

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION  
DEPARTMENT OF METROPOLITAN DEVELOPMENT

# AGENDA

Wednesday, March 1, 2023, 5:30 P.M.  
2nd Floor, Public Assembly Room, City-County Building  
200 E. Washington St., Indianapolis, Indiana

## BUSINESS

### I. CALL TO ORDER

### II. APPROVAL OF MINUTES

January 4, 2023 – Regular Meeting  
February 1, 2023 – Regular Meeting

### III. OLD BUSINESS – NO PUBLIC HEARING

|  |   |                                  |
|--|---|----------------------------------|
| 2019-COA-043 (CH)                          | 1227 EAST 10TH STREET<br>DAVID CHAVARRIA<br>COA Extension.                                  | PAGE 3                           |
| 2020-COA-498B (IRV)                        | 5406 UNIVERSITY AVENUE<br>MICHAEL HORTON<br>Violation check-in.                             | PAGE 25                          |
| 2022-COA-027 (FS)                          | 921 VIRGINIA AVENUE<br>BLACKLINE<br>Review of final construction drawings.                  | PAGE 27<br>Submittal<br>Page 158 |
| 2022-COA-167 (IRV) &<br>2022-COA-223 (IRV) | 5329 HILL STREET<br>BRITTANY DELUCIO & FINLEY TURNBOW FOR TWO CHICKS<br>Violation check-in. | PAGE 29                          |

### IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

## PUBLIC HEARING

### V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

|                       |   |   |         |
|-----------------------|---|---|---------|
| 2021-COA-583B (CAMA)  | 863 MASSACHUSETTS AVENUE<br>RATIO ARCHITECTS<br>Construct a rooftop addition & deck.  | <i>continue to July 5, 2023 with new notice</i> | PAGE 51 |
| 2022-COA-112 (IRV)    | 5270 EAST WASHINGTON STREET<br>SYLVIA GARCIA<br>Replace historic tile roof started without approval.  | <i>continue to April 5, 2023</i>                | PAGE 53 |
| 2022-COA-268B(B) (FP) | 630 VIRGINIA AVENUE<br>DANIEL KOZLOWSKI<br>Remove historic chimney.   | <i>continue to April 5, 2023</i>                | PAGE 55 |
| 2022-COA-277 (ONS)    | 1340 NORTH PARK AVENUE<br>JEFFREY COWSERT FOR COTTAGE DEVELOPMENT LLC<br>Work started without approval including replace/alter window openings, relocate A/C unit, install railings, replace doors, & install electrical equipment. | <i>Dismissal</i>                                | PAGE 57 |

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|---------------------------|---|----------------------------------|----------------|
| <b>2022-COA-278 (ONS)</b> | <b>517 EAST 14TH STREET</b><br><b>JEFFREY COWSERT FOR COTTAGE DEVELOPMENT LLC</b><br>Install new door on east elevation & for work started without approval including painting, install windows, gutters/downspouts & metal coping, & infill space between carriage house & garage. | <i>Dismissal</i>                 | <b>PAGE 59</b> |
| <b>2023-COA-018 (FS)</b>  | <b>1707 PROSPECT STREET</b><br><b>JOSEPH LESE</b><br>Alter openings, replace windows, reconstruct exterior stair & storefront, repair siding, paint & restore ghost sign, remove rear canopy, & parking lot improvements.   | <i>continue to April 5, 2023</i> | <b>PAGE 61</b> |

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| <b>VI. EXPEDITED CASES</b> |
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| <b>2023-COA-016 (ONS)</b>                       | <b>1468 NORTH NEW JERSEY STREET</b><br><b>MARK CROUCH</b><br>Construct carriage house.   | <b>PAGE 63</b><br><i>Submittal</i><br><i>Page 203</i> |
| <b>2023-COA-020 (CH)</b>                        | <b>710 DORMAN STREET</b><br><b>HEATHER SULLIVAN</b><br>Construct second floor rear addition.   | <b>PAGE 69</b><br><i>Submittal</i><br><i>Page 210</i> |
| <b>2023-COA-021 (FS) &amp;<br/>2023-VHP-001</b> | <b>1122 SHELBY STREET</b><br><b>DENNIS BRACKENRIDGE</b><br>Construct upper story addition & rooftop deck, install rooftop mechanical equipment & murals, create new openings, repaint & a Variance of Use. | <b>PAGE 75</b><br><i>Submittal</i><br><i>Page 217</i> |

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| <b>VII. APPLICATIONS TO BE HEARD (CONTINUED)</b> |
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| <b>2022-COA-447 (IURS)</b> | <b>39 JACKSON PLACE</b><br><b>DEPARTMENT OF METROPOLITAN DEVELOPMENT, CITY OF INDIANAPOLIS</b><br>Repair & restore bridges, construct stairs, elevator tower & plaza space on Meridian Street bridge, street & sidewalk improvements, & install art & lighting. | <b>PAGE 101</b><br><i>Submittal</i><br><i>Page 246</i> |
| <b>2022-COA-494 (CAMA)</b> | <b>863 MASSACHUSETTS AVENUE</b><br><b>RATIO ARCHITECTS</b><br>Construct addition on west side of building.  | <b>PAGE 117</b><br><i>Submittal</i><br><i>Page 324</i> |

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| <b>VIII. APPLICATIONS TO BE HEARD (NEW)</b> |
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| <b>2019-COA-005<br/>AMENDED (MCD)</b>           | <b>136 EAST MARKET STEET</b><br><b>MICHAEL SPAYD</b><br>Amend approved plans to include altered cornice design & the replacement of all the windows, & for an extension of the COA.    | <b>PAGE 125</b><br><i>Submittal</i><br><i>Page 335</i> |
| <b>2023-COA-017 (CH) &amp;<br/>2023-ZON-006</b> | <b>1323 EAST 9th STREET/828 N. ORIENTAL STREET</b><br><b>MARK CROUCH</b><br>Construct single-family house & driveway & rezone property.  | <b>PAGE 133</b><br><i>Submittal</i><br><i>Page 347</i> |
| <b>2023-COA-023 (CAMA)</b>                      | <b>649 EAST ARCH STREET</b><br><b>NEON ARCHITECTURE</b><br>Construct 2-story side addition with garage & rear addition, replace gravel driveway with concrete, alter openings & paint. | <b>PAGE 145</b><br><i>Submittal</i><br><i>Page 361</i> |

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| <b>IX. PRELIMINARY REVIEW</b> |
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| NONE |
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| <b>X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL</b> |
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| <b>XI. CLOSING BUSINESS</b> |
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| <b>XII. ADJOURNMENT</b> |
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