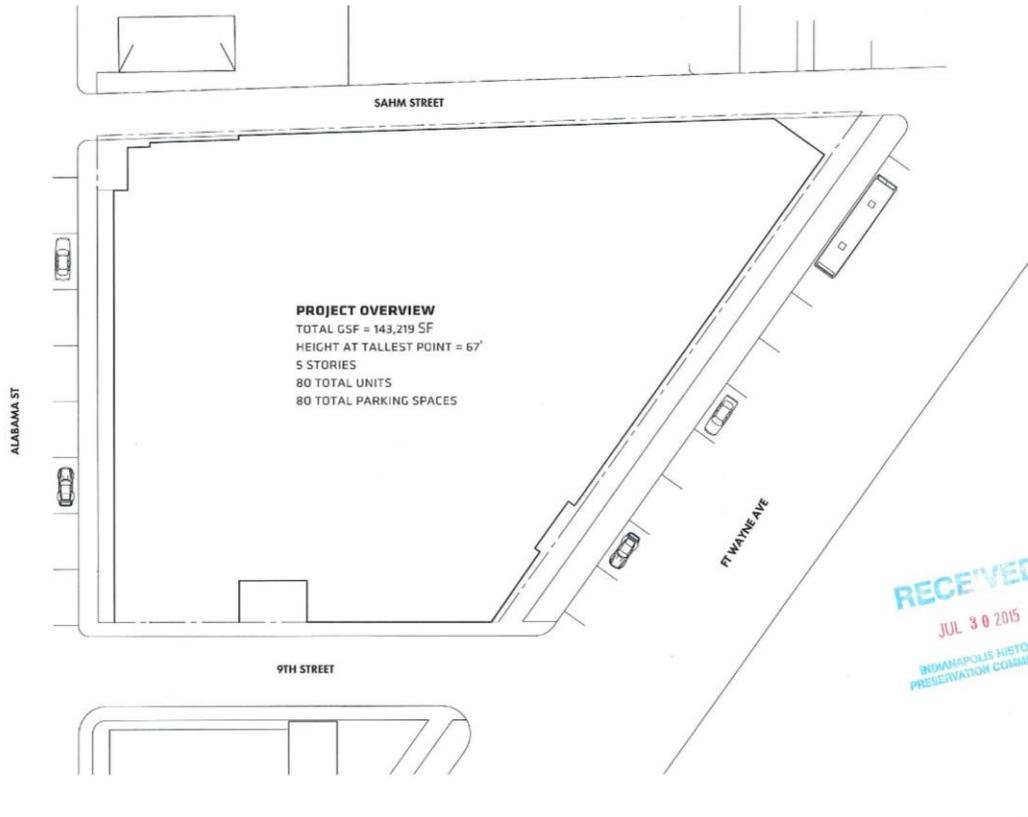
*View from the historic rowhouses directly across Alabama St.*



*Alabama St. on the left.*



*View along alley at northern edge of property*



RECEIVED  
 JUL 30 2015  
 INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION

7.30.2015 **FT. WAYNE AVE APARTMENTS - BUILDING FOOTPRINT**

SCALE: 1/32" = 1'-0"  
 PROJECT: 14025 DRAWN BY: SMB



GROSS SQUARE FOOTAGE				
FLOOR	HEATED	TOTAL	UNHEATED	TOTAL
1	LOBBY/STORAGE	3,486 SF	PARKING	30,290 SF
	CIRCULATION	811 SF		
2	UNITS	19,064 SF	EXTERIOR	9,590 SF
	CIRCULATION	5,819 SF		
3	UNITS	19,064 SF		24,883 SF
4	UNITS	19,128 SF		24,947 SF
5	UNITS	18,510 SF		24,329 SF
	TOTAL	103,339 SF	39,880 SF	143,219 SF

**FIRST FLOOR PLAN**  
 SCALE: 1/32" = 1'-0"

**FT. WAYNE AVE APARTMENTS**

SCALE: 1/32" = 1'-0"  
 PROJECT: 14025 DRAWN BY: SMB





**SECOND FLOOR PLAN**  
1/32" = 1'-0"

GROSS SQUARE FOOTAGE					
FLOOR	HEATED		TOTAL	UNHEATED	TOTAL
	LOBBY/STORAGE	CIRCULATION			
1	3,486 SF	811 SF	4,297 SF	30,290 SF	34,587 SF
				EXTERIOR	
2	19,064 SF	5,819 SF	24,883 SF	9,590 SF	34,473 SF
3	19,064 SF	5,819 SF	24,883 SF	-	24,883 SF
4	19,128 SF	5,819 SF	24,947 SF	-	24,947 SF
5	18,510 SF	5,819 SF	24,329 SF	-	24,329 SF
			<b>TOTAL</b>	<b>39,880 SF</b>	<b>143,219 SF</b>

**FT. WAYNE AVE APARTMENTS**  
SCALE: 1/32" = 1'-0"

PROJECT: 14025 DRAWN BY: SMB



**THIRD FLOOR PLAN**  
1/32" = 1'-0"

GROSS SQUARE FOOTAGE					
FLOOR	HEATED		TOTAL	UNHEATED	TOTAL
	LOBBY/STORAGE	CIRCULATION			
1	3,486 SF	811 SF	4,297 SF	30,290 SF	34,587 SF
				EXTERIOR	
2	19,064 SF	5,819 SF	24,883 SF	9,590 SF	34,473 SF
3	19,064 SF	5,819 SF	24,883 SF	-	24,883 SF
4	19,128 SF	5,819 SF	24,947 SF	-	24,947 SF
5	18,510 SF	5,819 SF	24,329 SF	-	24,329 SF
			<b>TOTAL</b>	<b>39,880 SF</b>	<b>143,219 SF</b>

HEATED GROSS SQUARE FEET  
UNITS/ CIRCULATION 24,920 GSF

**FT. WAYNE AVE APARTMENTS**  
SCALE: 1/32" = 1'-0"

PROJECT: 14025 DRAWN BY: SMB





**FOURTH FLOOR PLAN**  
1/32" = 1'-0"

GROSS SQUARE FOOTAGE					
FLOOR	HEATED		TOTAL	UNHEATED	TOTAL
	LOBBY/STORAGE	CIRCULATION			
1	3,486 SF	811 SF	4,297 SF	30,290 SF	34,587 SF
	UNITS	CIRCULATION		EXTERIOR	
2	19,064 SF	5,819 SF	24,883 SF	9,590 SF	34,473 SF
3	19,064 SF	5,819 SF	24,883 SF	-	24,883 SF
4	19,128 SF	5,819 SF	24,947 SF	-	24,947 SF
5	18,510 SF	5,819 SF	24,329 SF	-	24,329 SF
	<b>TOTAL</b>		<b>103,339 SF</b>	<b>39,880 SF</b>	<b>143,219 SF</b>

HEATED GROSS SQUARE FEET  
UNITS/ CIRCULATION 24,960 GS

**FT. WAYNE AVE APARTMENTS**

SCALE: 1/32" = 1'-0"

PROJECT: 14025 DRAWN BY: SMB



**FIFTH FLOOR PLAN**  
1/32" = 1'-0"

GROSS SQUARE FOOTAGE					
FLOOR	HEATED		TOTAL	UNHEATED	TOTAL
	LOBBY/STORAGE	CIRCULATION			
1	3,486 SF	811 SF	4,297 SF	30,290 SF	34,587 SF
	UNITS	CIRCULATION		EXTERIOR	
2	19,064 SF	5,819 SF	24,883 SF	9,590 SF	34,473 SF
3	19,064 SF	5,819 SF	24,883 SF	-	24,883 SF
4	19,128 SF	5,819 SF	24,947 SF	-	24,947 SF
5	18,510 SF	5,819 SF	24,329 SF	-	24,329 SF
	<b>TOTAL</b>		<b>103,339 SF</b>	<b>39,880 SF</b>	<b>143,219 SF</b>

HEATED GROSS SQUARE FEET  
UNITS/ CIRCULATION 24,340 GS

**FT. WAYNE AVE APARTMENTS**

SCALE: 1/32" = 1'-0"

PROJECT: 14025 DRAWN BY: SMB





7.30.2015 **FT. WAYNE AVE APARTMENTS - ALABAMA ST. PERSPECTIVE**

SCALE:

PROJECT: 14025

DRAWN BY: SMB



7.30.2015 **FT. WAYNE AVE APARTMENTS - ALABAMA ST. PERSPECTIVE**

SCALE:

PROJECT: 14025

DRAWN BY: SMB



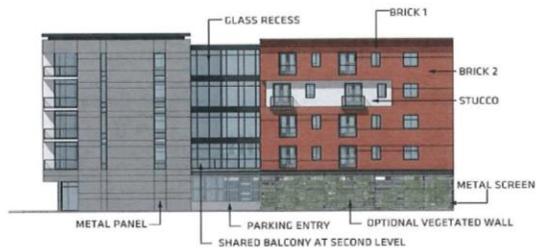


7.30.2015 **FT. WAYNE AVE APARTMENTS - ALABAMA ST. PERSPECTIVE**

SCALE:

PROJECT: 14025

DRAWN BY: SMB



**SOUTH ELEVATION**

1/32" = 1'-0"



**NORTH ELEVATION**

1/32" = 1'-0"



**EAST ELEVATION**

1/32" = 1'-0"



**WEST ELEVATION**

1/32" = 1'-0"

**FT. WAYNE AVE APARTMENTS**

SCALE: 1/32" = 1'-0"

PROJECT: 14025

DRAWN BY: SMB





7.30.2015 **FT. WAYNE AVE APARTMENTS - FT WAYNE AVE PERSPECTIVE**

SCALE:

PROJECT: 14025

DRAWN BY: SMB



7.30.2015 **FT. WAYNE AVE APARTMENTS - ALABAMA ST. PERSPECTIVE**

SCALE:

PROJECT: 14025

DRAWN BY: SMB





7.30.2015 **FT. WAYNE AVE APARTMENTS - FT WAYNE AVE PERSPECTIVE**

SCALE :

PROJECT 14025

DRAWN BY: SMB



**FT. WAYNE AVE APARTMENTS - ALABAMA STREET PERSPECTIVE**

SCALE :

PROJECT 14025

DRAWN BY: SMB





View of site at right looking north on Alabama Street



View of site on right looking south on Ft Wayne Ave

RECEIVED

JUL 30 2015

2014-VHP 019

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division  
OF MARION COUNTY, INDIANA  
PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS  
FINDINGS OF FACT**

1HPC

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

The multi family dwelling project still will provide one parking space per dwelling unit, the development will be on several bus lines and bike storage will be available to many occupants, providing a variety of transportation alternatives. The reduction in the size of a few of the interior parking spaces is slight and in keeping with other Regional Center multi family developments.

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 reduction in parking and the reduction in the size of parking spaces are all typical of Regional Center mixed use developments. With various bus lines passing by, the availability of bike storage, and nearby off street parking lots with available parking, the reduction of parking will not affect the use or value of the area adjacent in an adverse manner.

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

The increase in parking would result in a taller building or a building with less dwelling units, making the project unfeasible. The reduction of the size of the parking spaces on the interior will allow for proper aisle widths and turning movements for the autos in the parking garage and thus the strict application of the terms of the ordinance would not allow for adequate parking or adequate maneuvering for the autos, on site.

**DECISION**

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

Adopted this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUPPORT LETTERS**

**RENAISSANCE  
PLACE**

8290 HEWLET DRIVE, INDIANAPOLIS, INDIANA 46268

317-446-7807  
August 18, 2015

Indianapolis Historic Preservation Commission  
1801 City-County Building  
200 East Washington Street  
Indianapolis, IN 46202

*Re: 918 Ft. Wayne Avenue*

Dear Madam or Sir:

I am vice-president of Renaissance Place Homeowners Association, Inc. and am writing on behalf of our Board of Directors which represents the 120 property owners in our Association. As nearby neighbors of the St. Joseph's Historic Neighborhood I wish to express the support of our board of the request filed by Citadel Development to allow for the construction of a multi-family project with variances.

We are familiar with the proposed site plan and believe that this development is not only consistent with the neighborhood but will be an excellent re-use of the present vacant Superior building and grounds. The plans represent a project that will be very well done and a credit to the area.

We, therefore, recommend approval of the pending petitions and the proposed development. Your anticipated consideration is appreciated.

Thank you.



Thomas N. Austin  
Vice-President, Renaissance Place Homeowners  
Association, Inc.

**Received via email August 26, 2015**

I am writing in response to the Petition to be heard by the Indianapolis Historic Preservation Commission at their September hearing for 918 Fort Wayne Avenue.

This email is to serve as the St. Joseph Historic Neighborhood Association's support for the application to be heard, and the related variances. The applicant has worked to address concerns of the neighborhood.

A Special Meeting of the neighborhood association was held this month specifically for a presentation by the developers and to review the application and proposed project. In attendance were SJHNA members as well as non-member residents of neighborhood. To be fair and to find a consensus with the neighborhood, we chose a Consensus Vote of all in attendance, whether they were members or non-members of the neighborhood association. That vote resulted in definitive support for the project.

Therefore we are supporting the application and recommending approval of the petition.

Dave Gibson  
Beautification and Design Committee Chair  
Board of Directors, St. Joseph Historic Neighborhood Association

COA # <b>2015-COA-335 (FP)</b> <b>2015-VHP-034</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>421 AND 423 S. PARK AVE. FLETCHER PLACE</b>		Preliminary Review in August 2014
<b>Applicant: TRINITY HART</b> 4229 Broadway St. <b>Mailing address:</b> Indianapolis, IN 46205 <b>Owner: Same</b>		Center Township Council District: 19 Jeff Miller
<b>COMBINED CASE</b>		
<b>IHPC COA: 2015-COA-335 (FP)</b>	<ul style="list-style-type: none"> <li>• Demolish historic house</li> <li>• Construct new single-family house</li> <li>• Rehabilitate existing garage</li> <li>• Variances of Use and Development Standards</li> </ul>	
<b>2015-VHP-034</b>	<ul style="list-style-type: none"> <li>• Variance of Use to allow a living unit in an accessory structure</li> <li>• Variance of Development Standards to allow three on-site parking spaces when four spaces are required.</li> </ul>	
<b>STAFF RECOMMENDATION: Approval of a Certificate of Authorization</b>		

**STAFF COMMENTS**

**Background of the Property**

The subject house was constructed c.1865-69 and is one of the oldest houses in Fletcher Place. The house is a wood-framed two-story Italianate house, and is very similar to its neighbor, 421 S. Park Ave. The house has been empty for approximately 20 years or more. The property contains a two-story garage at the back of the site, which is a non-contributing structure built in the 1970's and added onto in the 1980's.

**Background of the Case**

**Conversations with Contractors**

The applicant purchased the subject property in December of 2013. The applicant, who has a professional Historic Preservation background and Master's Degree in Historic Preservation, purchased 423 S. Park Ave with the intention of restoring and living in it. After purchasing, the applicant began calling contractors to get quotes to repair the house. Over two dozen contractors were contacted. Contractor that looked at the home included John Eaton, Don Williams, Revive Urban, IG Home Improvements, McCarty Brothers, Redevelopment Group, Jason Morgan, Ron Frazee, Brickey Construction, The Stenz Corp., Michael Boaz, David Jaeger, Construmax, Wright Works and Tom Michalic of Economical Contractors as well as a several others. She was unsuccessful in finding someone willing to do the work. The applicant was also referred to two contractors by Indiana Landmarks, both of whom expressed great concern with the cost of rehabbing the house and the difficulty in doing so. Neither provided a quote to her as they declined to do work on the property. After discovering the difficulty in getting contractors to even look at the house, the applicant met with staff to discuss other options such as demolition. Staff encouraged the applicant to discuss demolition at a Preliminary Review first in order to get a sense of whether this would be something the Commission would consider, particularly since the home was built in 1865 and demolition is never the first option to be considered for historic buildings.

### Preliminary Review---August 2014

The applicant attended the August 2014 IHPC hearing for Preliminary Review of her request to demolish the existing house. At that time, the Preliminary Review was for demolition of both 421 and 423 S Park Ave. The applicant's fiancé purchased 421 S. Park Ave and was discussed at the Preliminary Review, but it is not part of this application after the Commission suggested focusing on one house at a time. The Commission commented that demolition of both houses should not be considered. In fact, the Commission expressed concern about demolition of either house.

### November 24, 2014 Site Visit with the Commission

From that meeting, the Commission formed a committee to meet the applicant at the 423 S. Park Ave site to look at the interior and exterior of the house because demolition was such a concern. At the November 24, 2014 site visit, the Commission walked away with a better understanding of the level of deterioration of the structure, but still had concerns about demolition and questioned whether demolition would be something they would consider. The Commission suggested looking into saving the front part of the house.

### **SINCE THE PRELIMINARY REVIEW**

Since the August 2014 Preliminary Review, the applicant has spent the entire year working with lending institutions, her architect, interviewing contractors, and talking to organizations such as Indiana Landmarks to try and figure out what options could become reality.

The following information is a synopsis of what the applicant has gathered from an entire years-worth of work in search of another option besides demolition of 423 S. Park Ave. What resulted from gathering all of the following information is that the only scope of work that the applicant can realistically afford without a hardship is to demolish the existing house, build a new house in its place to closely look like the existing house, and to renovate the garage.

### **Condition of the Existing House**

The applicant hired a structural engineer to evaluate the house, and that report was provided to the Commission at the Preliminary Review, and is also included at the end of this report. The report, prepared by H.P.H & Associates, states that only 20% of the house could be saved, and 80% would be new materials. He goes on to state that the cost to restore the house would far outweigh the market value of the house as well. More importantly, the report observes that there would be a safety concern to those working in the structure during stabilization, which was of much concern to some of the contractors the applicant talked to.

### **Demolition**

The applicant is requesting to demolish the existing house. The applicant began to search for contractors who could restore the house, with an emphasis of at least trying to save the front of the house. In her search, several contractors refused to do any work to the house in fear of their crew getting injured in the process. The foundation of the house required rebuilding, and because much of the framing of the rest of the house was deteriorated, the walls around the foundation could not be properly shored up in order to complete the restoration of the foundation. After a long search to find a contractor willing to make the necessary repairs to the foundation, three contractors were willing to do work on the house with the lowest bid coming from Edwards-Rigdon Construction Company (bid enclosed), but would only do it if he could dismantle the walls and rebuild them, and not shore them up during the restoration process. From here, the applicant began to develop a plan to approach the lending institutions to secure financing.

### **Proposal Provided to Banks**

The applicant started to develop architectural plans that would reuse the front 16x16 ft section of the house, which would be salvaged and rebuilt by the contractor selected. The contractors quote came back at \$500,000-700,000, which were quotes that would save the front portion of the house while building new

behind it. The quote from Signature Series Homes (quote included) breaks down the costs of the project. To renovate the structure to its original form would be \$720,000. To demolish the house and rebuild a similar structure would be \$492,000 (both quotes include renovation of the garage.) Edwards-Rigdon supplied the lowest quotes \$571,281 for renovation of just the front 16x16 ft section of the house (and renovation of the garage) and \$394,358 for the new construction.

### **Bank Requirements**

The applicant was only able to find one bank willing to discuss the project. She applied to the bank for a loan for the purpose of being able to get the appraisal so she would know how much she would be getting for the construction loan. The bank required architectural drawings and a signed contract with the contractor who will be doing the work.

### **The Appraisal and Approved Loan Amount**

The appraisal came back at \$465,000 and a construction loan would be approved up to \$372,000. Based on this information, the applicant is unable to keep the front portion of the house, but can afford to reconstruct the house with the same front design and basic footprint. The proposal includes an extension of the house off the back for added square footage and renovation of the garage for the purpose of the carriage house. The plans included in this report are for this approach. Additional documentation on the research the applicant has completed over the last year is included in this report.

### **Purchase and Holding Costs**

It is important to consider that at this time, the applicant has spent a total of \$73,347 on the house. This includes the purchase price, survey, architectural fees, insurance, an engineer's report, grass mowing, taxes, appraisal, tree removal and IHPC fees. Additional architectural fees in the amount of \$18,000 are also expected.

### **New House and "Addition"**

The applicant is proposing to construct a new house that is designed to look virtually identical to the house that is there today. The house will be constructed using smooth fibercement lap siding and aluminum clad windows on the front portion of the house, all designed to look almost identical to the existing house. Please note that the drawings are incorrectly noted as using cedar siding and wood windows. The foundation would be brick and the roof of the front of the house would be asphalt shingles. The one element that is different on the front elevation is the extension of the front porch across the front of the house, which is very similar to the porch at 421 S. Park Ave. next door. The rear of the house, is designed using corrugated metal siding and a standing seam metal roof with metal clad windows in order to differentiate the design of the original footprint of where the house was located and where an addition would have been built. Metal clad additions on a historic house can be found in Fletcher Place today on Lord Street. The same concept applied to that construction in that the metal siding distinguishes it from the original house. There wouldn't be a historic house in this case, but the idea is to have the main body of the new house appear very much like the original house with the addition being a reflection of a bigger footprint than what was there before. This will also mirror the materials to be used on the garage.

### **Renovation to Garage**

The applicant is asking to renovate the non-contributing concrete block garage and turn it into a garage with a living unit above. The plans show the garage clad in the same corrugated metal siding and roofing as is being proposed on the rear portion of the new house. Staff believes the changes are a drastic improvement to how the garage appears today. The use of new materials will help connect this building to the main structure and will help it look more like it belongs on the property.

### **Variance of Use – Separate Living Unit**

Aside from allowing single-family houses, the D-8 zoning ordinance permits two-family and multi-family units, but not in separate buildings. The applicant is requesting a Variance of Use to allow a living unit inside the separate accessory structure. This is appropriate for these reasons:

1. Sufficient parking will be available in the carriage house and on the street.
2. Approval of this carriage house is consistent with similar approvals granted by the IHPC in the past.

### **Variance of Development Standards – Parking**

The D-8 zoning ordinance requires 4 onsite parking spaces, 2 for the house and 2 for the carriage house apartment. Three will be provided. The apartment will likely generate the need for only 1 car. If there are times when the tenant has 2 cars, street parking should easily absorb an extra car. There appears to be no negative impact resulting from the granting of this variance.

### **Certificate of Authorization**

Staff believes that the applicant has presented a very compelling argument in support of a Certificate of Authorization. The following language is taken from the Fletcher Place Historic Area Plan and explains the criteria for a Certificate of Authorization:

The certificate of authorization provision of the Commission's statute is designed to permit an applicant to proceed with inappropriate action to his or her property in those cases in which undertaking the appropriate action would "result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property."

The staff of the Historic Preservation Commission makes itself available to work with each applicant for a certificate of appropriateness. This consultation includes staff advice on the following:

- Definition of the appropriate procedure in the case involved
- Recommendation of specific methods to use in undertaking the proposed action
- Suggestion of other resources, financial and advisory, that may be available to the applicant.

The staff will prepare a written staff recommendation to the Commission on each application based on consultation with the applicant and/or review of plans of the proposed action. In cases in which the applicant proposes an inappropriate action, but in which the appropriate action would result in substantial hardship to the applicant or would deprive the owner of all reasonable use and benefit of the property involved, or that its effect upon the area would be insubstantial, the Historic Preservation Commission will issue a certificate of authorization permitting the work to proceed. The Commission has established criteria to consult before issuing a certificate of authorization. These criteria include, but are not limited to, the following:

- The difference in cost between an appropriate action and the inappropriate action proposed
- The ability of the applicant to secure financing to undertake an appropriate action
- The percentage of the applicant's income going to housing, including mortgage payments, utilities, and normal repairs
- Other forms of indebtedness of the applicant
- Other pertinent factors, such as use of the property by the handicapped or elderly.

### **Demolition Guidelines in the Fletcher Place Historic Area Plan**

The following language is the demolition guidelines in the Plan. Staff believes the applicant meets the guidelines, particularly for feasibility of renovation and condition.

The demolition of any existing historic building or structure in Fletcher Place can be justified only in extreme cases. The large-scale deterioration and demolition that has already occurred in the area make each surviving historic resource even more valuable as part of the historic character of Fletcher Place. The typical "background" houses, particularly the workers cottages that line district streets, are often threatened with "spot demolition." If these contributing parts of the streetscape are lost, irreparable gaps in the historic character of the area result.

Demolition also frequently occurs in the form of destruction or dismantling of portions of the exteriors of a building or structure. If done without careful forethought, such actions can have a disastrous effect on the architectural integrity of the building or structure and can destroy the continuity of character along the street involved.

Nevertheless, circumstances may arise in which demolition might be approved by the Indianapolis Historic Preservation Commission. The following guidelines should be considered by the Commission in deciding whether to issue certificates of authorization for a proposed demolition. The guidelines are as follows:

#### CONDITION

Demolition of a building will be justifiable only when the damage to the structural framework (caused by fire, catastrophic winds, flooding, etc.) is so extensive that the building presents an immediate threat to the health and safety of the public. In certain instances, partial demolition will be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

#### SIGNIFICANCE

The Commission should consider the architectural and historical significance of the structure in relation to the district. The building may display a quality of material and craftsmanship that does not exist in other structures in Fletcher Place, or it may contribute to the historic character of its immediate environment (i.e., street, alley, property, etc.)

#### FEASIBILITY OF RENOVATION

If the owner does not have the financial resources to rehabilitate or repair a building, the Commission should determine whether the building is beyond all economically feasible repair.

#### REPLACEMENT

When demolition of a building has been approved, the Commission should consider, in conjunction with the property owner, whether moving an existing building of similar style, scale, and period to the site would be desirable. Also the Commission should consider the possibility of erecting a new building under the guidelines for new construction on page 125.

### **Guidelines for New Construction**

The following language includes the new construction guidelines in the Plan. Staff believes the applicant meets the guidelines. Staff recognizes that the proposed new house may be considered too similar to the original to be considered a product of its own time. However, staff also believes the reconstruction of house that is almost identical to the house to be demolished is important in evaluating the replacement value of the new house. It helps to maintain some of the character of the street and also helps to interpret what would be

lost by demolition. The new addition along with the methods of construction will help to distinguish this as a new house, and not be fooled into thinking that the house is old.

#### FUNDAMENTAL CONCEPTS

Fletcher Place is a historic neighborhood unique to Indianapolis. It represents a specific period in the development of the city. Attempts to design new construction modeled after other historic communities—whether Georgetown, Savannah, Williamsburg, or New Harmony—are not appropriate.

The architectural design of any period reflects the technology, construction methods, and materials available at that time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional designs characteristic of an area will dilute the quality of the existing structures and will threaten the integrity of the district.

Newly designed buildings should not detract from the historic character of Fletcher Place. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.

New buildings should clearly indicate, through their design and construction, the period of their integration within the district.

#### **Support from the Fletcher Place Neighborhood Association**

IHPC staff has received an email of support of the applicant's proposal. Staff is aware that there may be some remonstrance to this application as well.

### **STAFF RECOMMENDED MOTION**

**2015-COA-335 (FP): To approve a Certificate of Authorization to demolish the existing historic house and build a new single-family residence, renovate the existing garage for use as a 3-car garage with a living unit above it, and for a variance of use and development standards as per submitted documentation and subject to the following stipulations:**

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

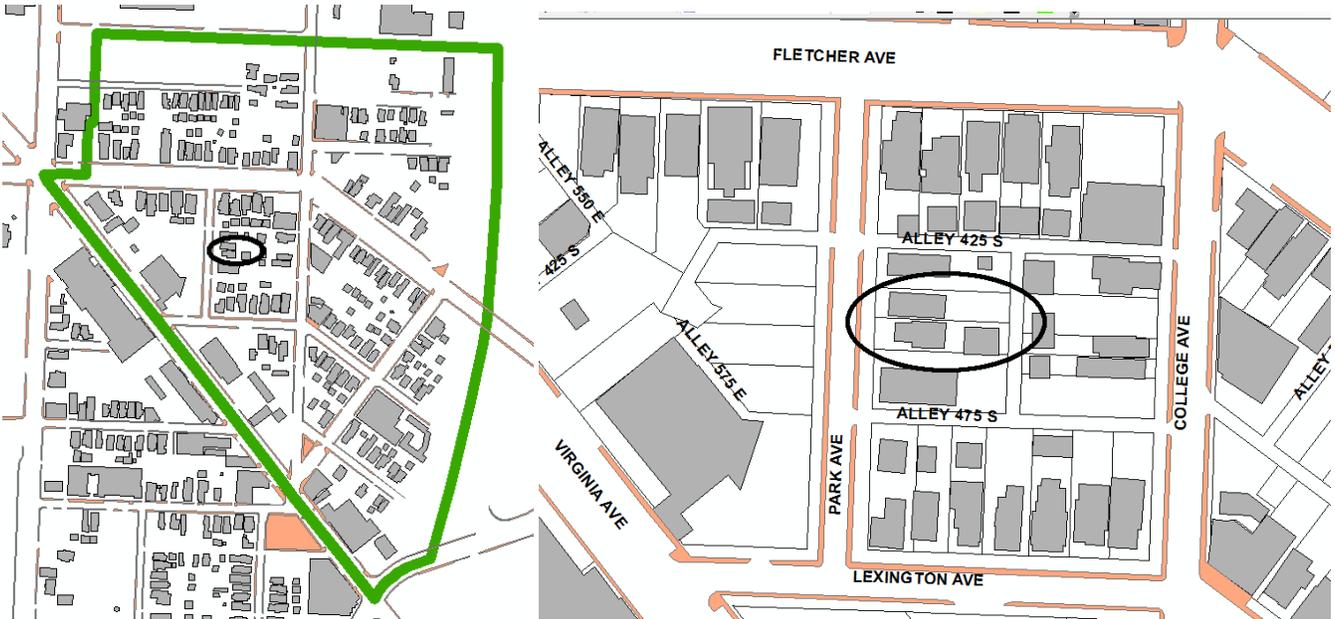
- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
- 3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
- 4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
- 5. 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.**

6. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

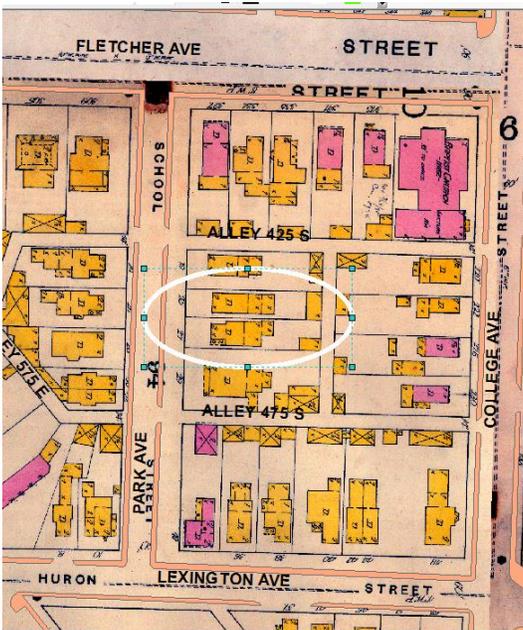
**VARIANCE PETITION #2015-VHP-034:**

**To approve a Variance of Use and Development Standards of the D-8 Zoning Ordinance to allow one, separate living unit in an accessory structure and three onsite parking spaces when four are required.**

<b>Staff Reviewer:</b> Meg Purnsley
-------------------------------------



**Location in Fletcher Place**



**1887 Sanborn Map**



**2013 Aerial Photo**

## Explanation submitted by the Applicant

The structures at 421 and 423 S. Park Avenue were purchase by Trinity Hart and Paul Frascella, respectively, in December of 2013. Holding a master's in Historic Preservation, Ms. Hart's intention upon purchase, was to rehabilitate the historic homes; using one as a personal residence and the other as a residence for a family member. After requesting quotes from nearly two-dozen contractors, it has become clear that rehabilitating either structure is not a viable option.

Each of the contractors said one of the following:

1. The structures cannot be saved and they would not be willing to put men in the buildings to attempt to stabilize them for fear of loss of life or limb.

- OR -

2. The cost to save the structure would far exceed the market value of home after construction.

Contractors that looked at the homes included, but not limited to: John Eaton, Don Williams, Revive Urban, IG Home Improvements, McCarty Brothers, Redevelopment Group, Jason Morgan, Ron Frazee, Brickey Construction, The Stenz Corp, Michael Boaz, David Jaeger, Construmax, Wright Works and Tom Michalic of Economical Contractors.

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Other comparable homes in the neighborhood have fetched as high as \$270,000 in the last six months. Two listings currently for sale are included in the following pages as well as four recently sold comparable homes. The address, square footage, number of bedrooms and sale/list price are highlighted for your convenience.

Comparable properties, similar is square footage (approximately 2000-2200 square feet), and with 3 bedrooms, show that the market will not support a home for anything over roughly \$250,000-\$280,000. Therefore, it would be impossible to finance anything for over that amount. The estimates to save the current structures have come in between \$450,000 - \$550,000 each. These were verbal estimates, as no drawings or specs have been completed at this time. However, it would be possible to demolish the current structures and rebuild within the financial limits of comparable properties with a similar square footage as could be constructed at 421 and 423 S. Park Ave.

After obtaining the opinion of these numerous contractors, a structural engineer was hired to obtain a professional and licensed opinion of the condition of the homes. To paraphrase the report, Tim O'Rourke P.E., a Civil and Structural Engineer with H.P.H. & Associates, Inc. concludes that there is less than 20% of the structures than can even be salvaged. Therefore, in order to rehabilitate the homes, over 80% would be new materials. He points out that there would be a great financial burden if one attempted to save the building in that the cost to save would far exceed the cost to rebuild. Lastly, but possibly most importantly, he also observes that there would be a safety concern to those working in the structure during stabilization. The full report is attached.

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**Engineer's Report submitted by Trinity Hart**

**H. P. H. & Associates, Inc.**

440 Ariens Avenue, Suite 2, Connersville, IN 47331 • Ph. (765) 825-7454 • Fax (765) 825-4633

Trinity Hart  
4229 Broadway  
Indianapolis, Indiana 46205  
Cell: 317-657-8891  
e-mail: [trinityhart@hotmail.com](mailto:trinityhart@hotmail.com)

Date: 6-19-14

Attention: Trinity Hart

Subject: House inspection

On Tuesday June 17<sup>th</sup> 2014, I inspected two houses located at 421 and 423 South Park Avenue in Indianapolis per your request (see digital picture E-1). History: the two houses have not been lived in for approximately 20 years.

**Observations:**

1. The north house (painted yellow or gold) was completely gutted down to bare stud walls, ceiling joists and in some areas bare floor joists. The south house (partially painted white) for the most part had been gutted with the exception of a few interior walls and ceiling where the original plaster still remained. Neither house had any readily visible signs of insulation, electrical wiring, plumbing, or heating / cooling systems (HVAC). There was an abandoned, disconnected furnace in the south house.
2. The roofs on both houses had been replaced at some point in time. Remedial construction work had been performed in both houses at some point in time.
3. On the south house the mortar joints in the brick foundation wall had eroded away. The sill plate, sole plate, or bottom framing beam is rotten, due to the wet and drying process from rain and snow, over the years (see digital pictures 1 – 5).
4. On the north house, there has been an attempt to repair the deteriorated foundation and sill plate, sole plate and or bearing beam. New concrete block was laid up inside of the existing foundation walls. The two story load bearing walls are almost completely outboard of the concrete block (see digital pictures 7 – 10). Some of the flooring which still exists is dilapidated and rotten (see digital picture 6).
5. In both houses load bearing walls were constructed with no headers above windows or door openings (see digital pictures 11 – 13). On the west wall of the north house new window framing was installed with 2 x 4's used for headers and a jamb and jack stud used on only one side of the opening (see digital picture 14).
6. The exterior of both houses have dilapidated and rotten wood siding on them. Both houses have window and door openings with rotten exterior headers and sills (see digital

**H. P. H. & Associates, Inc.**

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pictures 16 – 22). Curved wood siding shows evidence of rotten sill boards, sole plates, wood base beam or foundation settlement or failure (see digital picture 20).

**Conclusions:**

1. Both houses would require completely new heating and cooling systems. Both houses would need to have new: insulation, electrical wiring, and plumbing installed.
2. The original roof systems on these two houses were sub-standard construction. These rafters did not bear on top of the wall with a bird's mouth notch in the rafter. The rafters bear on a 1 x 6 and do not occur at a ceiling joist. The ceiling joists extend over the wall for a short soffit. Some tie collars were installed on the existing rafters but not far enough below the ridge to substantially reduce the trust force that the low pitch rafters apply to the top of the wall (see digital picture 15).
3. With the mortar gone between the bricks water can enter the basement and due to freeze thaw cycles the structural integrity of the foundation has been compromised. Because the sole plate or bottom beam are rotten in many areas the stud walls do not bear on a solid material.
4. The new block foundations walls are probably not adequate to support the two story load bearing wall or retain the exterior soil due to their inboard location. These new concrete block foundation walls would require a substantial amount of vertical reinforcing steel to support the eccentric load applied from the wall and bending stress from the lateral earth pressure. Where open block cells can be seen there appears to be no vertical reinforcement steel placed in the wall. Also, the bottom bearing beam does not appear to have been designed to transfer the load from the two story load bearing walls to the new block walls (see digital pictures 7 – 10).
5. Because of the sub-standard original construction and the sub-standard remedial construction neither house could safely be jacked up off of the foundation in order to repair the foundations. Extensive bracing and new wall opening framing (jamb, jack studs, window & door headers) would have to be installed before it would be feasible to attempt to jack up the two houses.
6. These two houses have been taking in water for years and has caused many critical framing members to rot. Most of the existing wood siding would not be reusable for new weather tight construction.

Just about any building or structure can be repaired if money is available. However, there is a point where it becomes cost prohibitive. In other words, the money required to repair the building would greatly exceed the value of the rehabilitated structure. These two houses would require more money to properly repair them than they would ever be worth. There is probably less than 20 % of the original framing material (including the wood siding) left that could be salvaged for new construction.

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Both of these houses are structurally unstable, to resist vertical and lateral loads, in the current state because of the following: the houses have been gutted and are in dilapidated state, missing or un-sheathed interior walls which brace exterior walls, no plaster and lath on the interior to brace the exterior load bearing stud walls, absence of window and door headers, the first floor, second floor, and ceiling diaphragms are interrupted or no longer exist without sub-flooring on the floor joist and plaster and lath on the ceiling joists, and deteriorated foundations.

**Recommendations:**

These two houses should be torn down and new houses with completely new foundations be built to replace them.

**(OR)**

The houses should be torn down and the basements, including any concrete, rock, brick or block be removed and replaced with compacted engineered fill, capped with a top layer of top soil and grass sown on the lots. Any hazardous materials should be removed and properly disposed.

More specific details, drawings, and structural analysis and design can be made upon request.

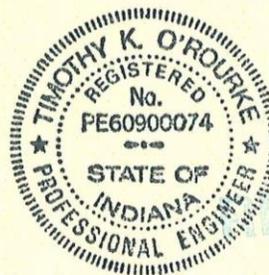
Please note that this report covers **only** a visual inspection of the existing wood framing. **No** structural analysis of the original wood framed houses was performed. Also, excluded from this investigation are mechanical, electrical, life safety (egress) and other similar type items.

Please, don't hesitate to contact me if any further assistance is required

Sincerely,



Tim O'Rourke P.E.  
Structural Engineer H.P.H. & Associates, Inc.



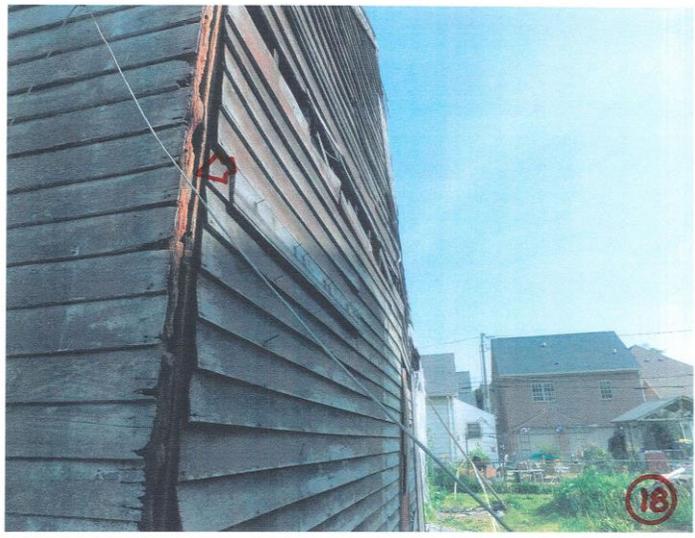
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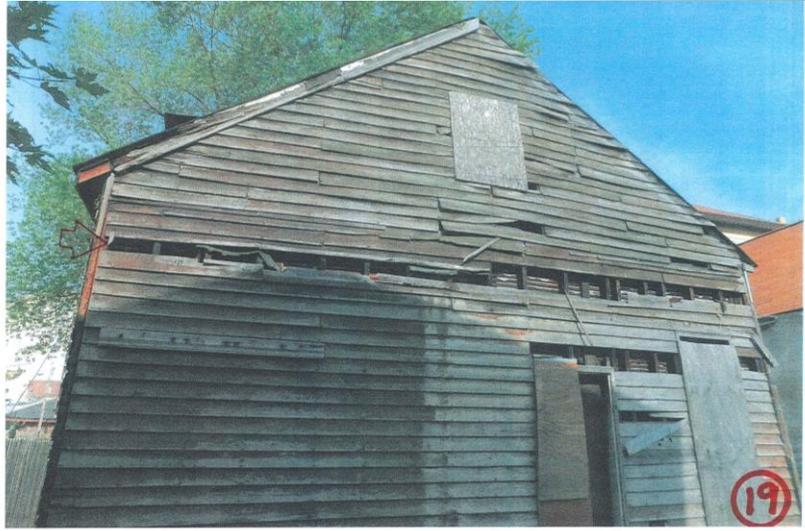
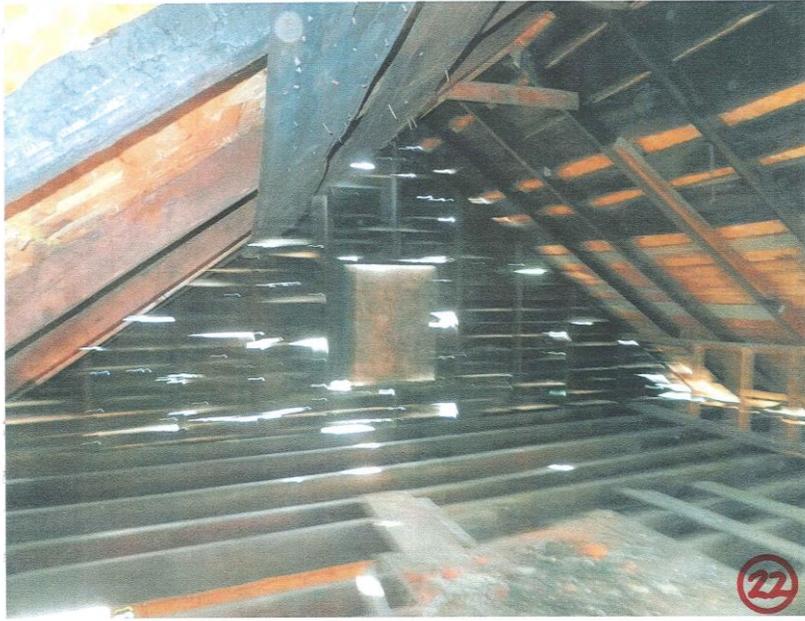
JUL 03 2014

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

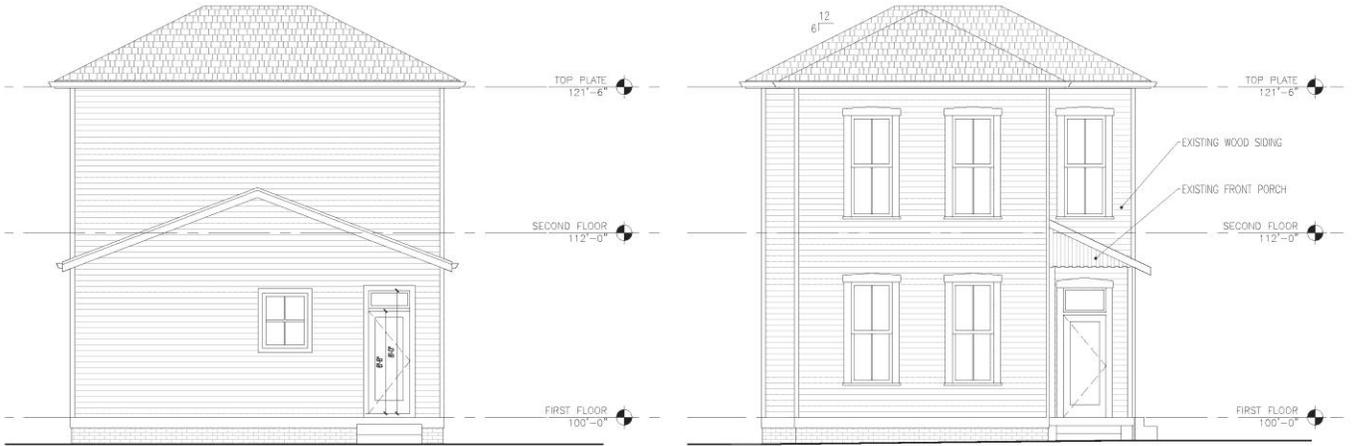
Photos submitted by Applicant







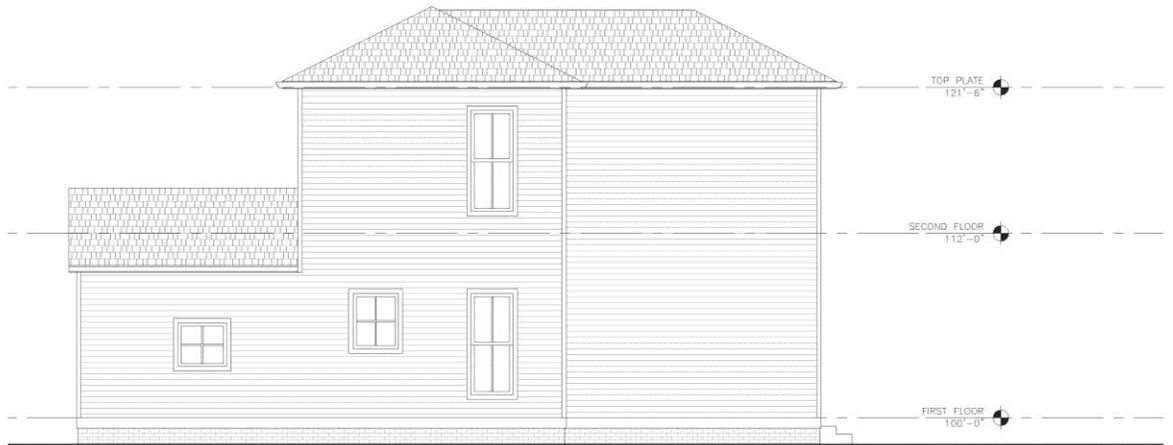
# EXISTING HOUSE DRAWINGS



2
**EAST  
EXTERIOR ELEVATION**  
 3/16"=1'-0"

1
**WEST  
EXTERIOR ELEVATION**  
 3/16"=1'-0"

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN  
 Date: 04/01/2015  
 Revise:  
 Scale: 3/16"=1'-0"  
**LUUR**  
 803.528.7219  
 orin@luurdesign.com  
**EXISTING EXTERIOR ELEVATIONS**  
**A201**  
 Sheet: 1 of 5



1
**NORTH  
EXTERIOR ELEVATION**  
 3/16"=1'-0"

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN  
 Date: 04/01/2015  
 Revise:  
 Scale: 3/16"=1'-0"  
**LUUR**  
 803.528.7219  
 orin@luurdesign.com  
**EXISTING EXTERIOR ELEVATIONS**  
**A202**  
 Sheet: 2 of 5



4 SOUTH  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 04/01/2015  
 Revise:

Scale: 3/16"=1'-0"

**LUUR**  
 803.828.7218  
 lur@lurdesign.com

EXISTING EXTERIOR ELEVATIONS

**A203**  
 Sheet: 3 of 5



6 EAST  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"



5 WEST  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 04/01/2015  
 Revise:

Scale: 3/16"=1'-0"

**LUUR**  
 803.828.7218  
 lur@lurdesign.com

EXISTING EXTERIOR ELEVATIONS

**A204**  
 Sheet: 4 of 5



8 SOUTH  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

7 NORTH  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 04/01/2015  
 Revise:

Scale: 3/16"=1'-0"  
**LUUR**  
 803.328.7219  
 clm@lucdesign.com

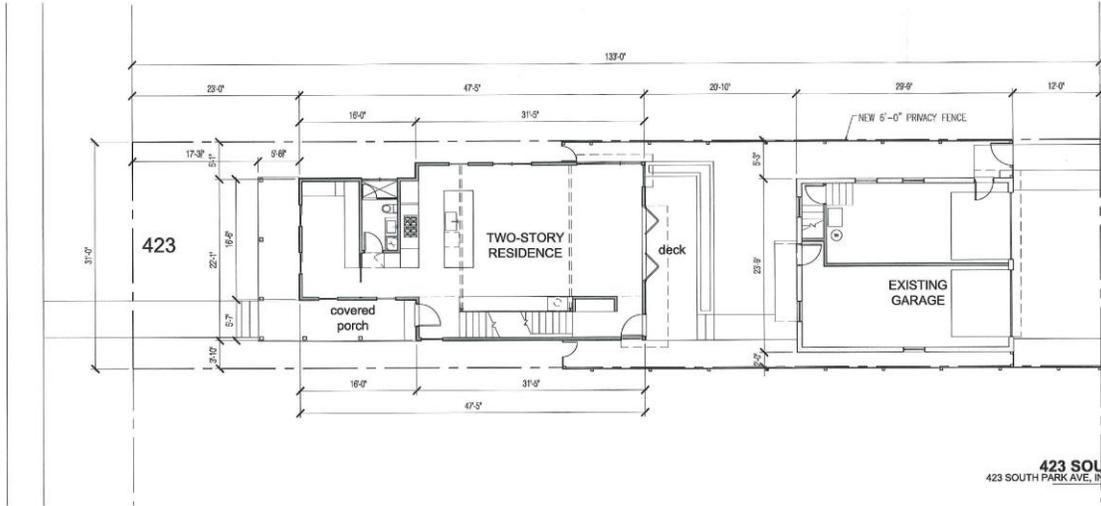
EXISTING EXTERIOR ELEVATIONS  
**A205**  
 Sheet: 5 of 5

# NEW HOUSE PLANS

## 423 S PARK

423 South Park Ave, Indianapolis, IN

07.26.2015



**423 SOUTH PARK**  
423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 07/26/2015  
Revision:

Scale: 1"=10'-0"

LUUR  
803.528.7219  
chm@luurdesign.com

Site Plan

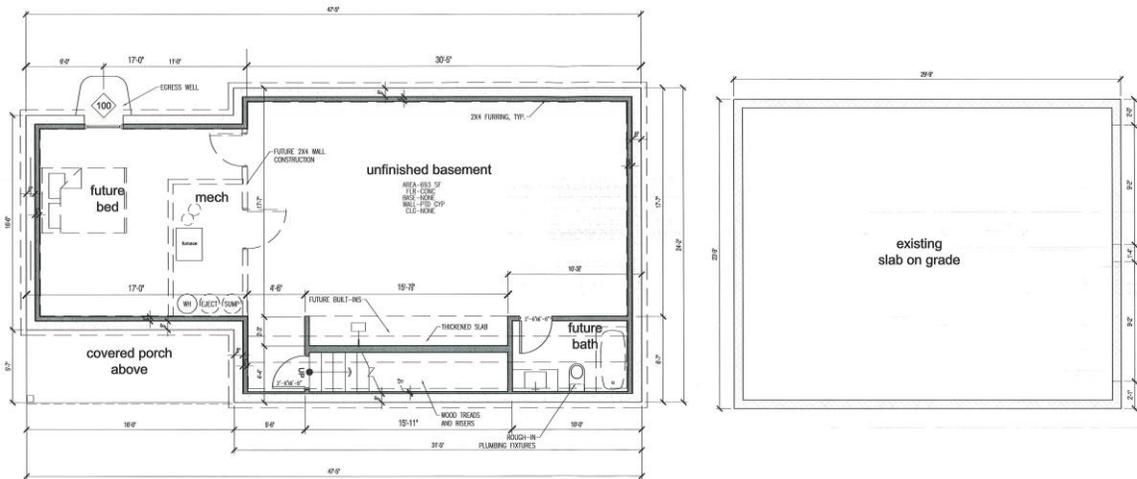
**A001**  
Sheet: 1 of 15

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PRESERVATION COMMISSION

1 SITE PLAN  
1"=10'-0"



**423 SOUTH PARK**  
423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 07/26/2015  
Revision:

Scale: 3/16"=1'-0"

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chm@luurdesign.com

BASEMENT FLOOR PLAN

**A100**  
Sheet: 2 of 15

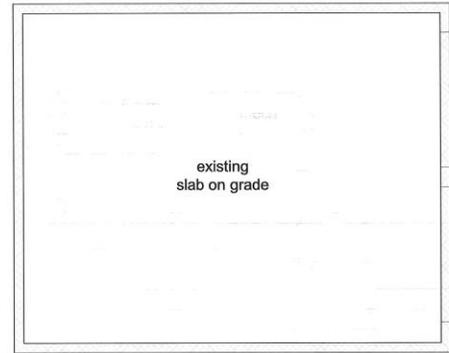
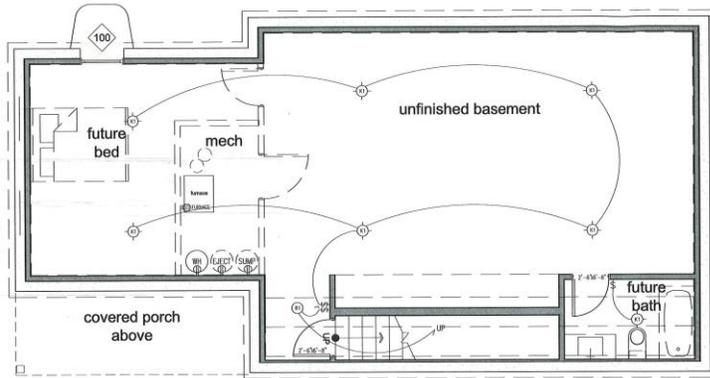
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103	1	MECH	17'-0" x 11'-0"	1
104	1	MECH	17'-0" x 11'-0"	1
105	1	MECH	17'-0" x 11'-0"	1
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107	1	MECH	17'-0" x 11'-0"	1
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184	1	MECH	17'-0" x 11'-0"	1
185	1	MECH	17'-0" x 11'-0"	1
186	1	MECH	17'-0" x 11'-0"	1
187	1	MECH	17'-0" x 11'-0"	1
188	1	MECH	17'-0" x 11'-0"	1
189	1	MECH	17'-0" x 11'-0"	1
190	1	MECH	17'-0" x 11'-0"	1
191	1	MECH	17'-0" x 11'-0"	1
192	1	MECH	17'-0" x 11'-0"	1
193	1	MECH	17'-0" x 11'-0"	1
194	1	MECH	17'-0" x 11'-0"	1
195	1	MECH	17'-0" x 11'-0"	1
196	1	MECH	17'-0" x 11'-0"	1
197	1	MECH	17'-0" x 11'-0"	1
198	1	MECH	17'-0" x 11'-0"	1
199	1	MECH	17'-0" x 11'-0"	1
200	1	MECH	17'-0" x 11'-0"	1

1 BASEMENT FLOOR PLAN  
3/16"=1'-0"

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**ELECTRICAL LEGEND:**

- ALL ELECTRICAL DEVICES TO BE WHITE STANDARD STYLE UNLESS NOTED OTHERWISE
- \$ WALL SWITCH @ 42" AFF
- \$ 42" 3-WAY WALL SWITCH
- \$ 3-WAY WALL SWITCH
- \$ 3-WAY DIMMABLE WALL SWITCH
- \$ 3-WAY DIMMABLE SWITCH
- \$ DOOR DOOR HINGE SWITCH
- \$ SWITCHED HALF DUPLEX OUTLET
- \$ DUPLEX OUTLET
- \$ HALF SWITCHED DUPLEX OUTLET
- \$ WATERPROOF OUTLET
- \$ OUTLET @ 8" ABOVE COUNTERTOP
- \$ 24" 021 02 DUPLEX OUTLET @ SPECIFIED HEIGHT
- \$ CABLE TV
- \$ INTERNET
- \$ INTERNET OUTLET (CAT 5)

- WALL SCONCE - TYPE W1
- 4" LED RECESSED LIGHT
- DECORATIVE CEILING LIGHT (SELECTED BY OWNER)
- PENDANT CEILING LIGHT (SELECTED BY OWNER)
- CEILING SPEAKER
- UNDERCABINET LOW VOLTAGE 'HOCKEY PLUCK' LIGHT
- FLOOD LIGHT FIXTURE
- CEILING FAN SELECTED BY OWNER
- DOOR BELL
- DOOR BELL CHIME
- FAN/PRESSED LIGHT COMBO - BROWN MODEL 744
- BATHROOM EXHAUST FAN - PANASONIC WHISPER QUIET

**1 BASEMENT ELECTRICAL PLAN**  
3/16"=1'-0"

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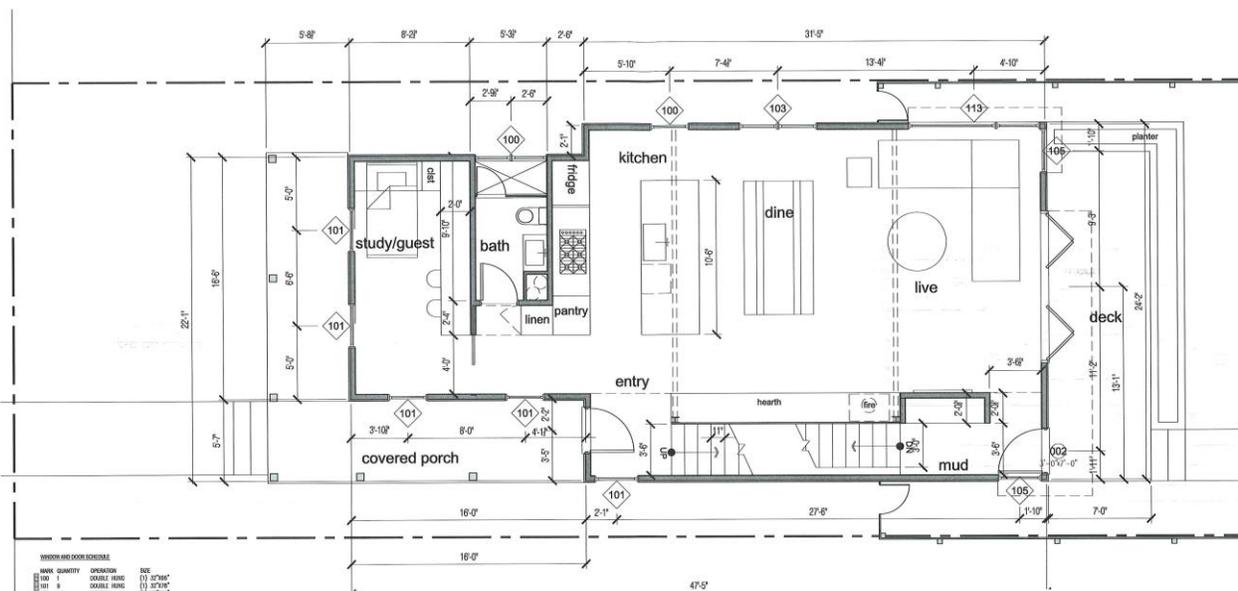
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BASEMENT ELECTRICAL PLAN

**A100**

Sheet: 3 of 15



**WINDOW AND DOOR SCHEDULE**

MARK	QUANTITY	OPERATION	SIZE	FINISH
100	1	DOUBLE HINGE	12' 0" X 24"	12' 0" X 24"
101	8	DOUBLE HINGE	24' 0" X 36"	24' 0" X 36"
102	1	ANNING	24' 0" X 36"	24' 0" X 36"
103	2	DOUBLE HINGE	24' 0" X 36"	24' 0" X 36"
104	1	FRID	12' 0" X 24"	12' 0" X 24"
105	2	COGNISANT	12' 0" X 24"	12' 0" X 24"
106	1	FRID	12' 0" X 24"	12' 0" X 24"
107	2	COGNISANT	12' 0" X 24"	12' 0" X 24"
108	1	COGNISANT	12' 0" X 24"	12' 0" X 24"
109	2	DOUBLE HINGE	12' 0" X 24"	12' 0" X 24"
110	2	COGNISANT	12' 0" X 24"	12' 0" X 24"
111	1	FRID	12' 0" X 24"	12' 0" X 24"
112	1	FRID	12' 0" X 24"	12' 0" X 24"
113	1	FRID	12' 0" X 24"	12' 0" X 24"
114	1	FRID	12' 0" X 24"	12' 0" X 24"
115	1	COGNISANT	12' 0" X 24"	12' 0" X 24"
116	1	COGNISANT	12' 0" X 24"	12' 0" X 24"
117	1	COGNISANT	12' 0" X 24"	12' 0" X 24"
118	1	FRID	12' 0" X 24"	12' 0" X 24"
119	1	ANNING	12' 0" X 24"	12' 0" X 24"
120	1	ANNING	12' 0" X 24"	12' 0" X 24"
121	1	30" X 36" ENTRY DOOR W/ 30" X 36" TRANSOM ABOVE		
122	1	30" X 36" FULL LITE ENTRY DOOR W/ 30" X 36" TRANSOM ABOVE		
123	1	12' 0" X 24" GLAZ FOLDING PATIO DOOR W/ 24" TRANSOM ABOVE		
124	1	30" X 36" SOLID ENTRY DOOR		
125	1	30" X 36" SOLID ENTRY DOOR		

**1 FIRST FLOOR PLAN**  
3/16"=1'-0"

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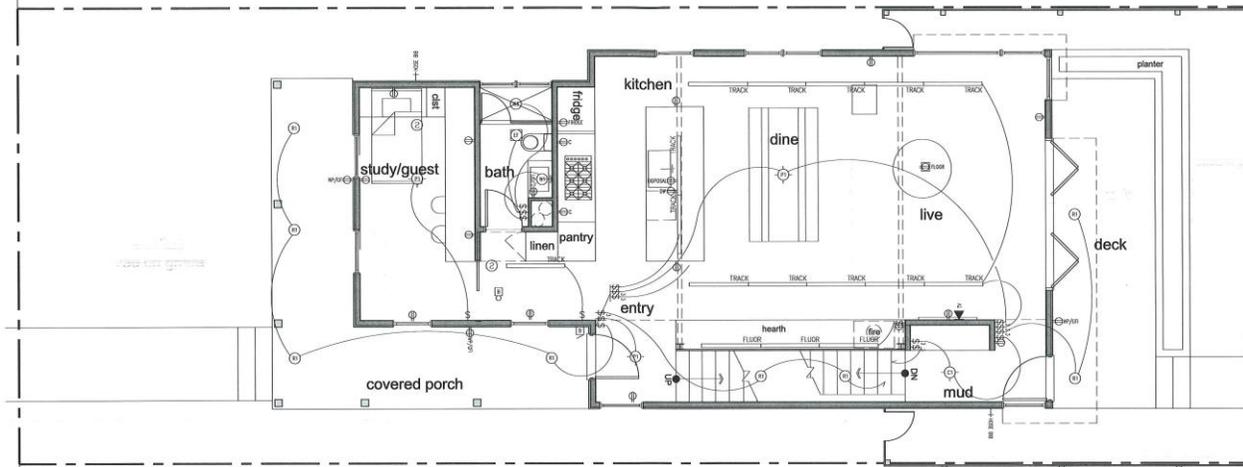
603.528.7219

chris@luurinc.com

FIRST FLOOR PLAN

**A101**

Sheet: 4 of 15



**ELECTRICAL LEGEND:**

- ALL ELECTRICAL DEVICES TO BE WHITE STANDARD STYLE. DIMMERS ARE TO BE TOGGLE SWITCH W/ SLIDING EDGE DIMMER
- \$ 427 WALL SWITCH @ 42" AFF
- \$ 3 3-WAY WALL SWITCH
- \$ 3 DIMMABLE WALL SWITCH
- \$ 3 THREE-WAY DIMMABLE SWITCH
- \$ 3000 DOOR HINGE SWITCH
- \$ 8 SWITCHED HALF DUPLEX OUTLET
- ⊕ DUPLEX OUTLET
- ⊕ HALF SWITCHED DUPLEX OUTLET
- ⊕ WATERPROOF OUTLET
- ⊕ OUTLET @ 8" ABOVE COUNTERTOP
- ⊕ GFI DUPLEX OUTLET @ SPECIFIED HEIGHT
- ⊕ CABLE TV
- ⊕ INTERNET OUTLET (CAT 5)

- ⊕ WALL SCONCE - TYPE W1
- ⊕ 4" LED RECESSED LIGHT
- ⊕ DECORATIVE CEILING LIGHT (SELECTED BY OWNER)
- ⊕ PENDANT CEILING LIGHT (SELECTED BY OWNER)
- ⊕ CEILING SPOKER
- ⊕ UNDERCABINET LOW VOLTAGE "WOODY PICK" LIGHT
- ⊕ FLOOD LIGHT FEATURE
- ⊕ CEILING FAN SELECTED BY OWNER
- ⊕ DOOR BELL
- ⊕ DOOR BELL CHIME
- ⊕ FAN/RECESSED LIGHT COMBO - BROWN MODEL 744
- ⊕ BATHROOM EXHAUST FAN - PANASONIC WHISPER QUIET

**1 FIRST FLOOR ELECTRICAL PLAN**  
3/16"=1'-0"

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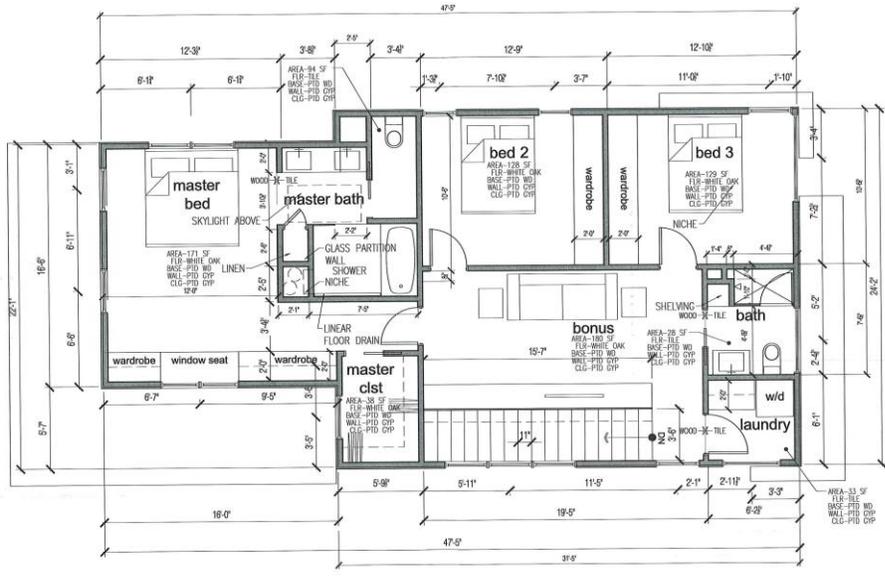
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FIRST FLOOR ELECTRICAL PLAN

**E101**  
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**1 SECOND FLOOR PLAN**  
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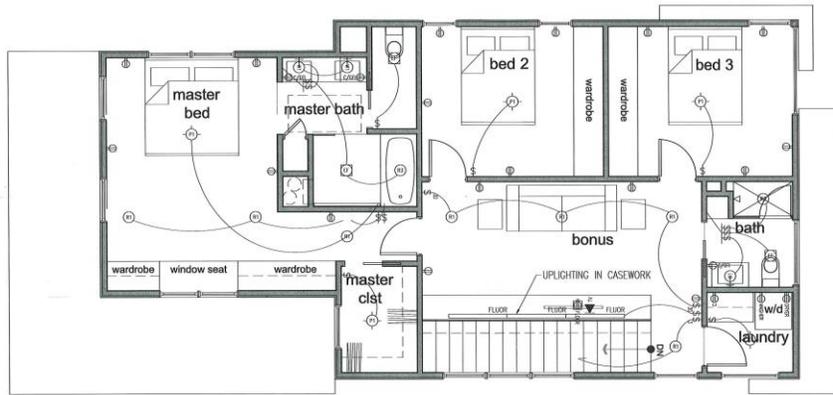
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SECOND FLOOR PLAN

**A102**  
Sheet 6 of 15

**WINDOW/DOOR SCHEDULE**

MARK	QUANTITY	OPERATION	SIZE
100	1	DOUBLE HANG	(1) 30"X60"
101	9	DOUBLE HANG	(1) 30"X24"
102	2	DOUBLE HANG	(1) 30"X24"
103	1	DOUBLE HANG	(1) 30"X24"
104	1	FIXED	(1) 30"X60"
105	2	CASHEMENT	(1) 30"X60"
106	1	FIXED	(1) 30"X60"
107	2	DOUBLE HANG	(1) 30"X24"
108	2	CASHEMENT	(1) 30"X24"
109	1	FIXED	(1) 30"X24"
110	1	FIXED	(1) 30"X24"
111	1	FIXED	(1) 30"X24"
112	1	FIXED	(1) 30"X24"
113	5	FIXED	(1) 30"X24"
114	1	FIXED	(1) 30"X24"
115	1	CASHEMENT	(1) 30"X60"
116	1	CASHEMENT	(1) 30"X60"
117	1	FIXED	(1) 30"X24"
118	1	FIXED	(1) 30"X24"
119	1	FIXED	(1) 30"X24"
120	1	FIXED	(1) 30"X24"
001	1	30"X60" ENTRY DOOR W/ 30"X24" WINDOW SASH	
002	1	30"X60" FULL GLASS ENTRY DOOR W/ 30"X24" WINDOW SASH	
003	1	103"X60" GLASS FOLDING PATIO DOOR W/ 18" WINDOW SASH	
004	1	30"X60" SOLID ENTRY DOOR	
005	1	30"X60" SOLID ENTRY DOOR	



**ELECTRICAL LEGEND:**

- ALL ELECTRICAL DEVICES TO BE WHITE STANDARD STYLE. DIMMERS ARE TO BE TOGGLE SWITCH W/ SLIDING EDGE DIMMER
- \$ WALL SWITCH @ 42" AFF
  - \$<sub>42"</sub> WALL SWITCH @ SPECIFIED HEIGHT
  - 3-WAY WALL SWITCH
  - 3-WAY DIMMABLE WALL SWITCH
  - THREE-WAY DIMMABLE SWITCH
  - DOOR INCH SWITCH
  - \$<sub>200V</sub> SWITCHED HALF DUPLEX OUTLET
  - ⊕ DUPLEX OUTLET
  - ⊕<sub>1/2</sub> HALF SWITCHED DUPLEX OUTLET
  - ⊕<sub>W</sub> WATERPROOF OUTLET
  - ⊕<sub>6"</sub> OUTLET @ 6" ABOVE COUNTERTOP
  - ⊕<sub>CFI</sub> CFI DUPLEX OUTLET @ SPECIFIED HEIGHT
  - ⊕<sub>CTV</sub> CABLE TV
  - ⊕<sub>INTERNET</sub> INTERNET OUTLET (CAT 5)

- ⊕<sub>W</sub> WALL SCONCE - TYPE W1
- ⊕<sub>4"</sub> 4" LED RECESSED LIGHT
- ⊕<sub>DL</sub> DECORATIVE CEILING LIGHT (SELECTED BY OWNER)
- ⊕<sub>PL</sub> PENDANT CEILING LIGHT (SELECTED BY OWNER)
- ⊕<sub>CS</sub> CEILING SPEAKER
- ⊕<sub>UL</sub> UNDERCABINET LOW VOLTAGE "HOCKEY PLUCK" LIGHT
- ⊕<sub>FL</sub> FLOOR LIGHT FIXTURE
- ⊕<sub>CF</sub> CEILING FAN SELECTED BY OWNER
- ⊕<sub>DB</sub> DOOR BELL
- ⊕<sub>DC</sub> DOOR BELL CHIME
- ⊕<sub>FAN</sub> FAN/RECESSED LIGHT COMBO - BROWN MODEL 744
- ⊕<sub>BE</sub> BATHROOM EXHAUST FAN - PANASONIC WHISPER QUIET

**1 SECOND FLOOR ELECTRICAL PLAN**

3/16"=1'-0"

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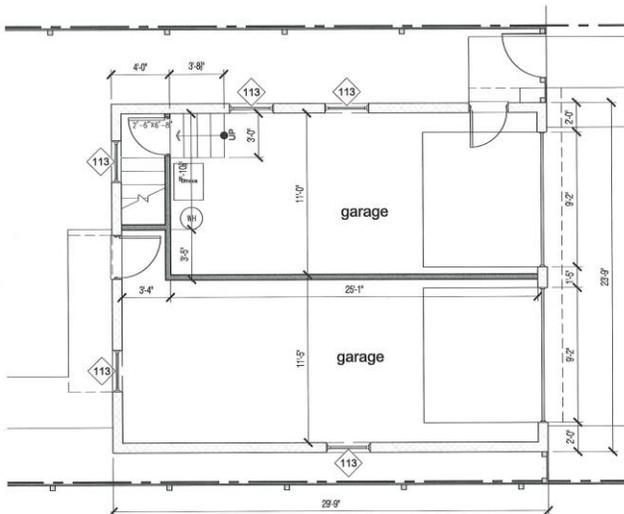
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SECOND FLOOR ELECTRICAL PLAN

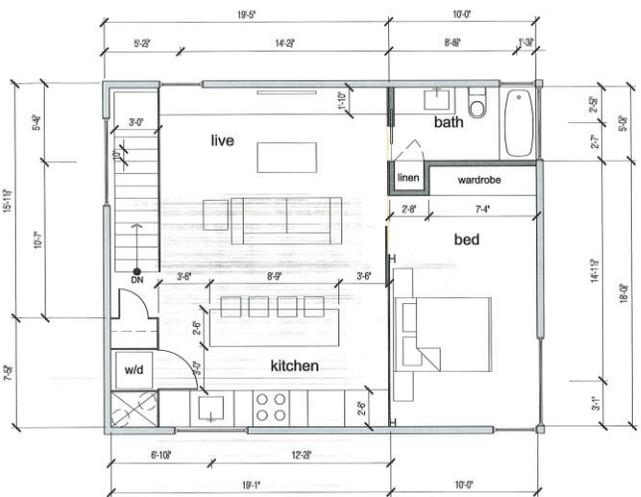
**E102**  
Sheet: 7 of 15



**2 GARAGE FIRST FLOOR PLAN**

3/16"=1'-0"

- WINDOW AND DOOR SCHEDULE**
- | MARK | QUANTITY | DESCRIPTION  | SIZE           |
|------|----------|--|----------------|
| 101  | 1        | DOUBLE HINGE   | (1) 36"x60"    |
| 102  | 1        | DOUBLE HINGE   | (1) 36"x60"    |
| 103  | 1        | ARMED  | (1) 36"x60"    |
| 104  | 2        | DOUBLE HINGE   | (2) 36"x60"    |
| 105  | 1        | FIXED  | (1) 72"x60" W/ |
| 106  | 1        | FIXED  | (1) 36"x60"    |
| 107  | 1        | FIXED  | (1) 36"x60"    |
| 108  | 1        | FIXED  | (1) 36"x60"    |
| 109  | 1        | FIXED  | (1) 36"x60"    |
| 110  | 1        | FIXED  | (1) 36"x60"    |
| 111  | 1        | FIXED  | (1) 36"x60"    |
| 112  | 1        | FIXED  | (1) 36"x60"    |
| 113  | 1        | FIXED  | (1) 36"x60"    |
| 114  | 1        | FIXED  | (1) 36"x60"    |
| 115  | 1        | FIXED  | (1) 36"x60"    |
| 116  | 1        | FIXED  | (1) 36"x60"    |
| 117  | 1        | FIXED  | (1) 36"x60"    |
| 118  | 1        | FIXED  | (1) 36"x60"    |
| 119  | 1        | FIXED  | (1) 36"x60"    |
| 120  | 1        | FIXED  | (1) 36"x60"    |
| 121  | 1        | FIXED  | (1) 36"x60"    |
| 122  | 1        | FIXED  | (1) 36"x60"    |
| 123  | 1        | FIXED  | (1) 36"x60"    |
| 124  | 1        | FIXED  | (1) 36"x60"    |
| 125  | 1        | FIXED  | (1) 36"x60"    |
| 126  | 1        | FIXED  | (1) 36"x60"    |
| 127  | 1        | FIXED  | (1) 36"x60"    |
| 128  | 1        | FIXED  | (1) 36"x60"    |
| 129  | 1        | FIXED  | (1) 36"x60"    |
| 130  | 1        | FIXED  | (1) 36"x60"    |
| 131  | 1        | 36"x60" DOUBLE DOOR W/ 36"x60" TRANSOM ABOVE           |                |
| 132  | 1        | 36"x60" FULL LITE DOUBLE DOOR W/ 36"x60" TRANSOM ABOVE |                |
| 133  | 1        | 120"x60" GLAZED FIBERGLASS FIBER DOOR                  |                |
| 134  | 1        | 36"x60" SOLID HONEY DOOR                               |                |
| 135  | 1        | 36"x60" SOLID HONEY DOOR                               |                |
| 136  | 1        | 36"x60" SOLID HONEY DOOR                               |                |



**1 GARAGE SECOND FLOOR PLAN**

3/16"=1'-0"

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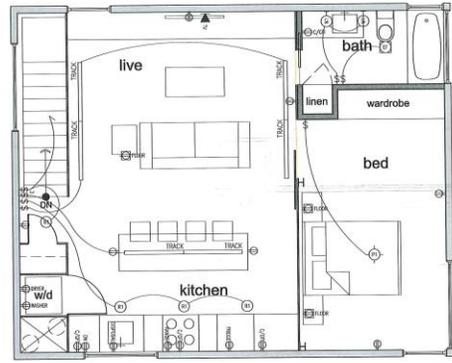
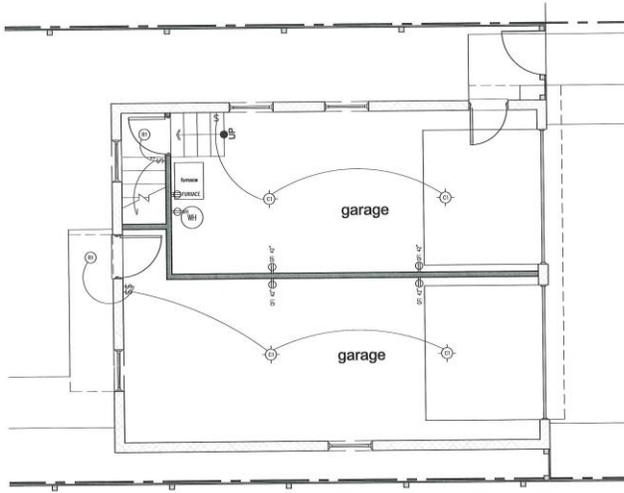
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GARAGE FLOOR PLANS

**103**  
Sheet: 8 of 15



**ELECTRICAL LEGEND:**

- ALL ELECTRICAL DEVICES TO BE WHITE STANDARD STYLE, DIMMERS ARE TO BE TOGGLE SWITCH W/ SLIDING EDGE DIMMER
- \$ WALL SWITCH @ 42" AFF
- \$42" WALL SWITCH @ SPECIFIED HEIGHT
- \$3 3-WAY WALL SWITCH
- \$3 DIMMABLE WALL SWITCH
- \$0 THREE-WAY DIMMABLE SWITCH
- \$1000 DOOR-HINGE SWITCH
- \$4 SWITCHED HALF DUPLEX OUTLET
- \$ DUPLEX OUTLET
- \$1/2 SWITCHED DUPLEX OUTLET
- \$1/2 WATERPROOF OUTLET
- \$2 OUTLET @ 8" ABOVE COUNTERTOP
- \$1/2 @ 42" DUPLEX OUTLET @ SPECIFIED HEIGHT
- \$14 CABLE TV
- \$14 INTERNET OUTLET (CAT 5)

2

**GARAGE FIRST FLOOR ELECTRICAL PLAN**  
3/16"=1'-0"

- 1-10 WALL SCONCE - TYPE W1
- 4" LED RECESSED LIGHT
- DECORATIVE CEILING LIGHT (SELECTED BY OWNER)
- PENDANT CEILING LIGHT (SELECTED BY OWNER)
- CEILING SPEAKER
- UNDERCABINET LOW VOLTAGE "HOCKEY PUCK" LIGHT
- FLOOD LIGHT FEATURE
- CEILING FAN SELECTED BY OWNER
- DOOR BELL
- DOOR BELL CHIME
- FAN/RECESSED LIGHT COMBO - BROWN MODEL 744
- BATHROOM EXHAUST FAN - PANASONIC WHISPER QUIET

1

**GARAGE SECOND FLOOR ELECTRICAL PLAN**  
3/16"=1'-0"

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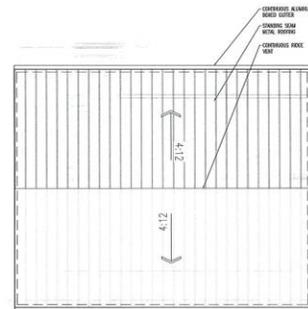
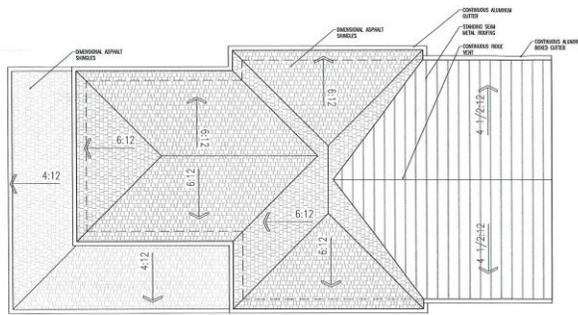
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**E103**  
Sheet: 9 of 15

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1

**ROOF PLAN**  
1/8"=1'-0"

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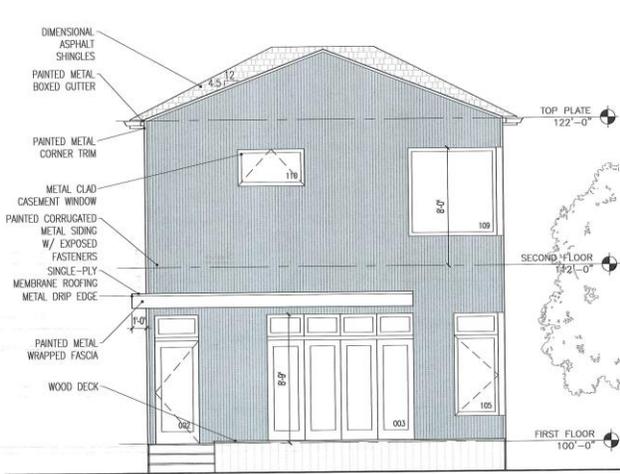
ROOF PLAN

**104**  
Sheet: 10 of 15

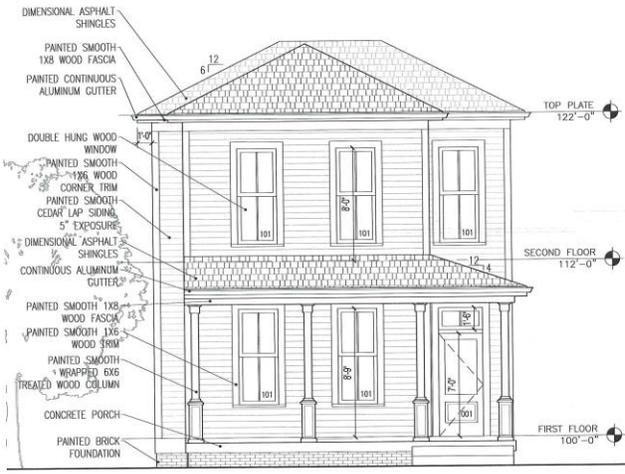
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**EAST**  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"



**WEST**  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

**WINDOW AND DOOR SCHEDULE**

MARK	QUANTITY	OPERATION	SIZE
002	1	DOUBLE HING	(1) 32"x66"
003	1	DOUBLE HING	(1) 32"x30"
004	1	ANNING	(1) 32"x30"
005	2	DOUBLE HING	(2) 32"x30"
006	1	DOUBLE HING	(1) 22"x66" W/
007	1	FRID	(1) 32"x66"
008	2	CASEMENT	(1) 32"x66" W/
009	1	FRID	(1) 32"x30"
010	1	ANNING	(1) 32"x30"
011	1	ANNING	(1) 48"x30"
012	1	FRID	(1) 32"x30"
013	5	FRID	(1) 32"x24"
014	1	FRID	(1) 22"x24"
015	1	CASEMENT	(1) 32"x66"
016	1	CASEMENT	(1) 32"x66"
017	1	FRID	(1) 48"x42"
018	1	FRID	(1) 22"x66"
019	1	ANNING	(1) 48"x30"
001	1	32"x66" ENTRY DOOR W/ 32"x318" TRANSOM ABOVE	
002	1	32"x66" FULL LITE ENTRY DOOR W/ 32"x318" TRANSOM ABOVE	
003	1	120"x66" CLAD FOLDING FRID DOOR W/ 12" TRANSOM ABOVE	
004	1	32"x66" SOLID ENTRY DOOR	
005	1	32"x66" SOLID ENTRY DOOR	

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**EXTERIOR ELEVATIONS**  
**A201**  
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**NORTH**  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

**WINDOW AND DOOR SCHEDULE**

MARK	QUANTITY	OPERATION	SIZE
002	1	DOUBLE HING	(1) 32"x66"
003	1	DOUBLE HING	(1) 32"x30"
004	1	ANNING	(1) 32"x30"
005	2	DOUBLE HING	(2) 32"x30"
006	1	DOUBLE HING	(1) 22"x66" W/
007	1	FRID	(1) 32"x66"
008	2	CASEMENT	(1) 32"x66" W/
009	1	FRID	(1) 32"x30"
010	1	ANNING	(1) 32"x30"
011	1	ANNING	(1) 48"x30"
012	1	FRID	(1) 32"x30"
013	5	FRID	(1) 32"x24"
014	1	FRID	(1) 22"x24"
015	1	CASEMENT	(1) 32"x66"
016	1	CASEMENT	(1) 32"x66"
017	1	FRID	(1) 48"x42"
018	1	FRID	(1) 22"x66"
019	1	ANNING	(1) 48"x30"
001	1	32"x66" ENTRY DOOR W/ 32"x318" TRANSOM ABOVE	
002	1	32"x66" FULL LITE ENTRY DOOR W/ 32"x318" TRANSOM ABOVE	
003	1	120"x66" CLAD FOLDING FRID DOOR W/ 12" TRANSOM ABOVE	
004	1	32"x66" SOLID ENTRY DOOR	
005	1	32"x66" SOLID ENTRY DOOR	

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**A202**  
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**WINDOW AND DOOR SCHEDULE**

MARK	QUANTITY	OPERATION	SIZE
W100	1	DOUBLE HUNG	(1) 36"X66"
W101	5	DOUBLE HUNG	(1) 36"X66"
W102	1	ARBING	(1) 36"X20"
W103	2	DOUBLE HUNG	(1) 36"X66"
D104	1	FIBR	(1) 72"X66" W
C105	1	CASEMENT	(1) 36"X66"
W106	2	FIBR	(1) 36"X66"
W107	1	CASEMENT	(1) 36"X66"
W108	2	DOUBLE HUNG	(1) 36"X66"
W109	2	CASEMENT	(1) 36"X66"
W110	1	FIBR	(1) 36"X20"
W111	1	ARBING	(1) 48"X20"
W112	1	FIBR	(1) 36"X42"
W113	5	FIBR	(1) 36"X24"
W114	1	FIBR	(1) 72"X24"
W115	1	CASEMENT	(1) 36"X66"
W116	1	CASEMENT	(1) 36"X42"
W117	1	FIBR	(1) 60"X42"
W118	1	FIBR	(1) 72"X66"
W119	1	ARBING	(1) 60"X20"
D101	1	36"X66" ENTRY DOOR W/ 36"X18" TRANSOM ABOVE	
D102	1	36"X66" FULL LIFE ENTRY DOOR W/ 36"X18" TRANSOM ABOVE	
D103	1	120"X66" CLAD FIBRER FIBR DOOR W/ 18" TRANSOM ABOVE	
D104	1	36"X66" SOLID ENTRY DOOR	
D105	1	36"X66" SOLID ENTRY DOOR	

**SOUTH**  
**4**  
**EXTERIOR ELEVATION**  
 3/16"=1'-0"

**RECEIVED**  
 JUL 30 2015  
 INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 07/26/2015  
 Revise:

Scale: 3/16"=1'-0"

**LUUR**  
 803.628.7219  
 chris@luurdesign.com

**EXTERIOR ELEVATIONS**  
**A203**  
 Sheet: 13 of 16



**STREETSCAPE**  
**1**  
**EXTERIOR ELEVATION**  
 1"=10'-0"

**RECEIVED**  
 JUL 30 2015  
 INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION

**423 SOUTH PARK**  
 423 SOUTH PARK AVE, INDIANAPOLIS, IN

Date: 07/26/2015  
 Revise:

Scale: 1"=10'-0"

**LUUR**  
 803.628.7219  
 chris@luurdesign.com

**EXTERIOR ELEVATIONS**  
**A206**  
 Sheet: 16 of 16

LETTER FROM THE APPLICANT

423 S. Park Request for Certificate of Authorization  
for Demolish and Reconstruction

RECEIVED

AUG 26 2015

INDIANA DIVISION OF HISTORIC  
PRESERVATION COMMISSION

My name is Trinity Hart. I have a Masters of Science in Historic Preservation from Ball State University (2010). I am on the DNR's Indiana Division of Historic Preservation and Archaeology list of Qualified Professionals for Architectural History. I currently live in a house on the north side of Indianapolis that was built in 1918. I'm committed to historic preservation.

I started a job in Fletcher Place and Fountain Square in the summer of 2013. When I saw these homes on Park Ave in the fall of 2013, I began dreaming about rehabilitating them, living in a great neighborhood and being able to walk to work. I was told that the homes had been neglected for many years and that few seemed willing to go through the process of restoring them. Paul, my life partner and I began to plan our life there.

The first meeting I had with Meg Purnsley at 423 S. Park Ave. was December 5, 2013. We had been in discussions with the previous owner since that September and we were able to purchase the homes on December 12, 2013. There was a narrow window where the owners were willing to sell us the properties at a reasonable price and we jumped on it. Before we purchased the homes we had no design and no contractor would give us an estimate of the cost to restore. With my background and passion for historic preservation we were excited to begin restoring them.

Between January and July of 2014 we met with over a dozen contractors who gave us dismal news. The news was either that the homes could not be saved or that the cost would be so high the economics would prohibit their rehabilitation. Finally, we hired a structural engineer who told us that less than 20% of the original material could be used.

In August 2014, we came before the Commission in a preliminary review. At that time, the Commission requested more research to be done. I met with Historic Landmarks a couple of times at the houses. Landmarks suggested that I contact two contractors that they trust: Rick Farinella and Billy Vantwoud. I spoke with Mr. Farinella on the phone. He told me there was no need for him to come to the properties as he had already visited and researched them to possibly buy for himself. He said it would not be worth his time to do another site visit. He had seen the houses in the summer/fall of 2012. He said he spent a significant amount of time looking into what the houses needed in order to stabilize them and put interior finishes in that would be comparable to the neighborhood. After running the numbers, he told me there was no way to make either of them work from a financial standpoint. He said that just rehabilitating the houses themselves could cost more than what the market value would be. Additionally, he told me he was very worried about any contractor that said they could rehab them because he was sure there would be additional money needed once the work began. He was very clear in saying that there was a very good chance that during rehab, the contractor would realize they can't be saved or that the structure would collapse. He emphasized the amount of money that would be wasted in either case, meaning that it would be the end of working on the houses as there would be

no way to get more money in a loan. Therefore, the house would with sit only partly started or would have fallen in with no way to continue rehab.

I met with Mr. Vantwoud at the houses who also expressed concern about the cost to stabilize. He told me that he would get back to me with some hard numbers. Despite my calls, I never heard back from either of them. The only conclusion I can reach as a result of them not returning my calls, is they had such serious concerns that they wanted no part of them and did not want to be associated with them as their reputation would be associated with a negative result.

At least three Commission members attended a site visit at the houses in November 2014. At that time, it was suggested that we look at options to save just the front portion.

Sometime shortly after meeting Commission members at the houses, Meg Purnsley and I felt that it would be best to concentrate on one house at a time. That way, all of my efforts could go into a single home and we would be able to have all possible knowledge of that specific house.

Our focus turned to 423 S. Park. We chose that property because it has more citations specified by DCE and Unsafe Buildings. [In April of 2014, I was given notice that I needed to appear before Unsafe Buildings for both properties. Upon purchase, we did not know that the properties had been in court cases with Unsafe Buildings for ten years. In retrospect, it made sense that they would be in court cases with Unsafe Buildings but I guess ignorance prevented me from considering that point prior to purchase.]

From December 2014 until now, we have conducted what we feel is exhaustive search and attempt at all options to save this house.

These scenarios have included:

- 1) saving the entire original structure (the 20% that is intact);
- 2) saving the front 16'x16' portion of the structure; and
- 3) deconstructing the entire structure, salvaging all good materials and reconstructing the front 16'x16' portion of the structure.

The least expensive option was (3) deconstruct, salvage materials and reconstruct, which will cost between \$100,000 - \$300,000, depending on contractor (this cost is over and above the cost to rebuild the house).

This additional cost is associated with the condition of the foundation and framing materials that have deteriorated and rotted in the decades of neglect by the prior property owner. Per the structural report, the mortar joints of the brick foundation have eroded. There is significant foundation settlement and failure. The sill plates, sole plate, and bottom framing beam are rotten. As a result, in many areas the stud walls do not bear on a solid material. A completely new foundation has to be built. Many critical framing

members are rotten. The window and door openings have rotten exterior headers and sills. Over 80% of the wood siding is dilapidated and rotten.

In order to find out what we would be able to finance, we needed to get an appraisal from the bank. However, we could not get an appraisal without beginning the construction loan process. In this process, we had to complete plans and specs and sign a contract with the contractor. We had plans and specs drawn up based on deconstructing, and reconstructing the front 16x16 portion with salvaged materials. The original house would be all wood windows and cedar lapboard. We designed a two-story addition (instead of the current one story addition) using a more modern design as well as different materials to clearly differentiate between the original house and the new addition. Once those were submitted, we paid the fee so the bank could order the appraisal.

The lowest bid we received to build the house as described above was \$517,281\* with the highest being \$720,000. The appraisal of the house described above came in at \$465,000. Our construction loan will be for no more than \$372,000.

At this point in time, we have spent in excess of \$73,000 on this property. There are other costs that will not be covered in the construction loan such as additional architectural changes and construction documents; likely no less than \$18,000. The cost to demolish the current structure and rebuild it using modern materials to the exterior plans that we had originally submitted to the bank (the ones in this packet) is a minimum of \$394,358 (possibly with an additional cost of \$35,000). Therefore, what we have paid out in cash to date plus what still needs to go in as well as construction (a total of over \$485,000) is over what the appraisal is for (\$465,000).

**It is for these reasons, that we are applying for a Certificate of Authorization to demolish the existing structure and rebuild a similar house with a two story addition. Based on the statute, we would be able to "proceed with inappropriate action to [our] property in those cases in which undertaking the appropriate action would 'result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property'."**

**Considering the financial information described above, we feel we meet the criteria for the Certificate of Authorization based on the first two criteria listed in the statute: 1) "The difference in cost between appropriate action and the inappropriate action proposed", and 2) "The ability of the applicant to secure financing to undertake the appropriate action."**

*The difference in cost between the appropriate action (using salvaged materials to reconstruct the front portion = \$517,281) and the inappropriate action (demolition and all new construction using new materials = \$394,358) is \$122,923. The applicant is unable to secure financing for anything over \$372,000 and is therefore unable to undertake the appropriate action.*

\*The contractor that we chose when we had to submit a contract for the bank is Edwards-Rigdon Construction. I have worked with them on the professional side and they have agreed to lower their Management Fees in order to make this project feasible. Therefore, the construction costs are significantly lower than others.

\*\*Contractors that looked at the homes included, but not limited to: John Eaton, Don Williams, Revive Urban, IG Home Improvements, McCarty Brothers, Redevelopment Group, Jason Morgan, Ron Frazee, Brickey Construction, The Stenz Corp, Michael Boaz, David Jaeger, Construmax, Wright Works, Eco-nomical Contractors, Rick Farinella, Billy Vantwoud, and Edwards-Rigdon Construction.

#### REGARDING DESIGN:

This design was submitted to the bank for the appraisal using salvaged materials to reconstruct the front portion of the home as well as using cedar siding and wood windows. No changes have been made to the design. Due to financial restrictions, these plans now use all modern materials.

The plans show the house in the exact same footprint as the original house. We have changed some window placements (there are currently no window openings on the north side of the house in the front) and we have added a front porch onto the original side porch turning into an "L" shaped porch. Please refer to the as-builts and the elevations for specific placement. As stated earlier, the material is modern and therefore the siding will be a cementitious lapboard, which is congruent with the original cedar lapboard.

The one story addition that is currently standing has been changed to a two-story addition to increase the square footage of the house (for a total of 1,942 square feet). There is a material break where the new addition meets where the original house was. We considered setting the walls in but it would impact the interior. The exterior break does not happen where there is a logical interior break in rooms. We then did further research to find like examples and found that when flush, it feels like more of a break when we have more contrast in material/color/texture.

We wanted to show the addition in contrast to the original historic house. To achieve the separation, the roofing material and siding material changes to vertical corrugate metal. There are no overhangs on the addition as we are going for a "wrapped" look. This cannot be achieved with the asphalt roof. There is precedent for vertical corrugated metal in Fletcher Place itself. 525 Lord Street in Fletcher Place currently has vertical corrugated metal siding.

In considering the separation of the addition, the orientation of the metal siding is vertical to show the break from the horizontal lap siding. Additionally, we will run the metal roof length-wise. This will achieve a "wrapped" look that shows the entire two-story piece as the modern addition.

The addition shows a gabled roof instead of the hipped as with the historic house. The

reason for this is to help pull in the gables of the garage to make it appear as though there is a cohesive plan for both structures. As it is now, the garage stands separately with no thought as to how it relates to the house.

Lastly, the two-story addition and the carriage house that will be renovated to bring a cohesive plan to the two buildings are not plainly visible from the street. Therefore, there will be little change to the character of the street frontage. In actuality, once rebuilt, the house will bring a new vitality where there has been blight for decades.



Your bank. For life.

June 24, 2015

Paul Frascella

4229 Broadway

Indianapolis IN 46205

Re: 423 S Park Avenue

This is to let you know that your appraisal came back with a value of \$465,000.

Based on the information in your file I see no reason why your loan request for \$372,000 will not be approved by underwriting. \$372,000 will be 80% of the appraised value.

If you or IHPC has any questions please feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads 'Joel Epstein'. The signature is written in a cursive style with a large initial 'J' and a stylized 'E'.

Joel E. Epstein, CRMP Vice President

317-208-6213



Signature Series Homes  
Renovation / Construction Proposal for:

1423 South Park Ave,  
Indianapolis, IN  
IHPC: 01.27.2015

Option 1: Renovate Structure to Original  
\$720,000

Executive level finishes including granite countertops, wood cabinetry, hardwood flooring, crown molding, moldings and millwork consistent with original, plumbing fixtures consistent with original, windows consistent with original, exterior façade consistent with original.

Option 2: Demolish and Reconstruct Similar Structure  
\$492,000

Executive level finishes including granite countertops, wood cabinetry, engineered hardwood flooring, standard executive level moldings and millwork, standard plumbing fixtures, standard windows, and standard exterior façade materials consistent with original style.

Both options include grade, landscaping, debris removal and control, erosion control, and insurance.

This proposal valid for 30 days.

*M Lewis*

Marcy Lewis  
Signature Series Homes  
317-965-1968

RECEIVED

JUL 30 2015

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

**LOWEST QUOTE TO BUILD A NEW HOUSE AND RENOVATE THE GARAGE**



**EDWARDS-RIGDON**  
**CONSTRUCTION COMPANY, INC.**  
design-build • construction management • general contracting • consulting

7/30/2015

Trinity Hart  
 Deylen Realty  
 1043 Virginia Ave suite 211  
 Indianapolis, IN 46203

RE: Proposed Construction Budget 423 S Park Ave

Trinity:

We are pleased to have the opportunity to prepare a construction budget for your proposed house at 423 S Park Avenue and renovation of the existing garage. Per drawings dated 4/30/15 by LUU Design we have prepared the construction budget as listed below. Our cost breakdown includes the new home built on a full 8'-8" clear height basement under the entire footprint of the house. We don't think it will be a problem but if we are required to lay back our excavation to a 1/1 slope and shoring is required for the south and north walls that would be an add of \$ 25,000. Our bid proposes to tie into the existing sanitary line that runs out the front of the existing house. We think that we will have enough slope from the garage but if we are unable to make that tie in from the garage then we may have to install a grinder pit and force main for the garage sanitary tie in. That could cost as much as an additional \$ 10,000.

<u>Scope of Work</u>	<u>House</u>	<u>Carriage House</u>	<u>Both</u>
General Conditions	15,649	-----	15,649
Sitework	27,122	0	27,122
Concrete	36,880	0	36,880
Masonry	750	250	1,000
Carpentry (material & labor)	65,966	2,397	68,363
Roofing/Sheet Metal/Guttering	24,462	3,430	27,892
OH Doors	0	2,758	2,758
Painting	12,512	1,450	13,962
Flooring	15,781	878	16,659
Drywall/Insulation	18,699	3,100	21,799
Toilet Accessories	400	150	550
Wood Burning Fireplace (Allowance)	5,000	0	5,000
Millwork (Allowance)	21,750	3,250	25,000
Windows/ Exterior Doors	24,190	3,673	27,863
Plumbing	24,424	2,017	26,441
HVAC	20,973	3,409	24,382
Electrical	21,750	2,000	23,850
Subtotal	336,408	28,762	365,170
ERC FEE	29,214		29,214
<b>Total</b>	<b>\$365,622</b>	<b>\$28,762</b>	<b>\$394,358</b>

**RECEIVED**

JUL 30 2015

INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION

*Rehab*

105 Commerce Drive, Suite A, Danville, IN 46122 • p 317.745.0033 • f 317.745.0044 • www.EdwardsRigdon.com

**General Conditions Breakdown:**

Surveying and Layout	880.00
Temporary Power Costs	500.00
Temporary Sanitary Facilities	500.00
Temporary Enclosures	500.00
Small Tools & Misc. Supplies	250.00
Dumpsters	2,019.00
Superintendent @ 33% onsite time*	11,000.00
<b>Total:</b>	<b>\$15,649.00</b>

\*33% supervision applies as along as E-R has another project in the area

**Sitework Breakdown:**

Demolish 2 story house to ground level.  
 Remove slabs on grade & foundations,  
 Dispose of debris & concrete  
 Removal of Tree  
 Site water, sanitary, & gas requirements

**Total: \$27,122.00**

QUOTE TO RESTORE HOUSE REUSING A PORTION OF THE HOUSE AT THE FRONT (LOWEST BID)



**EDWARDS-RIGDON**  
**CONSTRUCTION COMPANY, INC.**  
 design-build • construction management • general contracting • consulting

8/25/2015

Trinity Hart  
 Deylen Realty  
 1043 Virginia Ave suite 211  
 Indianapolis, IN 46203

RECEIVED

AUG 26 2015

INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION

RE: Proposed Construction Budget 423 S Park Ave

Trinity:

We are pleased to have the opportunity to prepare a construction budget for your proposed house at 423 S Park Avenue and renovation of the existing garage. Per your drawings dated 4/30/15 we have prepared the construction budget as listed below. **Our cost breakdown includes utilizing the front 16 x 16 portion of the existing house while the remainder of the house is new construction.** The entire footprint of the house, both existing & new sections, will be constructed on a full 8'-8" clear height basement. We do not believe it will be a problem but if we can't lay back our excavation, and shoring is required for the south and north walls, that would be an add of \$ 25,000. Our bid proposes to tie into the existing sanitary line that runs out the front of the existing house. If we are unable to make that tie in from the garage then we may have to install a grinder pit and force main for the garage sanitary tie in. That could cost as much as an additional \$ 10,000.

General Conditions	18,989
Sitework	38,922
Concrete	36,880
Masonry	1,000
Carpentry	68,363
Deconstruct & Reconstruct Front	42,600
Cedar Siding Material	5,000
Roofing/Sheet Metal	39,418
OH Doors	2,758
Painting	15,622
Flooring	25,605
Drywall/Insulation	22,134
Toilet Accessories	1,000
Fireplace	5,000
Millwork	40,000
Windows	36,000
Plumbing	26,441
HVAC	29,382
Electrical	<u>23,850</u>
Subtotal	478,964
ERC FEE	<u>38,317</u>

Using Cedar Siding  
 ↗ wood windows

**Total \$ 517,281**

Clarifications:

- 1.) Utilities figured to property line, excludes taps and street cuts or bores.
- 2.) Deconstruct & Re-construct front 16'x 16' portion of house
- 3.) Standing Seam Roofing and Siding on the house & garage.
- 4.) Wood flooring to be Bella Cera, Porcelain Tile to be 12"x12" Daltile Collection.
- 5.) We figured Anderson Wood Windows.
- 6.) We have included a millwork, wood base, and interior doors allowance of \$ 40,000.
- 7.) Includes an allowance of \$ 5,000 for a wood burning fireplace.
- 8.) Includes gas furnaces and stove top.
- 9.) Work in the basement is limited to foam insulation 2' from top of wall, sump pump, plumbing rough in for future restroom, access lighting, excludes any framing or finishes.
- 10.) We have included an allowance of \$ 3,000 to remove the large tree in front of 423 S Park Avenue.
- 11.) We have excluded any exterior fencing or gates.
- 12.) We have included the deck but have excluded the planter.
- 13.) Appliances to be furnished by the owner, we have included MEP hook ups.
- 14.) If shoring is required on the North and South Elevations add \$ 25,000.
- 15.) If a grinder pit and force main is required for the garage add \$ 10,000.
- 16.) We have included building a sidewalk to the street.
- 17.) We have excluded any sidewalk or street closure permits if required by the city of Indianapolis.

If you have any questions or if we can be of any further service please contact us.

Sincerely;



Kyle B. Wooten  
Project Manager  
Edwards-Rigdon Construction Co., Inc.

RECEIVED

AUG 26 2015

WWW.EDWARDSRIGDON.COM

CEIV

Petition Number \_\_\_\_\_

AUG 03 2015

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the request of a variance of one parking space will have little to no effect seeing as the carriage house living space will be a studio and will likely only have one car (if any) associated with a resident.

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

there is ample street parking nearby for use of the required one parking space not provided on the property.

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

There is precedent for living space in carriage houses nearby who also rely on street parking. Additionally, a studio apartment will likely on have one car (if any given it's downtown location) associate with a resident.

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RECEIVED

AUG 26 2015

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

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

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE  
said property is private and a carriage house with a dwelling will not affect the surrounding properties. There will be no effect to the public health, safety, morals, and general welfare of the community.

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  
The use and value of adjacent properties will not be affected. The request for the single family dwelling and a studio apartment above the carriage house is in actuality decreasing the use as the property was at one time a triplex. The carriage house is consistent with other carriage houses in the area.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE  
we are requesting that the current carriage house undergo renovation to include a studio living space on the second floor.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE  
A two story carriage house currently stands on the property. There is precedent for living space in other nearby carriage houses within the neighborhood and historic district.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE  
of the low impact residential nature of the request.

**MICHAEL P. McCORMICK**

**729 Noble Street  
Indianapolis, Indiana 46203  
317.263.0192**

**[mike@cpamccormick.com](mailto:mike@cpamccormick.com)**

Meg Purnsley  
Indianapolis Historic Preservation Commission  
Via E-mail

August 26, 2015

RE: 423 S Park St  
Indianapolis

Ms. Purnsley,

I am writing to support the petition regarding the above referenced property.

I am a firm supporter of the historic preservation efforts not only in Fletcher Place but throughout Indianapolis. It is tragic when an historic property reaches the point of no return. When that occurs, replicating the property to the extent possible is the best alternative we can hope for.

From the documentation I have seen, this appears to be the case with 423 S Park St. The property is beyond any economically feasible renovation. I understand that even if such a renovation was undertaken, that so much of the property would be replacement construction that there is no point to the exercise.

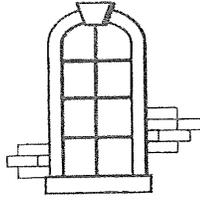
I am thankful this property has an owner with historically sensitivity, in Trinity Hart. I understand she plans to replicate the front part of the structure, with some minor modifications. I fully support this approach.

Like the vast majority of my neighbors, I welcome the day this dilapidated hazard is replaced with a safe, habitable, and historically sensitive family home.

Please let me know if there are any questions.

*Michael P. McCormick*

Michael P. McCormick



**Fletcher Place Neighborhood Association**

642 Virginia Avenue  
Indianapolis, Indiana 46203  
August 25, 2015

*Preservation, restoration, renovation, revitalization and the promotion of the city of Indianapolis neighborhood known as historic Fletcher Place, with the goal of creating a total urban community while maintaining a respect for the past.*

Ms. Meg Purnsley  
Indianapolis Historic Preservation  
Commission 200 East Washington Street,  
Suite 1801  
Indianapolis, Indiana 46204

*Regarding*

File number: 2015-COA-335 (FP) / 2015-VHP-034  
Address: 423 South Park Avenue  
Location: Center Township, District  
#19 Petitioner: Trinity Hart  
Hearing Date: September 2, 2015

Dear Meg,

I am writing on behalf of the Fletcher Place Neighborhood Association, Inc. (FPNA) in support of the petition for 423 South Park Avenue. The FPNA reviewed the most recent plans for the site at our monthly general meeting on August 11, 2015 and voted to recommend acceptance of the COA and VHP application.

The Fletcher Place Neighborhood takes immense pride in its heritage and 19<sup>th</sup> century charm. Many current association members expended considerable resources and time investing in the rehabilitation and restoration of homes in which they now live. Neighborhood residents have gone to great lengths maintaining the historic character and architectural integrity of their homes. As such, the FPNA adamantly recommends that homeowners strictly adhere to the Fletcher Place Historic Area Preservation Plan Design and Development Standards. *The demolition of any historic building in Fletcher Place can only be justified in extreme cases.*

The home at 423 South Park Avenue and her sister home at 421 South Park Avenue date back to the mid 1800s. The pair represents waning remnants of Fletcher Place's original plat. The Fletcher Place Historic Area Preservation Plan, prepared in 1980, indicates that both homes have lost much of their original detailing. The subsequent 35 years have not been kind to the sisters. Unfortunately, long-term neglect has resulted in advanced deterioration to the extent that they have been featured by a local news agency as a prime example of "zombie" homes and "blight" in the neighborhood.

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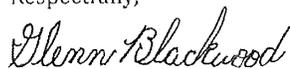
642 Virginia Ave. • Indianapolis, IN • 46203

The FPNA land use committee met with Chad Lethig, Indiana Landmarks Central Regional Office Preservation Coordinator on November 20, 2014 to discuss potential resources for salvaging the houses. The FPNA will only accept the demolition of a historic home as a final resort when all reasonable alternatives have been exhausted. The Fletcher Place Historic Area Preservation Plan specifies that the Commission must determine that *the building is beyond all economically feasible repair*. The cost of home ownership should not incur an irrecoverable financial burden. Furthermore, new construction should meet the basic criteria as designated in the Preservation Plan.

Over the last two years the petitioner has consulted a structural engineer, contractors, Indiana Landmarks and the IHPC. The petitioner attended FPNA monthly meetings to provide neighbors with updates and answer questions. The petitioner has exercised due diligence in taking every step necessary to respect the Preservation Plan.

Under recognition that the petitioner has followed guidelines as outlined by the Preservation Plan and deemed appropriate by governing authorities, the FPNA supports the application.

Respectfully,



Glenn Blackwood,  
President, Fletcher Place Neighborhood Association, Inc.

August 26, 2015

Indianapolis Historic Preservation Commission  
City-County Building  
200 E. Washington Street  
Suite 1842  
Indianapolis, IN

Dear IHPC;

I am writing concerning Case #2015COA335, located at 423 S. Park Ave in Historic Fletcher Place, as I will not be able to attend the public hearing in person, but wanted my voice to be heard on this particular case. This is yet another on-going battle we've had recently, as Fletcher Place has become a neighborhood sparking interest, but not necessarily interest in preserving the historic nature.

This, I feel, is one of those cases. The applicant initially came with the intent of demolishing the TWO houses on Park Avenue (421 and 423) and replacing with overly modern homes. With many loud voices heard, that was resubmitted with just 423 Park Ave. to be demolished, and *somewhat* replaced – only the front of the house remotely fits the neighborhood, as if no one would see the modern, boxy, back of the home, or the overly modern garage. As a resident that just went through the process of meticulously designing and building a garage that fits the integrity of the neighborhood, even adding wood windows overlooking the commercial lot behind us at the request of IHPC without question, this more than infuriates me.

And the letter Ms. Hart got from a structural engineer on the integrity of the two homes... I call BS on that. Why did she have to go to a firm nowhere near Indianapolis, let alone one familiar with historic districts in Indianapolis, when we have a structural engineer located RIGHT HERE IN FLETCHER PLACE, on Virginia Ave? I, myself, work in Development, and I know how easy it is to find the right consultant to view and report things the way you want them to be reported. The engineer did not lie, just worded things in the favor of Ms. Hart, whom is in Development, herself. And this all happened as we, the neighborhood, witnessed the home at 312 S. College Ave be jacked up to repair its foundation, completely stripped to its exterior studs, and restored to the beautiful glory it is now. Restored, not demolished and rebuilt. This was not cheap, and likely cost more than the original home was bought for. So to argue that restoring either 421 or 423 is cost inhibitive is not a valid argument when in a historic neighborhood. If you buy into the neighborhood, you should be buying into that idea, as well. *I'm sure a majority of residents in Fletcher Place, who have put time and money into restoring a historic home here, could likely tell you that they put more into it than they paid for it.*

Which brings me to the history of these two homes in particular. These houses were built in 1865 and are some of the oldest in the neighborhood, *some of the oldest in the City*. Why on earth would we want to dismantle and destroy something with such a history? Are they in bad shape? Sure – but so was every other home in Fletcher Place, some as late as 10 years ago. But until recent years, the people who were buying these homes were buying them for their history and place in a historic neighborhood, not for a quick flip and because it was the hot neighborhood. We wanted to live here, raise families here, and be part of a true neighborhood, something so rare, as close to downtown as we are.

The icing on all of this is what occurred this past weekend. The applicant will tell you the timing was coincidental. If that's truly the case, then WOW, what an amazing coincidence. Over the weekend, on

both Saturday and Sunday, a tree that has now been estimated to be *at least* 115 years old was taken down. It was a Silver Maple, so it did not require a COA... and the applicant even discussed this with Meg in the IHPC office. However, the claim was the tree was unhealthy and rotting (again, finding that consultant to say what you want), and this was not brought up to the neighborhood less than two weeks earlier at the neighborhood meeting as something that was going to be done, or even being considered, even as a courtesy. Which, if it was in the way of utilities being installed, which also was claimed, would've been knowledge in their mind since the design of the modern house. But then why would you need to hire an arborist to make the rotten tree claims? The trunk was so large in diameter that they could not take the whole thing down (see attached pictures). And it is very evident that it was a very healthy tree with no disabling rot – any tree of this age may have some, but that single limb can be cut off. I can tell you, this changed the entire streetscape of Park Ave. And how much extra was paid to have them do this on the weekend, when every neighbor could hear the chainsaws going the entire time, knowing nothing could be done? But the timing in question was the fact that another neighbor did hear of this and voiced concern, and even started looking for a second opinion and/or a DNR analysis, as the tree's age seemed to warrant that. Within a week, the tree was being cut down.

Bottom line... yes, we do want to see life brought back to this stretch of Park Avenue. But we want it to be with the restoration of these homes, not the demolition of them. We want it to be by someone who wants to be part of the neighborhood and embrace the historic charms, no matter how quirky, not by someone who wants to come in and just worry about what they want and what works best for them. If the applicant can't understand that, then maybe they're not the right owner of these two very historic properties.

Sincerely,



Kara Strickland  
545 Fletcher Ave

## Purnsley, Meg T

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**From:** Jeremiah Ingram <jeremiah.joseph.ingram@gmail.com>  
**Sent:** Tuesday, August 25, 2015 12:51 PM  
**To:** Purnsley, Meg T  
**Subject:** REL 2015-COA-335 (FP)/ 2015 – VHP – 034 at 429 S. Park.

Meg,

I hope all is well with you.

Because I will be out of the country during the Sept. 2 IHPC meeting, I wanted to write to you in opposition of the proposed demolition and variances in 2015-COA-335 (FP)/ 2015 – VHP – 034 at 429 S. Park.

While I and many others in Fletcher Place would support a restoration of the home, this process, including a vague and seemingly misleading presentation by the homeowner at our neighborhood association meeting has left us with a lot of questions and has created a bit of a firestorm and angst among the neighbors.

Essentially, I am against the demolition of the existing home and the new construction that is planned for the property based on the reasons presented to us at the FPNA meeting primarily because:

1. This home is one of the oldest structures in neighborhood, built circa 1865-69, according the Fletcher Place Historic Area Preservation Plan. The same plan states that, "The renovation and rehabilitation of surviving historical structures...are integral parts of the plan."

This home is quintessential Fletcher Place and is roughly 150 years old. In my opinion, its demolition diminishes the character and fabric of the neighborhood.

2. Demolition of the existing home (assuming structural integrity is present for renovation) seemingly allows the homeowner to forgo or bypass the restoration/rehabilitation guidelines that help us preserve the essence of the area.

As a homeowner whose property was stripped to the studs and reconstructed using salvaged original materials with new buddy studs and joists at a considerable cost, I cannot support a demolition and rebuild with 1.) a design that does not maintain the original appearance or integrity of the home; 2.) a design that uses materials that no other existing home structure would be permitted to use. This would be a new build of a residential property that is incompatible with the character of the district.

The cost of restoration was presented at the FPNA meeting as the reason to seek permission for demolition, along with an estimate range that stretched credulity. Historic homes are expensive to restore, no debate about that. But the cost to restore a home should not be the determining factor for demolition. Many others have made that expensive investment into the neighborhood and in accordance with the preservation plan.

It's also my understanding that over the years others have inquired about the demolition of the home (formally and informally) and have been denied - costing previous owners of the property significant amounts of money from potential buyers. Why should this instance be different?

3. The design plans are not congruent with any existing homes in the immediate area and the homeowner's stated intent to "save the home."

While I have no way of knowing the structural integrity of the home and if a potential lack of integrity is legitimate cause for the approval of demolition, I do know that the design presented at the FPNA meeting significantly alters the home in nearly every way (new window size and placement, new porch, new siding design and materials, etc.). It's a modern design that only can be permitted if demolition is allowed.

My wife and I (and others) have made significant investments in our home with the understanding and expectation that the historical fabric, look and integrity of the neighborhood would be preserved when dealing with existing structures. The proposed plans do not conform to and, in fact, attempt to circumvent the preservation plan.

If the intent is to save the home as we were told at the FPNA meeting, but the structure is not physically able to be restored (which was never mentioned as a reason to seek demolition), why not present plans to rebuild the exterior as it stands?

4. The parking variance from four to three required spaces should not be allowed for safety concerns.

The presentation at the FPNA meeting suggested that there is space behind the existing garage structure to accommodate two vehicles, implying that they don't really need a variance to accommodate two sets of potential residents/tenants. That statement is false and makes assumptions about residents' schedules that cannot be substantiated. Any cars parked directly behind the garage in a parallel fashion would obstruct the alley and parking perpendicular to the garage allows for one space, but creates a different issue should cars need to enter or exit the garage. If plans are approved, one set of residents (house or carriage) would be forced to the public street.

The immediate area along Park, south to Lexington, and north to Fletcher, is already congested throughout the day with several cars parked illegally close to intersections as it is. There is a safety hazard at the corner of Park and Lexington where there is no visibility in either direction.

I understand that we live downtown and that parking is always an issue/concern. But with all of the recent parking variances for businesses along Virginia and the Blue Indy program taking up additional spots, our residential areas are being overrun.

At the end of the day, I support people who want to invest in Fletcher Place. After all, without investment, the historic value of the neighborhood would be lost. However, the existing and long-standing structures in the neighborhood are what creates the historic significance and value. The renovation and repair of those structures preserve that same historic significance and value. The demolition of those structures and the construction of dissimilar homes diminishes the significance and value - and sets a bad precedent.

That home can be restored, one way or another, in a way that respects the neighborhood and the neighbors who have already made the investment and commitment to keeping their homes as close to original as they can. If that plan were presented, I'd be on board. Until then, I appreciate your time and consideration for my opposition to 2015-COA-335 (FP)/ 2015 - VHP - 034 at 429 S. Park.

Respectfully,

Jeremiah Ingram

With regard to the home on the property and COA 335: I was told that the Fletcher Place Neighborhood Association "voted on and approved" the plan for the home. I looked into this and found that only three people approved the plan initially and in the end it ended up being two. I have attached those minutes so that you are aware of the meeting outcome (meeting minutes attached). This number of 'votes' is hardly a majority. Below is some insight and questions regarding the home and the plan:

This home is one of the oldest in Fletcher Place; this home was one of two which were owned by William H. and Emilie Loomis "Loomis House built 1865-69". Loomis was Secretary of the State Board of Agriculture; this house has the classic Italianate profile: hipped roof, T-plan, side porch and the original two light doors and pedimented window surrounds (Commission, 1980).

The FPNA was told by the 'owner' that renovation would cost a range of \$100,000 - \$300,000. This is not only a large range, it is irrelevant – since when does cost to builder factor into the preservation of a historic home? This area has many 'new' buildings it is unclear how another new building adds to the historic preservation. Many neighbors in Fletcher Place have followed the preservation plan at great expense.

The design was touted as 'similar', however because demolition would mean the owner won't have to use the existing or like materials for the exterior, the windows will be larger and in different positions, they would use cement board siding and not wood planks. Plus, it called for a wrap-around porch that doesn't currently exist AND once you get beyond the first few feet of the facade, it's a completely modern design.

The plans call for a rental unit in the back garage and requesting of a parking variance for the renters do not take account the homes and people who currently live in this area.

The Fletcher Place Historic Area Preservation Plan preservation goals are "To conserve and sensitively rehabilitate all existing buildings to contribute to the historic character of Fletcher Place".

As the closest neighbor to this home and its landscape we whole heartily oppose demolition of the home and the tree.

Trudy and Jeff Perkins

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## Purnsley, Meg T

**From:** Vanessa Flora <flora.vanessa@gmail.com>  
**Sent:** Wednesday, August 26, 2015 8:06 AM  
**To:** Purnsley, Meg T  
**Subject:** 423 S. Park

Dear Ms. Purnsley,

I am writing in support of the project on 423 S. Park. I was first informed about the project at my local neighborhood meeting when Trinity Hart came with a mix of joy and sadness about her acquiring two historic and severely neglected eyesores of our neighborhood. She was excited to rehab the homes but with a heavy heart after time and money was spent, has determined the homes were beyond repair. Unfortunately, the previous owners have a long track record for allowing historic homes in our neighborhood to rot into disrepair (and ask price tags beyond what anyone can afford for the amount of work required.) Trinity is not a new-comer to the field of historic preservation. She has a masters in the field and we were excited to see someone with the skills and expertise to address this property. She has been very transparent the entire time with our neighborhood residents, giving regular updates and asking for our support. She has also involved herself in social activities to get to know her neighbors and we are excited to have her in Fletcher Place. I among many others are very sad that the properties she bought will need to come down. However, the plans she has presented are near replicas of the original home (keeping with the historic feel of the street) with a little modern in the back (to show that our neighborhood can blend modern and historic.) There have been no objections in our neighborhood meetings and the general consensus is full support. There was some opposition recently over the taking down of a rotted tree via social media, however I feel that most neighbors were failed to inform themselves prior to the event and jumped to conclusions over intended malice when the tree's fate was determined for the general safety of the neighborhood at large. I hope that you and the commissioners of the IHPC will vote in favor of this project as well as the fate of the second property. No one wants to see historic rotting properties when the rest of us have spent so much time and effort in preserving our homes. Not all homes can be saved physically, but their spirit can and I feel that Trinity's intentions are to do so.

Thank you,  
Vanessa Flora  
730 Noble Street  
Fletcher Place resident

<b>CASE#</b> <b>2015-COA-339 (CH)</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>918-922 STILLWELL STREET COTTAGE HOME</b>		New Case
<b>Applicant</b> <b>DEMERLY ARCHITECTS</b> mailing address: 6500 Westfield Blvd. Indianapolis, IN 46220		Center Township Council District: 16 Zach Adamson
<b>Owner:</b> <b>IAN &amp; EMILY MCCULLA</b> 616 E. 11 <sup>th</sup> Street Indianapolis, IN 46220		
<b>CASE</b>		
<b>IHPC COA:</b>	<b>2015-COA-339 (CH)</b>	• Construct two-story, single family house with detached three-car garage.
<b>STAFF RECOMMENDATION:</b>		<b>Approval</b>

<b>STAFF COMMENTS</b>
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**Background of the Property**

The 1898 Sanborn map shows two 1-story dwellings located on these lots (918 and 922). The house on the corner was demolished between 1972 and 1979. The house at 922 was demolished between 1991 and 1993. The lots are currently vacant.

**Design**

The design is by Demerly Architects and adapts Cottage Home’s traditional architectural forms and details. It is a cross gable form, with the house fronting along Stillwell Street, spreading across both lots. The front (east) elevation has a hipped roof porch with gabled entry. The front gable has board and batten and brackets. The house’s siding is predominantly smooth finish fiber-cement with a 5 in. reveal. There is a one-story hipped roof room on the north end.

The rear (west) elevation has an elongated gable end. There is a shed roof bay, and entry to the deck and patio area. The screened-in porch is also visible from this façade. The north façade has a gable end finished in the same way as those on the front and back. The one story room and screened in porch are dominant on this façade. The south elevation faces the alley. It features the same 6-over-1 and 4-pane divided light windows as the rest of the house. It is fairly simple, but has a significant amount of fenestration that creates some visual interest.

The garage is a simple side gable design with a lap reveal pattern to match the main house. There are two overhead garage doors, one is for 2-cars and one is for 1-car. The garage also has some 4 pane windows that reflect the house itself.

**Setbacks**

The house stretches across two lots, and fronts Stillwell St. The garage is located on the southwest corner of the lot. The house has a varied setback from Stillwell. The porch is 6 ft. from the right-of-way; the south projecting bay has an 8 ft. setback, and the body of the house to the north has a 13 ft. setback. The shallow setback is consistent with the small setbacks of the three remaining historic houses on the block.

The south setback from the alley is 6 ft. and the setback from the north is 4 ft. The garage has a 5 ft. setback off of the alley.

**Surrounding Context**

The subject property is on the corner of Stillwell St. and an alley. There are several frame cottages on the block. A 1 ½ story, very simple cottage is directly across the street. The other two are located to the north, and are cross gable form. The house directly to the north has lost much integrity with the addition of vinyl siding and alteration of window and door openings. Located on the opposite side of the alley are rear yards and garages for houses on 9<sup>th</sup> Street. This house is taller and wider than its most direct neighbors. However, there are larger houses in close vicinity, including a house at the corner of Stillwell and Polk, and a house behind this proposal on Dorman Street, both of which are visible from this site.

**Cottage Home Conservation Plan**

The Plan states the following regarding 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 that vary in complexity from simple to ornate.*
- *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.*

Staff recommends approval of the application. The design is compatible and is sensitive to the historic architecture of the overall neighborhood. It complements the materials and design of the surrounding buildings being proposed, without being duplicative.

**STAFF RECOMMENDED MOTION**

**COA #2015-COA-339 (CH):**

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

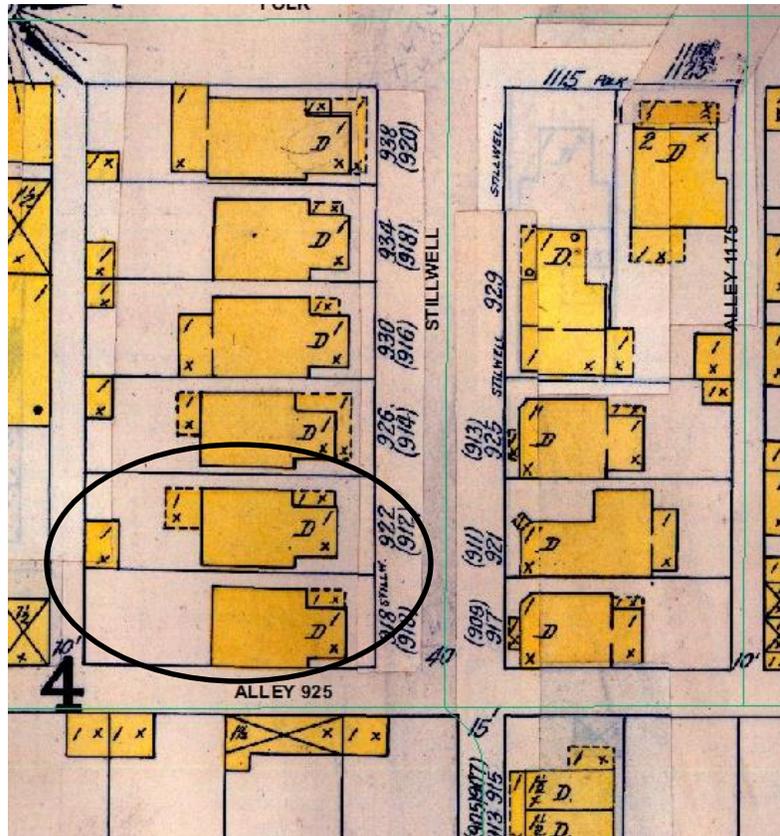
**DCE: Note: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.**

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. **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.**
5. **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.**
6. **Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
7. **Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
8. **Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

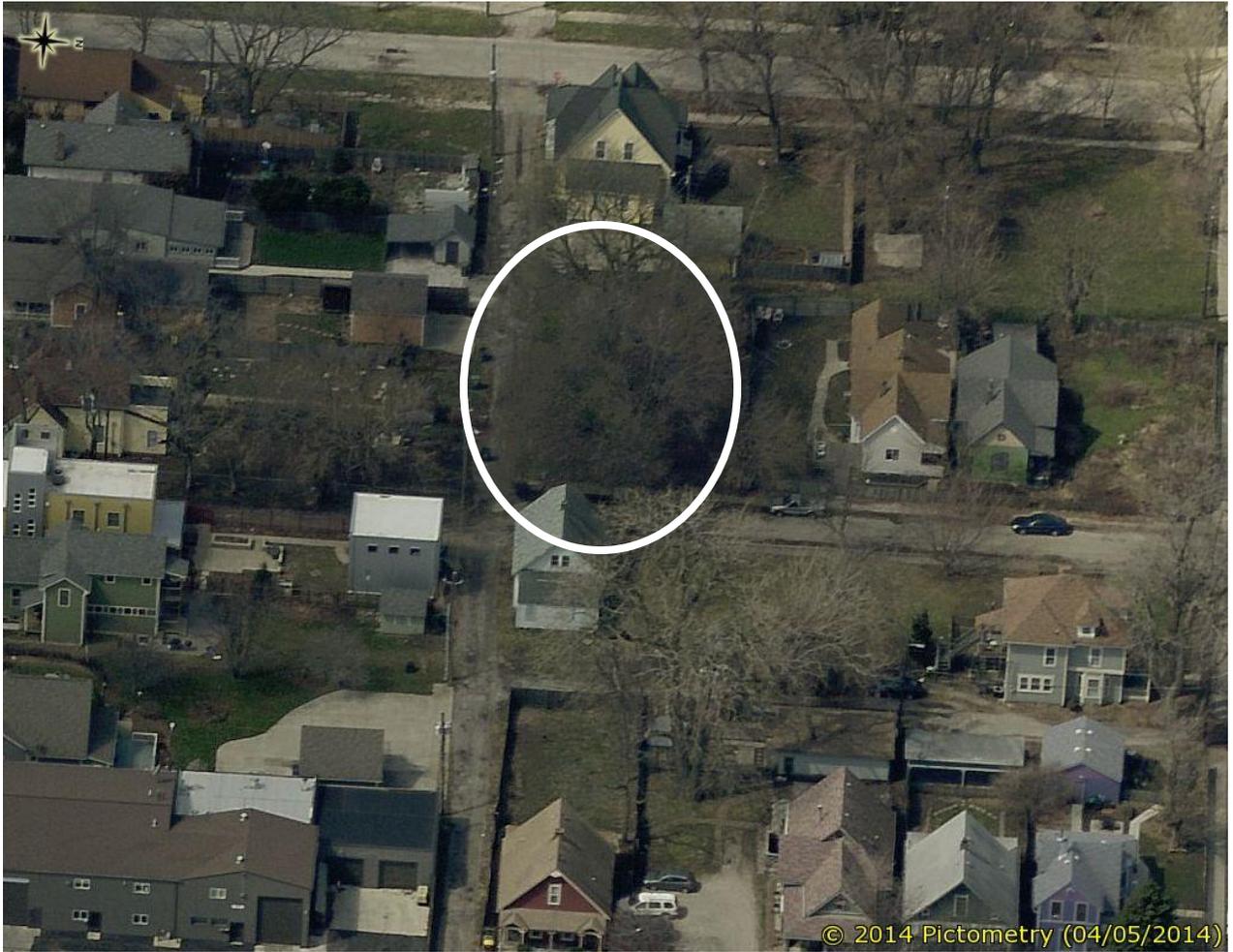
**Staff Reviewer:** Emily Jarzen



Location of subject property



1898 Sanborn map



**Aerial view of subject property, facing west**



**Subject site**



**Neighboring houses to the north**



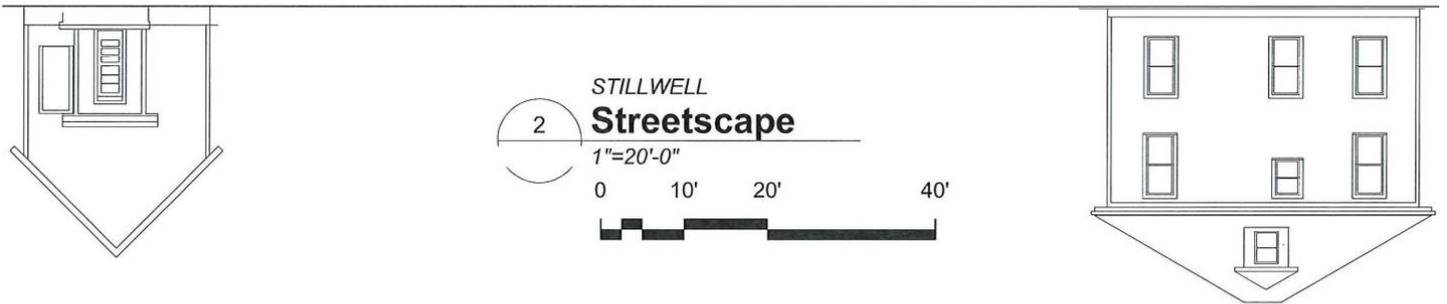
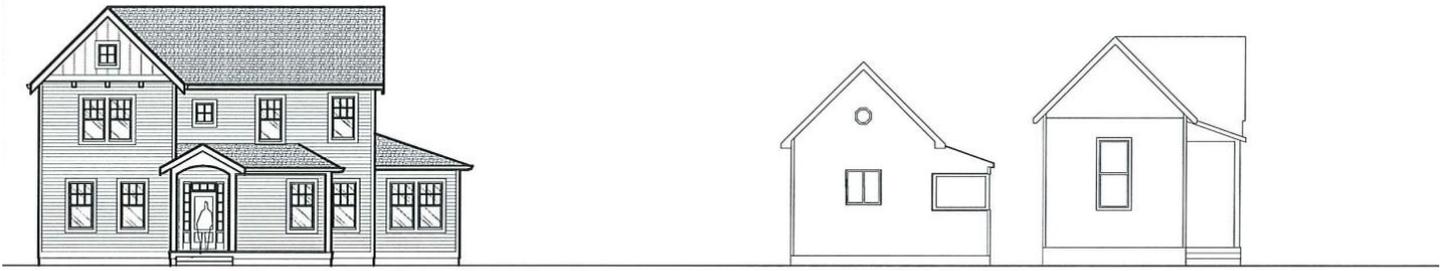
**House across the street**



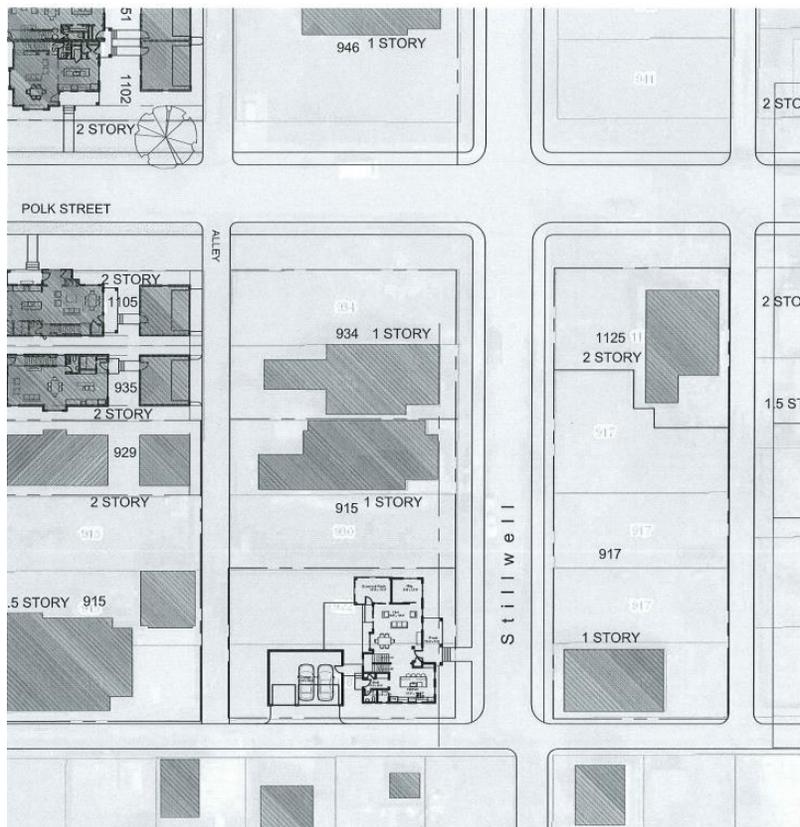
**Context across the alley**



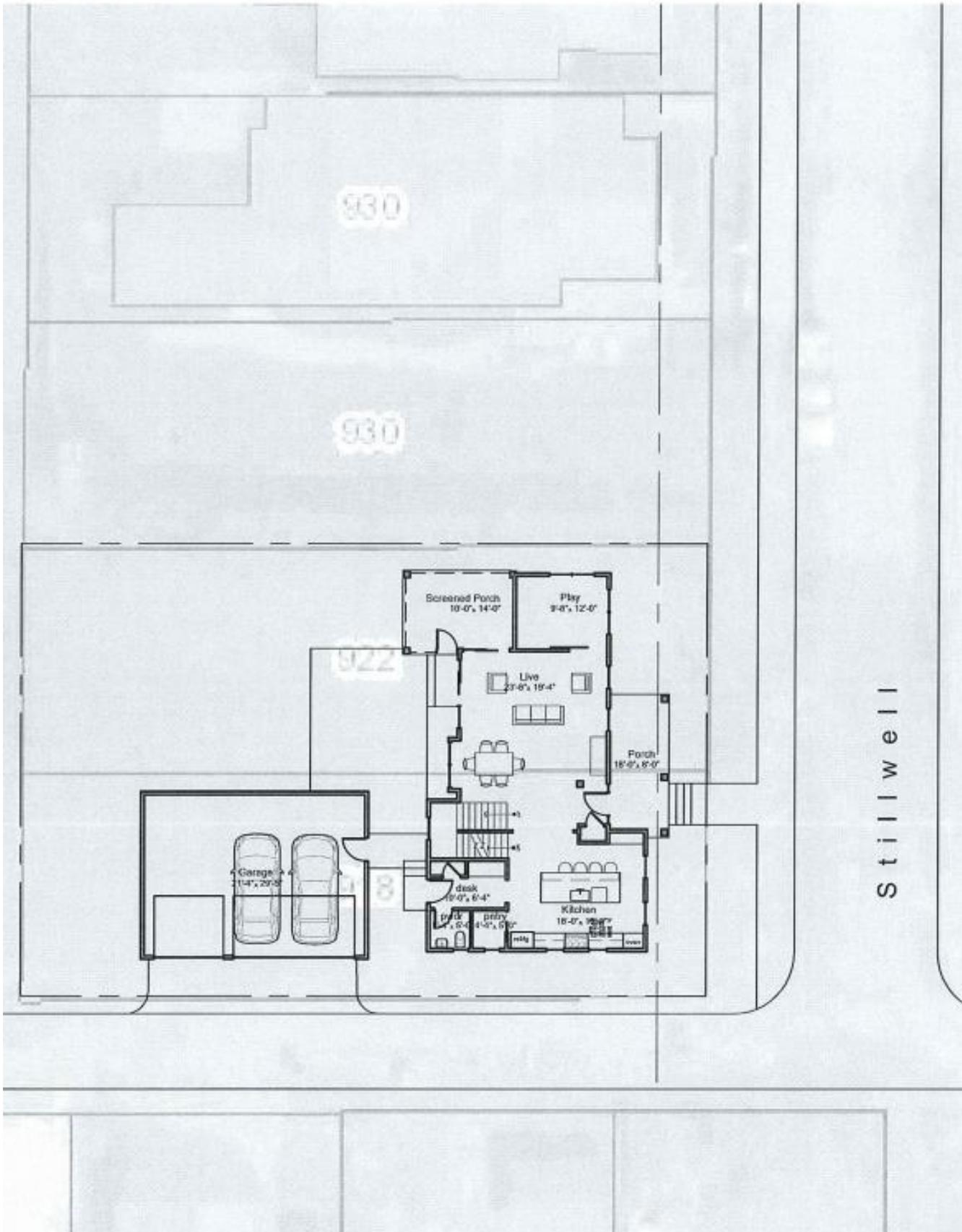
**NOTE: Commission members will receive full set of drawings in their packets**



**Proposed streetscape**



**Context map indicating surrounding building heights**



Proposed site plan



**Front (east) elevation**

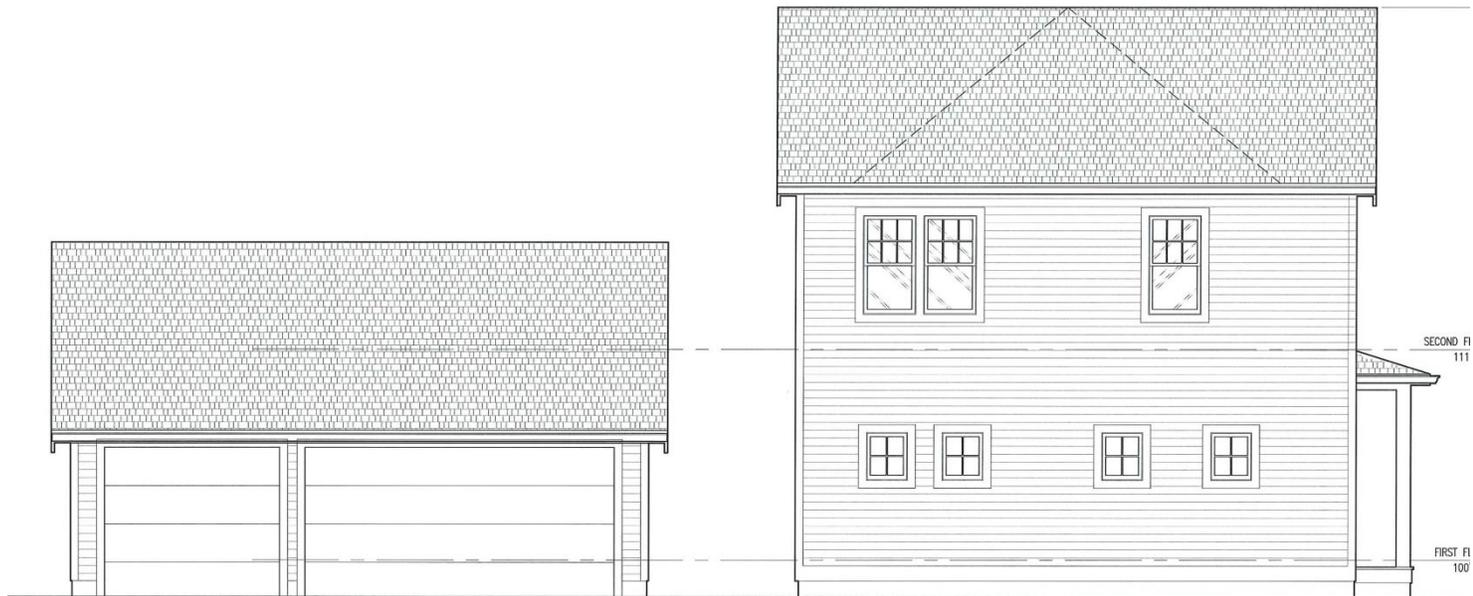


**Rear (west) elevation**

AUG 26 2015  
INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION



North elevation



South elevation

<b>COA #</b> 2015-COA-344 (CAMA) 2015-VHP-035	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION</b>  <b>STAFF REPORT</b>	Hearing Date <b>SEPT. 2, 2015</b>
<b>501 and 555 N. New Jersey Street</b> <b>CHATHAM-ARCH/MASSACHUSETTS AVENUE</b>		Preliminary Review held on July 3, 2013  Center Twp. Council District:9 Joseph Simpson
<b>Applicant:</b> NDZA, INC for J.C. Hart Company, Strongbox Commercial and Schmidt Associates		
mailing address: 618 E Market Street Indianapolis, IN 46202		
<b>Owner:</b> City of Indianapolis Dept. of Public Safety/Greater Indianapolis Firefighters		
mailing address: Federal Credit Union 200 E Washington Street, Rm 2542/501 N. New Jersey Street Indianapolis, IN 46204		
<b>COMBINED CASES</b>		
<b>IHPC COA: 2015-COA-344</b> (CAMA)	<ul style="list-style-type: none"> <li>• Construction of 5-story mixed use building with 236 living units, commercial space on first floor, 382 internal parking spaces and a digital canvas at the southwest corner.</li> <li>• Site improvements</li> <li>• Variances</li> </ul>	
<b>VARIANCES: 2015-VHP-035</b>	<ul style="list-style-type: none"> <li>• Variance of Development Standards of the CBD-2 Ordinance to allow Penetration into the sky exposure plane,</li> <li>• Variance of the Sign Ordinance to allow an off-premises advertising component on a 1,134 sq. ft. on-premises electronic variable message sign (aka Digital Canvas).</li> </ul>	
<b>DEADLINE</b> 2013-COA-216 <b>EXTENSION Part A</b>	Extend the expiration date to September 7, 2019.	
<b>STAFF RECOMMENDATIONS:</b> The following options are recommended:		
<ol style="list-style-type: none"> <li>1. If the IHPC finds the digital canvas appropriate: Approve the entire project and variances, or</li> <li>2. If the IHPC believes more information or changes could make the digital canvas appropriate, split the request as follows: <ol style="list-style-type: none"> <li>a. Approve the building and sky exposure plane variance, and</li> <li>b. Continue the digital canvas and variance of the sign ordinance to a future hearing, or</li> </ol> </li> <li>3. If the IHPC finds the digital canvas inappropriate and no changes in design and/or programming and/or commitments will make it appropriate, split the request as follows: <ol style="list-style-type: none"> <li>a. Approve the building and sky exposure plane variance, and</li> <li>b. Deny the digital canvas and deny the COA for the variance of the sign ordinance.</li> </ol> </li> </ol>		

### **STAFF COMMENTS**

#### **BACKGROUND OF THIS REQUEST**

A development team including J.C. Hart Company, Strongbox Commercial and Schmidt Associates has been selected by the City of Indianapolis to lead the redevelopment of the Indianapolis Fire Department Headquarters and Firefighters Credit Union site at 501 and 555 N New Jersey St. The winning proposal, known as Montage on Mass, includes 235 market-rate apartments, approximately 40,000 sq. ft. of ground-floor retail, two levels of underground and surface parking and a digital canvas for displaying digital art.

#### **July 3, 2013 Preliminary Review**

After the IHPC heard a preliminary review of the project, it was continued to August 7, 2013 for public hearing.

### **August 7, 2013 IHPC Hearing**

One month after the Preliminary Review, the case was split into two parts. The IHPC granted approval of the following actions meant to pave the way for the project:

- Demolition of the Fire Headquarters and Station at 555 N. New Jersey and the Firefighters Credit Union at 501 N. New Jersey.
- Removal of dumpster Enclosure and Flag Pole
- Rezoning of the property to CBD-2.

The design of the building was continued many times until September 3, 2014 when it was withdrawn because project delays were causing scheduling uncertainties.

### **Extension of 2013-COA-216 Part A - Demolition**

The rezoning approved in this COA has already been adopted by the City-County Council. However, none of the demolition work has begun. The COA has passed its expiration date, so the applicant is asking for an extension that would be consistent with the expiration date associated with the COA for constructing the new building. There are no changes to the requests and the approved items to be extended are:

1. Demolition of two primary building on the site.
2. Removal of the dumpster enclosure and flag pole.

### **DESIGN OF THE BUILDING**

This 5-story building will have 236 living units, 382 on-site parking spaces and 40,000 sq. ft. of ground floor commercial space. There are no parking requirements for this location as it is zoned CBD-2 and within the Mile Square.

### **Materials**

The primary materials on the building include brick and metal panels with limestone detailing throughout. There will be no synthetic stucco. The use of cement fiber material will be very limited. There will be none facing Massachusetts Ave. If any is used on the New Jersey St. and St. Clair St. facades, it will be limited to the demising walls of balconies. Cement fiber materials will be used for siding on the interior court, which is not visible from anywhere on the exterior. Material samples will be presented at the public hearing.

### **The Design Today vs. Two Years Ago**

Shortly after the preliminary review two years ago, staff prepared a memo that summarized the comments, concerns and suggestions made by commission members at the review. The purpose was so we all would have the same understanding of the commission's reaction to the project as the design was refined. That memo is included to this report so commission members will have the same information.

The development team has consulted with IHPC staff periodically over the past two years as further design development occurred. Some of the key changes to the plans over that time include:

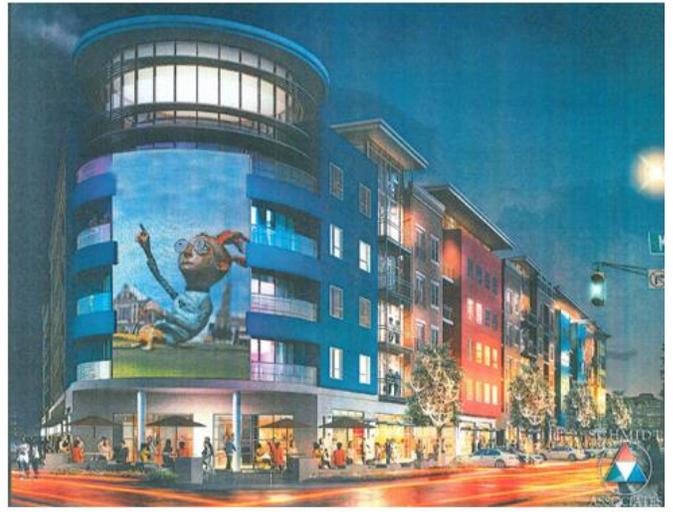
1. Redevelopment of the tower element at the southwest corner
2. Rearrangement of the brick and metal panels and cornice height to break up the facades
3. Re-proportioning of the storefront level
4. Redesign of the proposed parking garage entry
5. Better integration of the digital canvas into the architecture of the building
6. Better undulation of the North Street elevation and New Jersey Street elevation as per the comments at the Preliminary Review

The applicant will be presenting the previous plans that the Commission saw alongside the newly proposed plans and will be explaining how they have further modified the plans since the Preliminary Review to better address the Commission's concerns.

**DESIGN TODAY VS. TWO YEARS AGO**



**2013**



**Today**



**Mass Ave. Façade 2013**



**Mass Ave. Façade Today**



**E. North St. 2013**



**N. New Jersey 2013**



**E. North St. Today**



**N. New Jersey Today**

## **DIGITAL CANVAS**

A digital canvas is proposed for the southwest corner of the building. It is incorporated into the corner tower element at the “point” formed by the angled intersection of Massachusetts Ave. and N. New Jersey St. It will share urban space with the Murat Theater, the Athenaeum and the new Millikan Apartments.

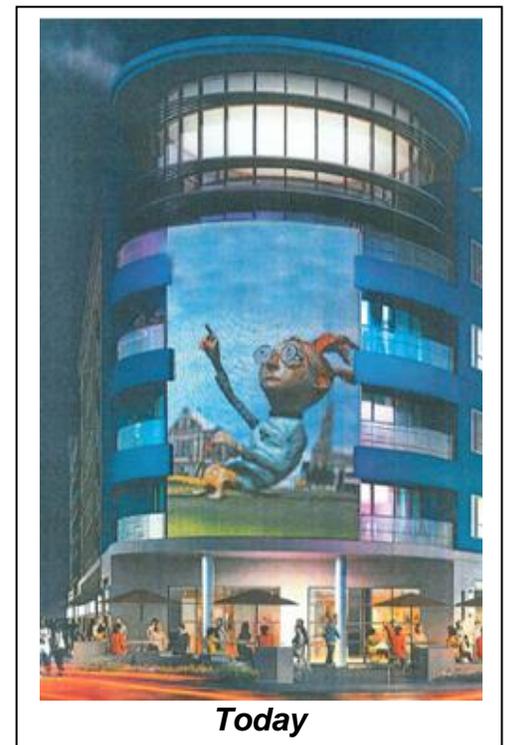
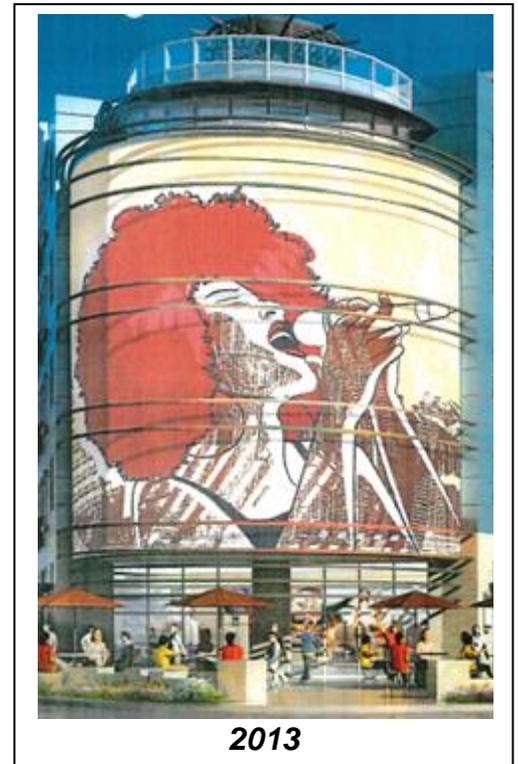
The digital canvas is a 1,134 sq. ft. LED mesh that creates digital images of artwork. The purpose is display original digital art in a public forum. It will also provide an opportunity to occasional televise events such as sports games, public celebrations and New Year’s celebrations to large gatherings of people in the street. A program to manage the content is being developed in conjunction with the Arts Council of Indianapolis. The presenters will be prepared to explain the use and management of the canvas.

Since there is a cost to maintain the digital canvas and to reimburse artists, there is a need to seek sponsorships. The project planners compare this to the way PBS and NPR support programming with sponsorships, rather than traditional advertising. However, the digital recognition of sponsors, even though limited, is considered in the zoning ordinance to be “off-premises advertising,” which is not allowed in a CBD-2 zoning district. Therefore, a variance is being sought, but with commitments intended to differentiate the sponsorships from traditional advertising.

It is no secret that the commission expressed reservations about this feature at the preliminary review. Nor is it a secret that the staff has also had reservations. Soon after the preliminary review, staff suggested that if the canvas has any hope of gaining approval, staff believed the following changes would have to be made:

1. It would need to be made significantly smaller.
2. Its shape should be vertical and not “billboard-like” horizontal.
3. It needs to be incorporated into the architecture of the building and not be expressed as a screen draped over the façade.
4. Light levels need to be respectful of the surrounding historic buildings and new development.
5. The IHPC will have to be convinced that this feature 1) has artistic merit, and 2) is being used, operated and managed in such a way that it is clearly and convincingly not similar to digital billboards with off-premises advertising.

The architects have rather successfully addressed staff’s first three design suggestions. Suggestions 4 and 5 take us into new territory, at least for staff. Staff has heard a fairly compelling explanation that the light levels of this digital canvas are significantly less than digital billboards, but we have no expertise in this area. The presenters are aware that it is their responsibility to convince commission members that this is not a de facto digital billboard and will be a compatible feature within its environment.



## Digital Canvas Commitments

Staff has emphasized from the beginning that the commitments will be critical in this case, since they need to differentiate and distance this feature from traditional off-premises advertising, especially when done on digital billboards and in a digital format. These are the commitments proposed by the applicant.

- 1] The Digital Canvas Media Mesh Wall will be operated for periods not exceeding 7am to 12 midnight daily with exception to special events defined as live events of local or national interest [example being a local professional sports team or event running beyond midnight, or the live feed from Times Square on New Years' Eve]
- 2] The Digital Canvas will be provide content of public interest such as weather, stock updates, schedules for local events, and identify the building name and it's tenants. The primary function of the Digital Canvas is to stream digital content in forms of art including videos, photography, artistic impressions where 80% of the screen image is a form of art and 20% of the screen image is for patron recognition, or alternatively, a combination of 80% of the screen images being a form of art, and 20% of the screen images recognize the patrons support of the art.
- 3] The 20% patron recognition will not promote specific products or be perceived as advertising, but will allow the Patrons business and logo to be recognized as a sponsor of the art displays.
- 4] The Digital Canvas shall be no more than 1000 square feet of the building surface area as depicted on the building elevations submitted by Petitioner. **STAFF NOTE: The maximum size should be 1,134 sq. ft.**
- 5] The Digital Canvas can stream live events such as block parties or other community activities on Mass. Ave.
- 6] Sound may be emitted from the Digital Canvas so long as it does not exceed 90 decibels with exception to special events, and the sound will be reduced to no greater than 60 decibels after 11pm until midnight.

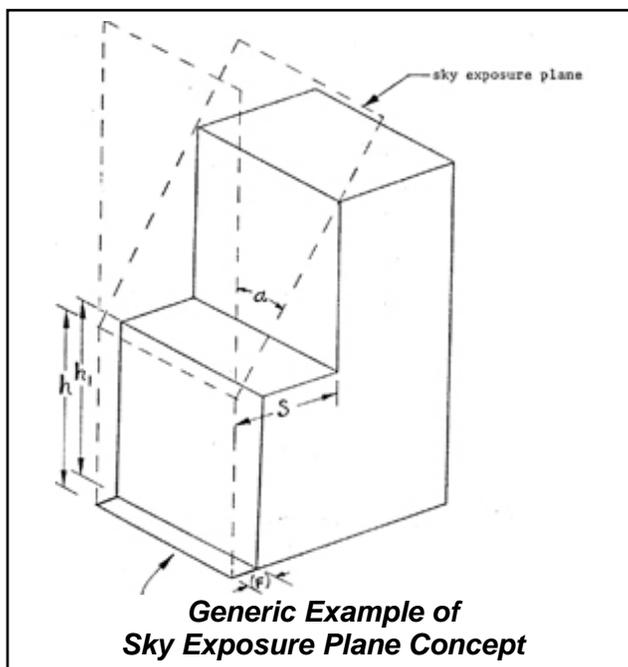
## VARIANCES

### Variance of Development Standards to Penetrate into the Sky Exposure Plane

The proposed new building penetrates a small portion of the sky exposure plane on the southwest and east "points" of the building. The sky exposure plane is an imaginary angular line that sets the maximum height of a building as it steps back from the street. This development standard is designed to control the height of buildings located in CBD-2 zoning districts so streets are not turned into dark canyons.

**Findings.** Staff believes a more compelling practical difficulty needs to be identified in Finding 3.

**NOTE: Drawings of the actual sky exposure plane request for the Montage on Mass are in the three-ring binder.**



## **FINDINGS FOR SKY EXPOSURE PLANE VARIANCE**

<p>1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:</p> <p>The Sky Exposure Plane encroachment is minor and is only at the southwest and east points of the mixed use development. Given that these are only points of the development and with their directional location, the encroachment will not be injurious to the public health, safety, or general welfare of the community.</p>
<p>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</p> <p>Given the height of many nearby similar towers, buildings, steeples, and other mixed use or multi-family developments, the request for the penetration of the encroachment into the Sky Exposure Plane shall not affect the area adjacent in an adverse manner.</p>
<p>3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE:</p> <p>The strict application of the Sky Exposure Plane Two regulation of the Central Business District Two Zoning Ordinance would reduce the size of the project and have a significant impact on the number of dwelling units on the site.</p>

### **Variance of the Sign Ordinance to allow Off-Premises Advertising**

The proposed digital canvas will contain sponsorships finance the maintenance and continued use of the LED art installation. Even though the commitments will greatly limit the content of these displays, they are technically considered “off-premises advertising” in the sign ordinance so a variance is needed

<p>1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:</p> <p>The size and orientation of the digital canvas is to enhance Massachusetts Avenue and particularly this intersection being the focal point of the Massachusetts Avenue Cultural and Arts District. Given the similar large murals, graphics and large signs along Massachusetts Avenue, this digital canvas will enhance the arts and cultural attractiveness of the Avenue. The off premise nature of the request is to primarily provide for patron and sponsorship recognition.</p>
<p>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</p> <p>The size and orientation of the digital canvas and the hours of the display being lit will further enhance the use and value of the area adjacent as a focal point for one of the cultural and arts centers within the Regional Center. Furthermore, the commitments offered by the petitioner shall further protect that area adjacent from being affected in an adverse manner. The providing of recognition to off premise patrons and sponsor shall not affect the area adjacent in an adverse manner; but rather enhance the area adjacent as a focal area for public art and artwork.</p>
<p>3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE:</p> <p>The strict application of the terms of the Marion County Sign and the Central Business District Two Zoning Ordinances would restrict the size of the digital display to a size where it would have little value as a cultural and arts attraction. The strict application of the regulations regarding off premise signs would not permit the positive recognition of art patrons and sponsors.</p>

**Findings.** Findings need to focus on off-premises advertising, not size and location.

## **STAFF RECOMMENDATIONS**

### **1. COA for the Building**

Reasons to **APPROVE** the building design:

- a) The scale and mass of the building fits well into its context and appropriately fills the void between the block to the north and the block to the south on Massachusetts Ave.
- b) The street level storefronts and the point open space is well designed for pedestrian interface and to encourage outdoor activity.
- c) Adequate parking is provided with little visual impact on the building's surroundings.
- d) Improvements have been responsive to suggestions given by the commission at the preliminary review and by staff in subsequent consultation.
- e) The two "point" towers improved in design and proportion since the preliminary review and add appropriate focal points for such prominent locations.
- f) The building design is appropriate with or without the digital canvas.

### **2. The Digital Canvas Part of the COA**

Reasons to **CONSIDER APPROVAL** (including suggestion for commission inquiry):

- a) The digital canvas does not cover, abut or alter any historic structure or material. Any effect it has on surrounding historic resources is indirect. The character of the intersection most affected has changed dramatically over time and is still changing, with new construction making of half the surrounding buildings.
- b) The architects have successfully made the architectural modifications suggested by the commission and the staff in order to physically accommodate this feature on this building.
- c) The organized arts community appears to see this feature as "art," rather than traditional advertising, and appears to have embraced it and fully supported it.
  - **The commission should confirm the position of the arts community from the testimony at the hearing.**
  - **Based on testimony and facts, the commission should also determine, and make the record clear, that it believes this feature (the way it will be used, and the way it will be managed) constitutes "ART with sponsors" and not "ADVERTISING."**
- d) The organized arts community appears to be willing and eager to actively participate in managing this feature and assuring that it does not "morph" into "advertising."
  - **The commission should make sure that the testimony confirms that to be true.**
  - **The commission should make sure it believes the commitments are adequate to accomplish this protection.**
- e) The commitments appear to differentiate this feature from traditional off-premises billboard advertising, but may need to be strengthened. Staff suggests adding a commitment limiting the intensity of the LED lights in a way described to it by the project architects.
  - **The commission should make sure they understand and are comfortable with the differences between the light intensity of this feature and traditional digital billboards.**

### **3. Variance of Development Standards – Sky Plane Exposure**

Reasons to **APPROVE**:

- a) The entire building is not penetrating the sky plane.
- b) The building is considerably lower than the two larger buildings to the west and south (Murat Temple Theater and Athenaeum.)
- c) The streets in this area are in no danger of becoming dark canyons because of the size and scale of existing buildings, buildings under construction and proposed.
- d) Approving the variance will not have a negative effect on the surrounding area.

**4. Variance of Sign Ordinance – Off Premises Advertising**

Reasons to **APPROVE** (These reasons are valid only if and when the commission decides to approve the digital canvas.)

- a) The only purpose of the sponsorship is to maintain the digital canvas and provide the supply of public digital art. No profit goes to any person or entity.
  - **The commission should create a record confirming this as a fact.**
  - **Perhaps there could be a commitment created memorializing this fact.**
- b) Sponsorship of public art is a public service and not advertising, even though it technically is considered “advertising” in the sign ordinance.
- c) Commitments will result in sponsorship images and messages that are not at all similar to traditional off-premises advertising, digital or otherwise.

**5. Expiration Deadline of September 7, 2019 for Montage on Mass COA**

Reasons to **APPROVE**:

- a) This project is not ready to start construction, but needs approval early to get financing.
- b) Demolition must be done first, but cannot be done until the property is vacated, which has been delayed due to the relocation delays by two separate entities, over which the project developer has not control.
- c) It is reasonable to expect that this entire project may take up to four years for completion.

**6. Extend Expiration Deadline to September 7, 2019 for 2013-COA-216 Part A**

Reasons to **APPROVE**:

- a) The applicant is making no changes to the approved plans and actions.
- b) The ability of the applicant to undertake the approved work is constrained by the scheduling of several other projects that must proceed before this work can proceed.
- c) It is reasonable to expect that this entire project may take up to four years for completion and the most practical thing to do for staff and applicant is to make this COA concurrent with the COA for constructing the project.

**Chatham Arch/Massachusetts Historic Area Plan**

The plan states the following about new construction: New construction should reflect the design trends and concepts of the period in which it is created. New structure should be in harmony with the old, yet at the same time be distinguishable from the old, so evolution of the historic area can be interpreted properly. The architectural design of any period should reflect the technology, construction methods, and materials available at the time. Therefore, today’s architecture should reflect the design approached technology, and materials currently available. Imitation of period styles in building of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structure and will threaten the integrity of the district.

*Staff’s Conclusion of the New Construction*

Staff believes the applicant has worked with staff to address most of the Commission’s concerns about the architecture of the building.

Staff is uncertain if the applicant has provided enough information to address all of the above concerns. The architect will be providing more information at the public hearing regarding some of the above concerns.

Staff wants commitment about light levels

**STAFF RECOMMENDED MOTION**

**IF ENTIRE PROJECT IS APPROVED**

**1. COA Request 2015-COA-344 (CAMA)**

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

- 1) Construction of a 5-story mixed use building with 236 living units, commercial space on first floor, and 382 internal parking spaces**
- 2) Site improvements**
- 3) Variance of Development Standards of the CBD-2 Ordinance to allow Penetration into the sky exposure plane.**
- 4) Variance of the Sign Ordinance to allow an off-premises advertising component on a 1,134 sq. ft. on-premises electronic variable message sign (aka Digital Canvas).**
- 5) The expiration date of this COA shall be September 2, 2019.**

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

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

- 1) Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
- 2) A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.  
*i. Approved \_\_\_\_\_ Date \_\_\_\_\_***
- 3) The site shall be field staked (no offsets) showing the four corners of the new building. Stakes must be checked and approved by IHPC staff prior to the issuance of permits. *Approved \_\_\_\_\_ Date \_\_\_\_\_***

- 4) Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, utility and mechanical equipment placement, etc.**
- 5) Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**
- 6) Any deviation from this approach shall be approved by IHPC staff prior to construction.**

**2. Variance Request 2015-VHP-035**

**To approve the following variances**

- 1) Variance of Development Standards of the CBD-2 Ordinance to allow Penetration into the sky exposure plane.**
- 2) Variance of the Sign Ordinance to allow an off-premises advertising component on a 1,134 sq. ft. on-premises electronic variable message sign (aka Digital Canvas).**

**IF THE DIGITAL CANVAS IS SPLIT FROM THE COA AND CONTINUED:**

1. COA Request 2015-COA-344 (CAMA) Part A  
To approve a Certificate of appropriateness for...(same as above approving the building and sky exposure plane variance, but adding a note that the digital canvas and sign variance are separated into Part A.)
2. COA Request 2015-COA-344 (CAMA) Part B  
To continue Part B for installation of the digital canvas and variance of the sign ordinance to the October 7, 2015 IHPC Hearing.
3. Variance Request 2015-VHP-035 Part A  
To approve a Variance of Development Standards of the CBD-2 Ordinance to allow Penetration into the sky exposure plane.
4. VARIANCE 2015-VHP-035 Part B:  
To continue Part B, the request for the Variance of the Sign Ordinance to allow an off-premises advertising component on a 1,134 sf on-premises electronic variable message sign (EVMS/digital,) to the October 7, 2015 IHPC Hearing.

**IF THE BUILDING IS APPROVED AND THE DIGITAL CANVAS IS DENIED:**

1. COA Request 2015-COA-344 (CAMA) Part A  
To approve a Certificate of appropriateness for...(same as above approving the building and sky exposure plane variance, but adding a note that the digital canvas and sign variance are not approved as part of the COA.)
2. COA Request 2015-COA-344 (CAMA) Part B  
To Deny Part B for installation of the digital canvas and variance of the sign ordinance to the October 7, 2015 IHPC Hearing.
3. Variance Request 2015-VHP-035 Part A  
To approve a Variance of Development Standards of the CBD-2 Ordinance to allow Penetration into the sky exposure plane.
4. VARIANCE 2015-VHP-035 Part B  
The IHPC acting as the BZA cannot consider this request unless it first approves a COA for the request.

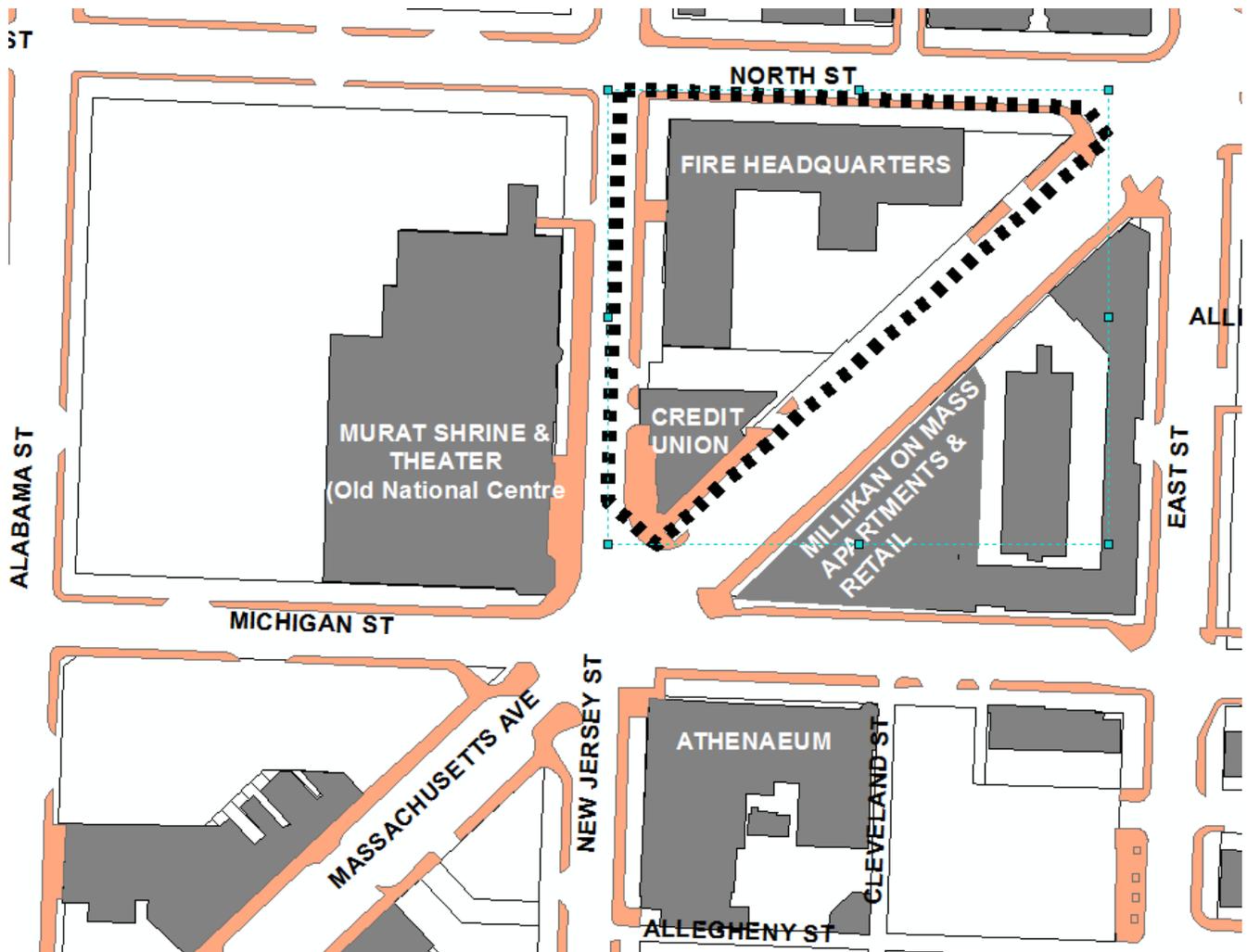
**EXTENSION OF 2013-COA-216 PART A**

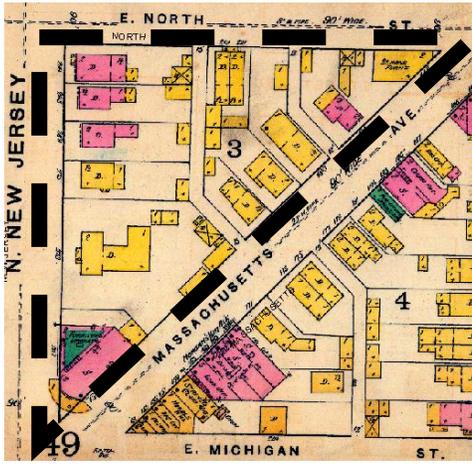
To approve a motion to extend the expiration date of 2013-COA-216 Part A for demolition of two primary building and removal of the dumpster enclosure and flag pole to September 2, 2019

Staff Reviewer:     David Baker
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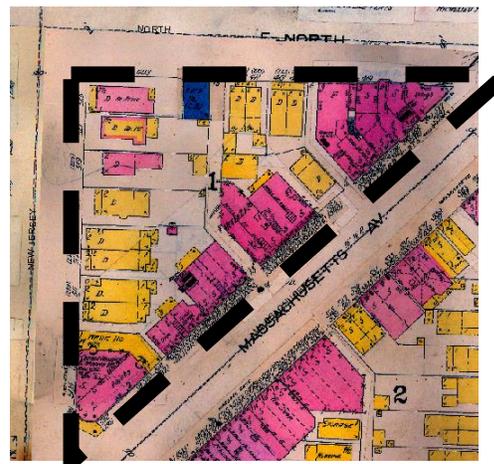


**Location in Chatham-Arch & Massachusetts Ave.**

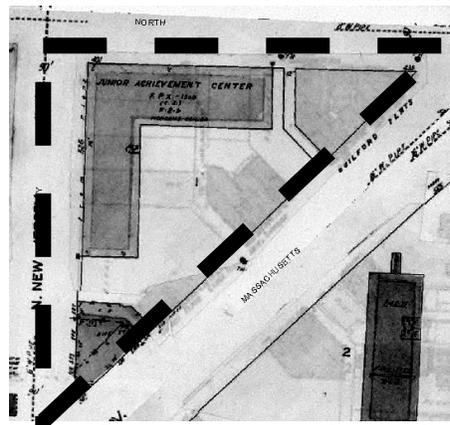




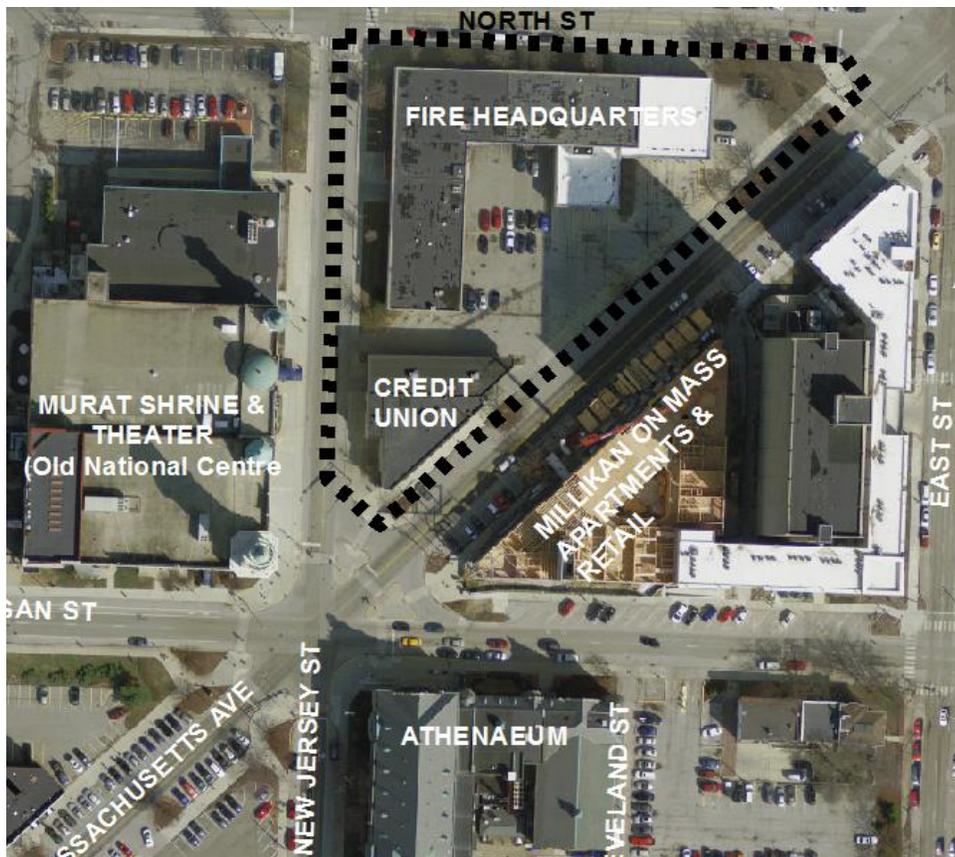
**1887 Sanborn Map of the site**



**1898 Sanborn Map of the site**



**1956 Sanborn Map of the site**



*HISTORIC PHOTOGRAPH*



**BUILDINGS TO BE DEMOLISHED**  
(Already approved – COA to be extended)



**Firefighters Credit Union**



**Photos of IFD Fire Headquarters and Fire Station**



Above: View of building from New Jersey Street and North Street intersection

## **SUMMARY OF MATTERS TO BE ADDRESSED**

Based on notes and viewing the video tapes

July 3, 2013 Preliminary Review & August 7, 2013 Public Hearing.

### **1. Massachusetts Ave. Elevation**

Suggestions:

- Members generally like this elevation.
- Reduce the number of separate “facades” and create broader façade elements.
- Reduce the number of “facades” from  $\pm 15$  to 5-6, perhaps making it look more like one building with several component parts.
- Faux balconies look like stage sets.

The following should be provided:

- 1) Drawings that provide more details and dimensions.
- 2) Explanation of any changes to the elevation in response to the preliminary review.

### **2. North Street and N. New Jersey St. Elevations**

Suggestions:

- Increase undulation of building heights.
- Add more variety to cornice line.
- Faux balconies look like stage sets.
- Broaden the façade elements (see Mass Ave. elevation suggestion)

The following should be provided:

- 1) Drawings that provide more details and dimensions.
- 2) Explanation of any changes to the elevation in response to the preliminary review.

### **3. Tower Element – Mass. Ave. & Michigan St.**

Suggestions:

- Concern over the scale and design of this feature
- Concern over the lack of detail on the wall behind the media screen.
- The corner element is squat, make it taller.
- Make it thinner
- Relate it better to the Murat.
- Make the public plaza more of a focal point.
- The wall behind the media screen should be designed to stand on its own, if media screen is not illuminated or is removed.
- Create a more architectural corner, one that stands the test of time.
- If there is to be electronic art, make it thinner and smaller – a slice of something electronic incorporated into an architectural element rather than an electronic curtain draped over the façade.

The following should be provided:

- 1) Drawings that provide more details and dimensions.
- 2) Drawings that depict this element with and without the media screen.
- 3) Explanation of any changes to the elevation in response to the preliminary review.

#### **4. Recessed Retail Entryways**

The following should be provided:

- 1) Details of how these are to be configured and where they will be.
- 2) Drawings and details (plan and elevation) of the non-recessed option. [*These features were seen as a good idea, but the commission was told they were optional, depending on the tenant needs.*]

#### **5. Curtain Wall Design**

Suggestions:

- Concern was expressed over the visual aspects of the curtain walls, noting that they might look flat and uninteresting, like standard storefront glazing and framing.
- Mullion depths should be similar to window depths in the punched brick wall openings.
- Window configurations should not simply look like standard storefront systems.

The following should be provided:

- 1) Drawings and dimensioned details that clearly depict the configuration of window elements and depth of mullions to glass.
- 2) Color and reflectivity of glass to be used.
- 3) Explanation of any changes in response to the preliminary review.

#### **6. Colors**

Suggestions:

- Two members said they like the colors.
- One member suggests they be “muted.”

The following should be provided:

- 1) Samples of actual colors being proposed
- 2) Samples of actual materials with the appropriate color would be helpful.

#### **7. Materials**

The following should be provided:

- 1) Samples of actual bricks to be used, to see color, dimension and texture
- 2) Samples of other materials, if practical.

#### **8. Windows**

Suggestions:

- Reconsider window and window treatment to “have more fun with the windows.”
- Vary the shapes, sizes and treatments, especially in the brick sections

The following should be provided:

- 1) Detail drawings of windows and window treatments
- 2) Sections and large scale typical window drawings
- 3) Explanation of any changes in response to the preliminary review.

#### **9. Cornice**

Suggestion:

One member suggested that some of the cornices seemed to “feel a little thin.”

The following should be provided:

- 1) Dimensioned cornice details and sections, so the visual effect of the cornices can be understood.

## **10. Media Wall – the Electronic Feature**

Suggestions:

- Several members expressed concern over this feature.
- Make it more of a backdrop to the public plaza space.
- Make it concave, rather than convex to make it more subtle.
- Make it thinner and smaller.
- Incorporate it into the architecture.

The following should be provided:

- 1) Dimensioned details of the media screen and how it is attached to the building.
- 2) Real life examples of similar screens used in a similar manner, if any exist.
- 3) Information so the commission can understand the brightness of the media wall as perceived from within the apartments, from nearby apartments and from the street.
- 4) Specifications regarding the quality of image as seen from different distances.
- 5) Information about the expected usable life of the system's component parts.

## **11. Media Wall – Program**

The following should be provided:

- Copy of document regulating the use of the Media Wall including what can be displayed on the wall and who will decide.
- Copy of document that guarantees there will be no commercial advertising, including definitions for what advertising will be allowed and what advertising will be prohibited.
- Clarification about the kind of community-oriented and/or non-commercial announcements/advertising that will be allowed.
- Information on the costs of keeping the Media Wall viable over the long-term, including maintenance, management, updating, etc.
- Description of the legal rights and processes available to the City and the IHPC to enforce commitments with respect to the Media Wall.

## **12. Landscaping**

The following should be provided:

- 1) A landscape plan noting all street trees and planting areas around the site.
- 2) Introduction of a street tree canopy was suggested, so special attention should be paid to describing the desired long-term effect from the landscaping choices being made.

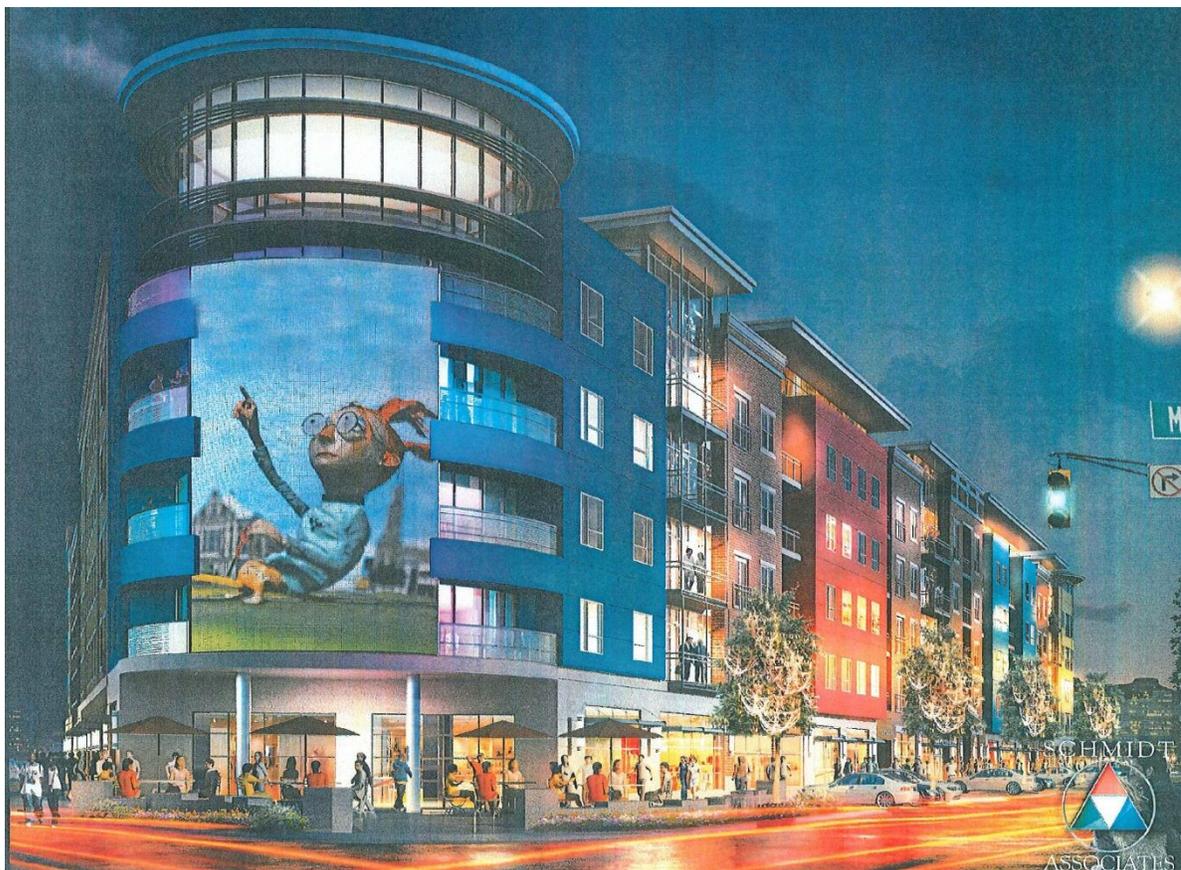
## **13. Right-of-Way Lines**

The following should be provided:

- 1) The commission asked the applicant to be prepared to discuss why encroachment into the former right-of-way on N. New Jersey St. and North St. is necessary.
- 2) Drawing(s) that clearly depict and compare the following:
  - original right-of-way line,
  - the new right-of way line,
  - the historic building line,
  - the present building line
- 3) Section drawings that clearly show where the proposed building sits in relationship to historic right-of-way lines at surface, above surface, and subterranean.

**A FULL SET OF PLANS IS INLCUDED IN THE COMMISSIONER'S PACKET  
FOR THE SEPTEMBER 2, 2015 IHPC HEARING**

**SOUTH POINT**

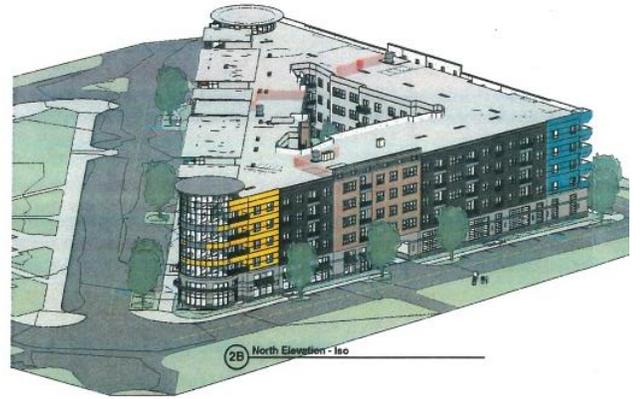


**NORTH POINT**



**MASS AVE. ELEVATION**





WEST ELEVATION



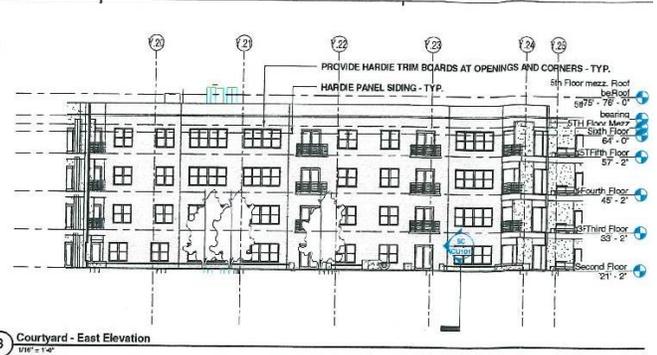
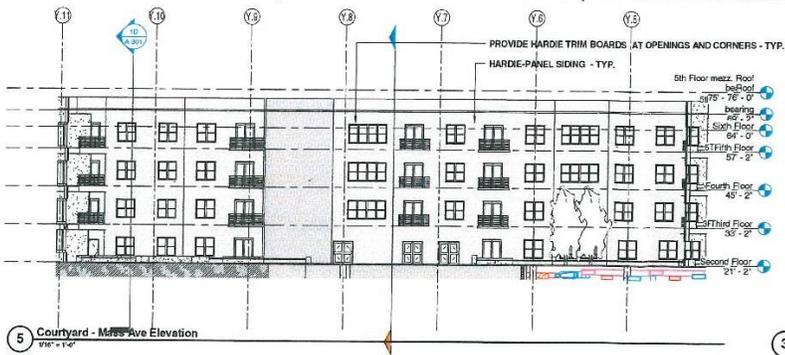


NORTH ELEVATION



MASS AVE. ELEVATION





**NOTE: Floorplans and other details are in the three-ring binder provided separately.**