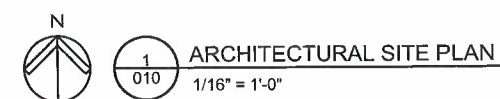
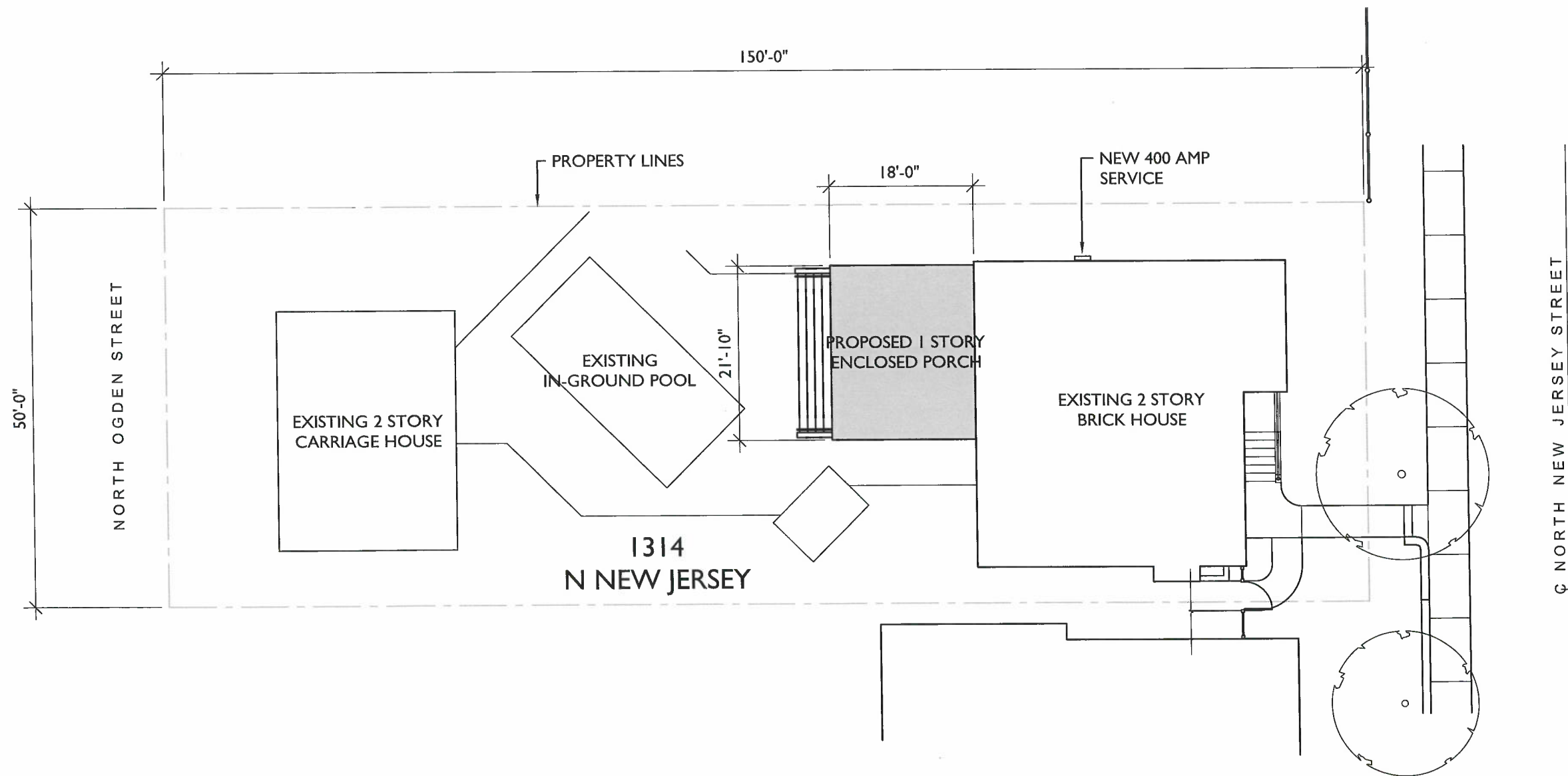
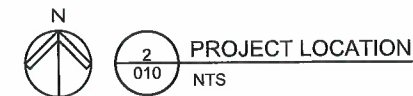


APRIL 6, 2022
SUBMITTALS

2022-COA-050 (ONS)
1314 N. NEW JERSEY ST.

RECEIVED
MARCH 17, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

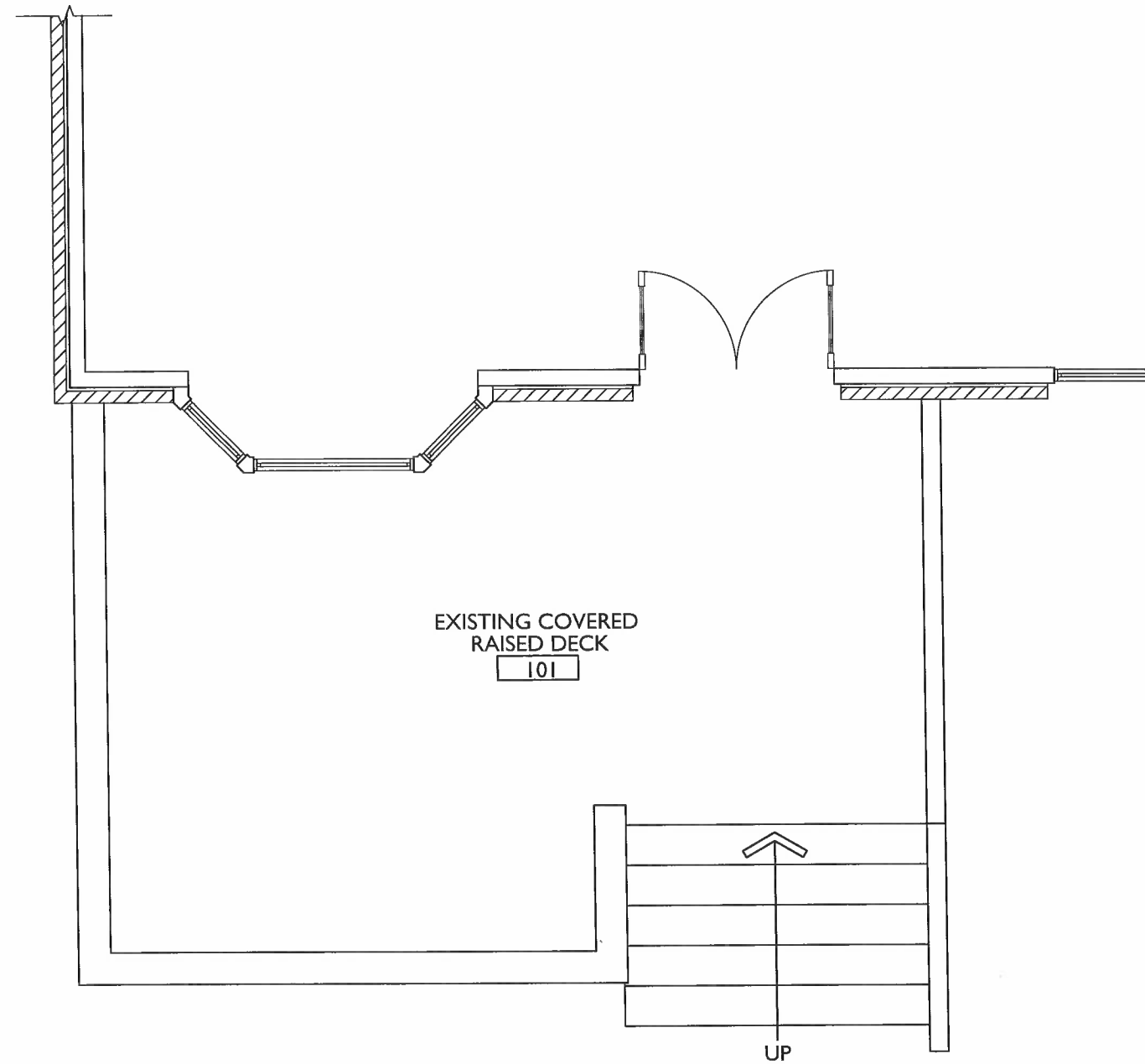


Enclosed Porch IHPC
Submission Drawings
March 16, 2022
1314 N New Jersey St.
Indianapolis, IN 46202

ARCHITECTURAL
SITE PLAN

A010

RECEIVED
MARCH 17, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



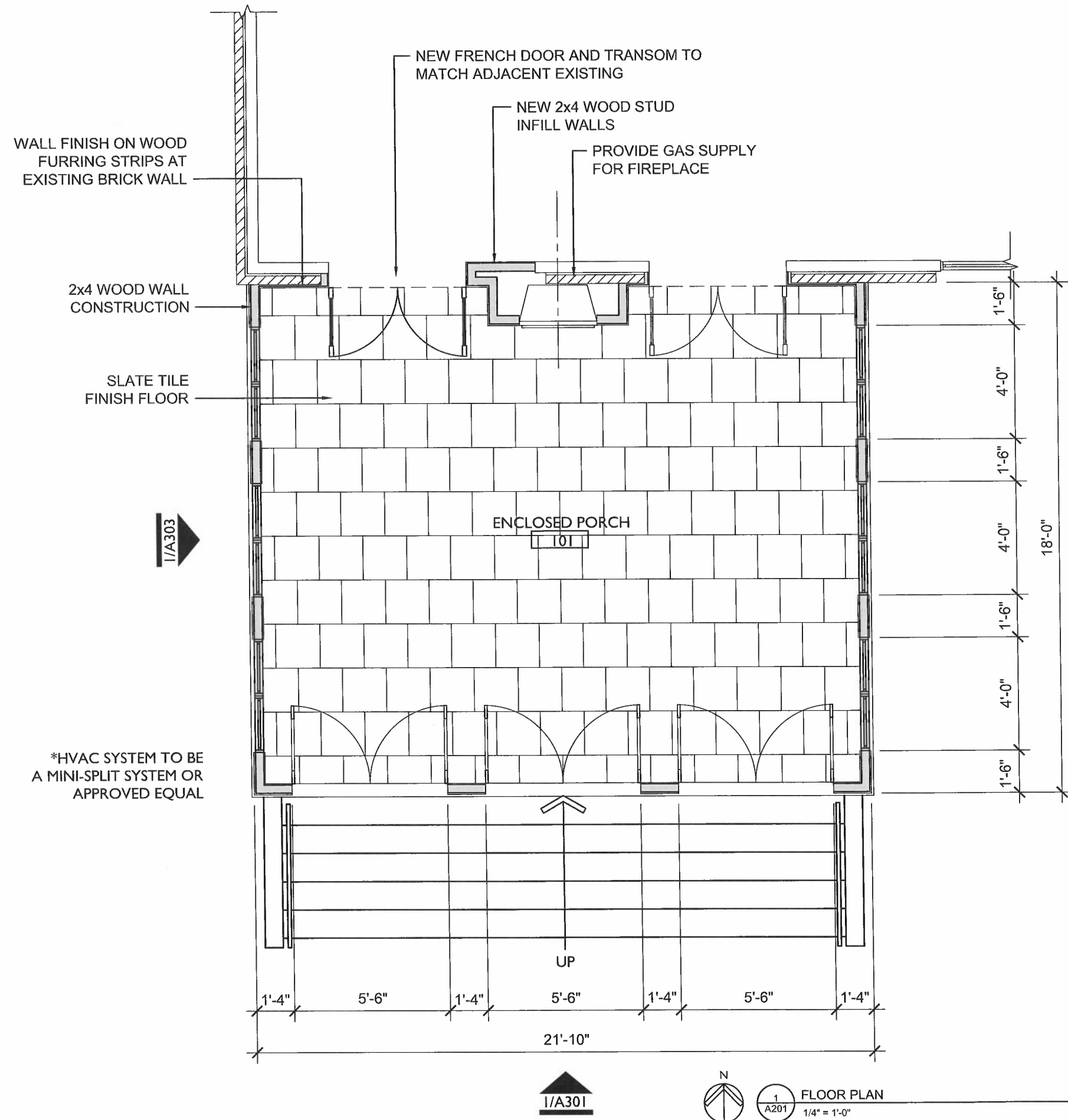
Enclosed Porch IHPC
Submission Drawings

March 16, 2022

1314 N New Jersey St.
Indianapolis, IN 46202

FLOOR PLAN

A101



RECEIVED

MARCH 17, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Enclosed Porch IHPC
Submission Drawings

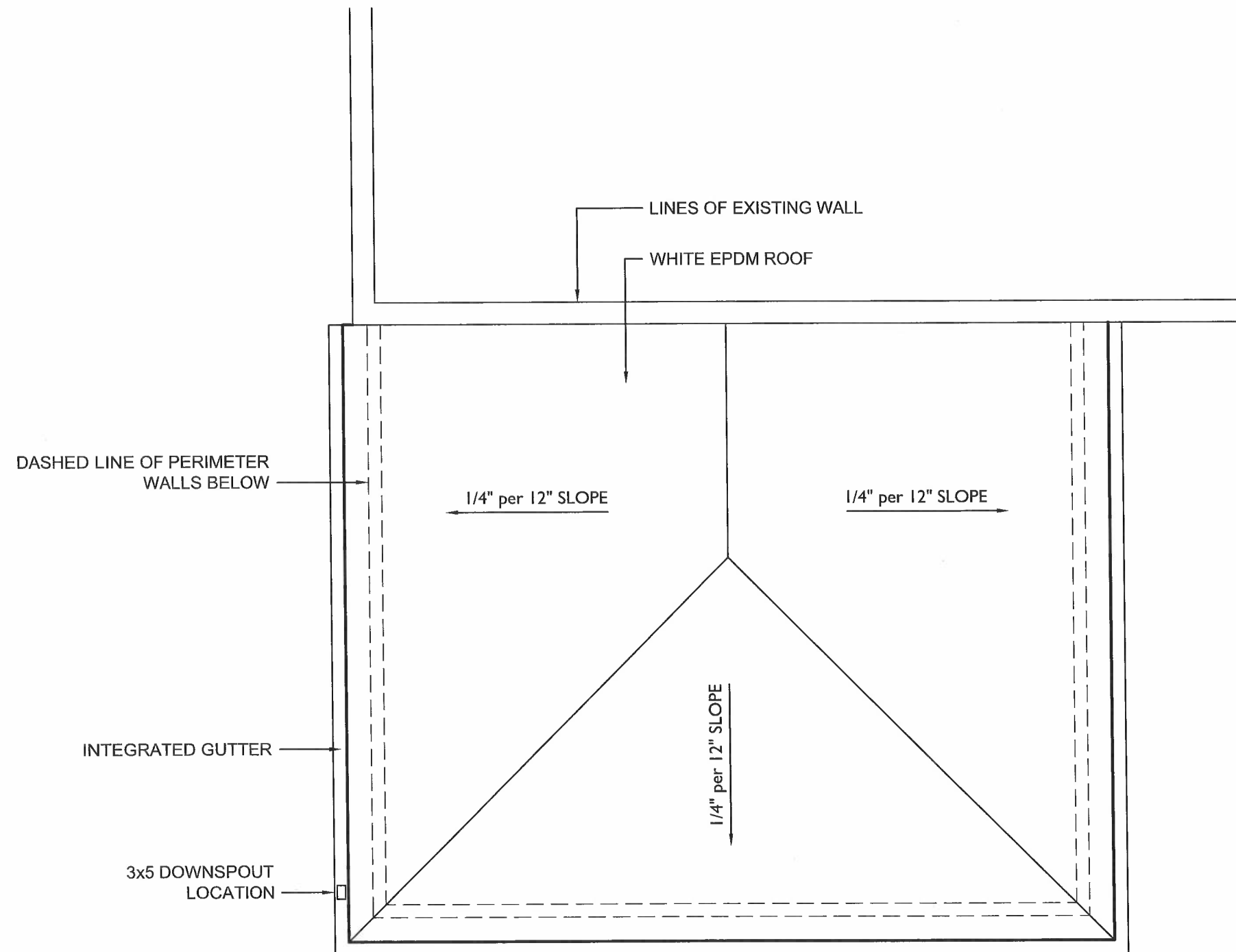
March 16, 2022

1314 N New Jersey St.
Indianapolis, IN 46202

FLOOR PLAN

A201

RECEIVED
MARCH 17, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Enclosed Porch IHPC
Submission Drawings

March 16, 2022

1314 N New Jersey St.
Indianapolis, IN 46202

ROOF PLAN



1
A202

ROOF PLAN
1/4" = 1'-0"

A202

RECEIVED
MARCH 17, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Enclosed Porch IHPC
Submission Drawings

March 16, 2022

1314 N New Jersey St.
Indianapolis, IN 46202

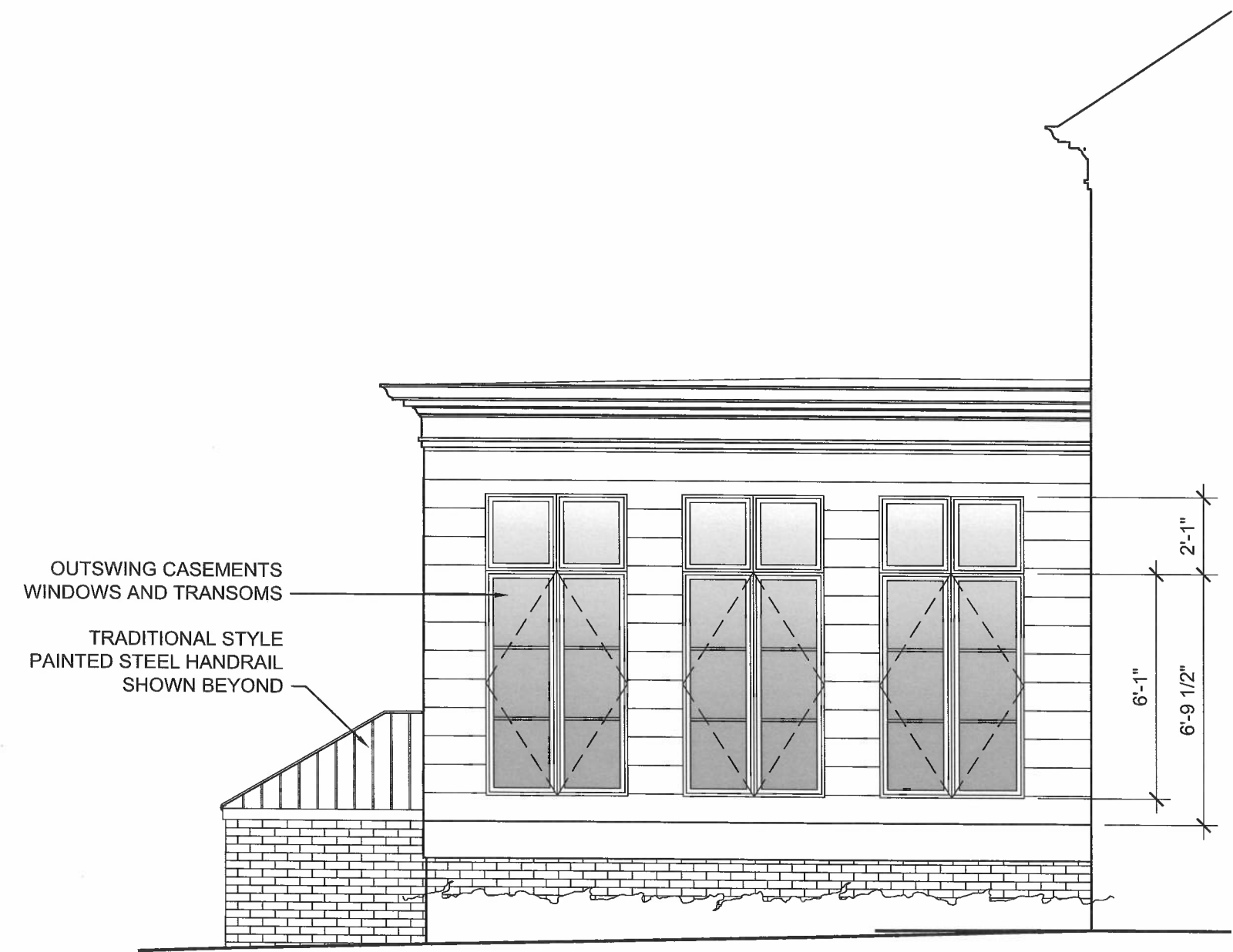
EXTERIOR ELEVATION

A301

RECEIVED

MARCH 17, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Enclosed Porch IHPC
Submission Drawings

March 16, 2022

1314 N New Jersey St.
Indianapolis, IN 46202

EXTERIOR ELEVATION

1 SOUTH ELEVATION
A302 1/4" = 1'-0"

A302

Enclosed Porch IHPC
Submission Drawings

March 16, 2022

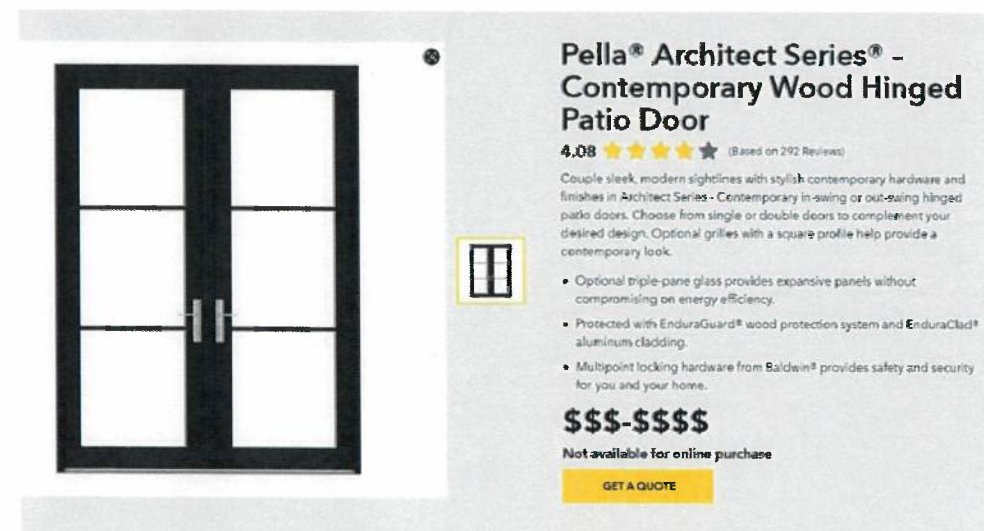
1314 N New Jersey St.
Indianapolis, IN 46202

EXTERIOR ELEVATION

A303



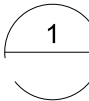
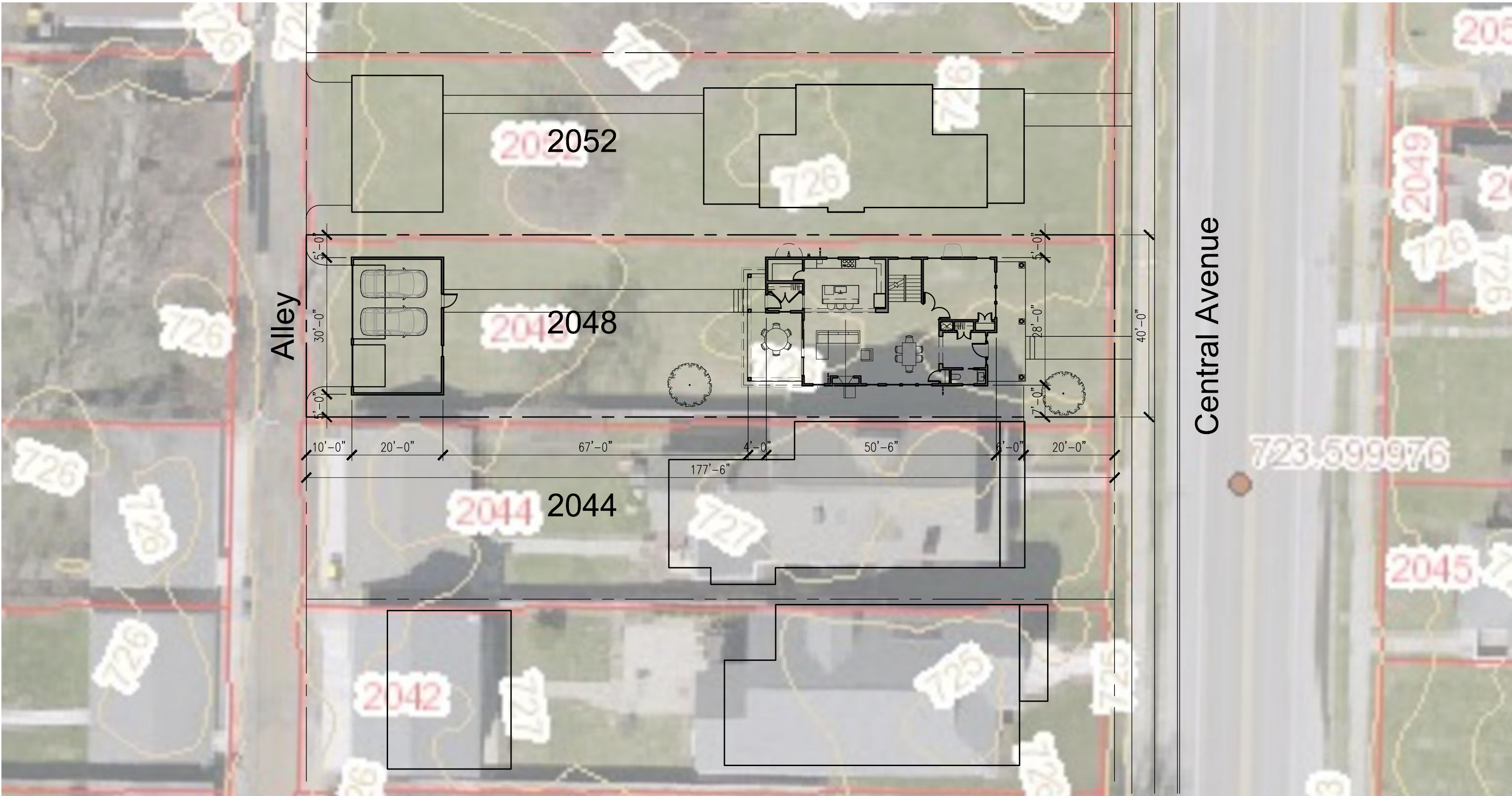
WINDOWS BASIS OF DESIGN -
PELLA CONTEMPORARY SERIES OUTSWING CASEMENTS AND STATIONARY
TRANSOMS W/ FIXED MUNTINS BOTH INTERIOR AND EXTERIOR



DOORS BASIS OF DESIGN -
PELLA CONTEMPORARY SERIES INSWING PATIO DOORS AND
STATIONARY TRANSOMS W/ FIXED MUNTINS BOTH INTERIOR AND EXTERIOR



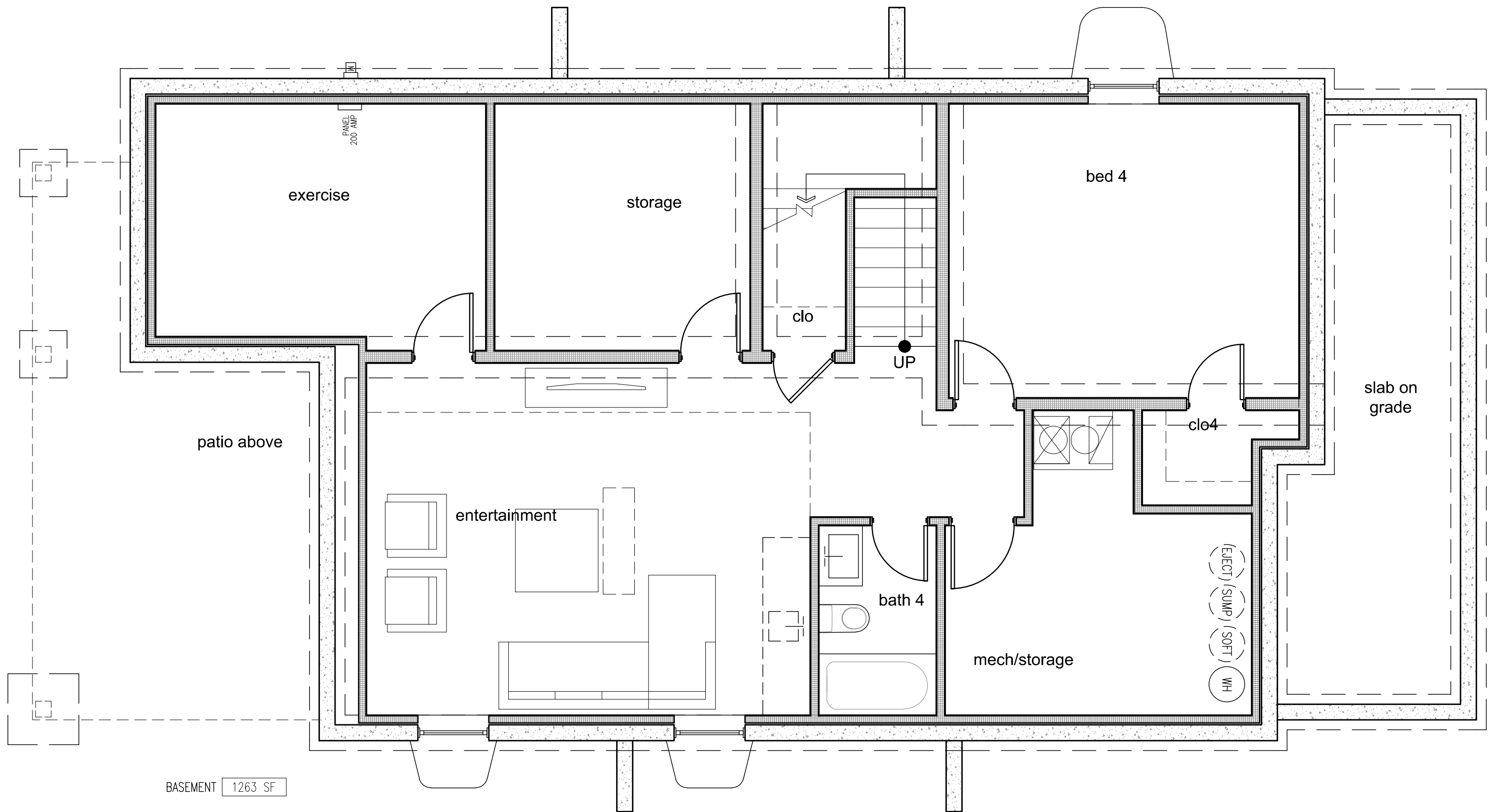
2022-COA-051 (HMP)
2048 CENTRAL AVE.



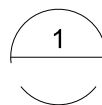
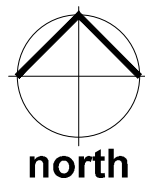
Site Plan

1"=20'-0"





BASEMENT 1263 SF

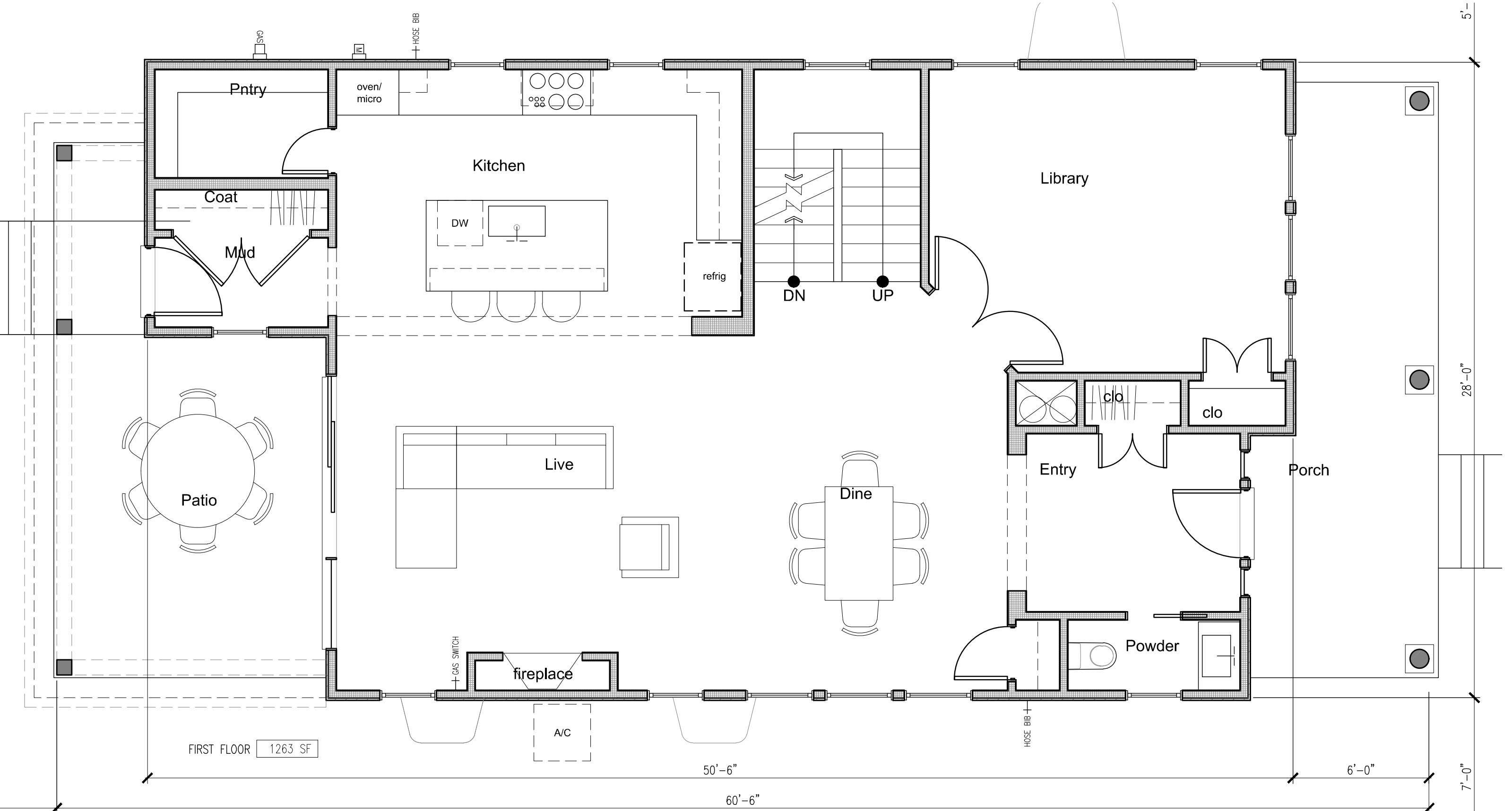


Basement Plan

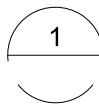
1/4"=1'-0"



118

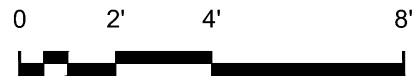


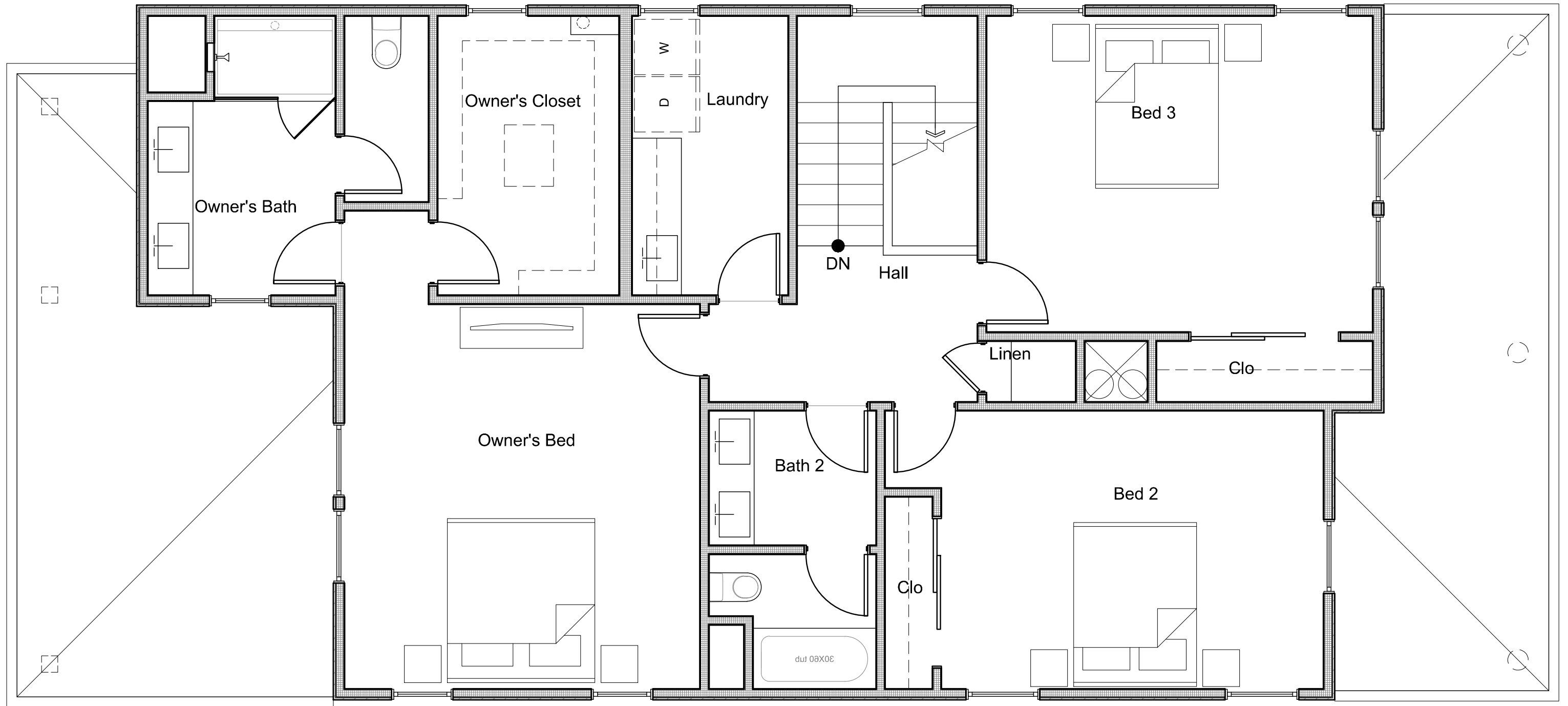
FIRST FLOOR 1263 SF



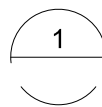
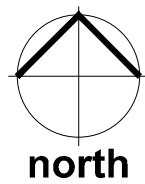
First Floor Plan

1/4"=1'-0"





1263 SF SECOND FLOOR



Second Floor Plan

1/4"=1'-0"

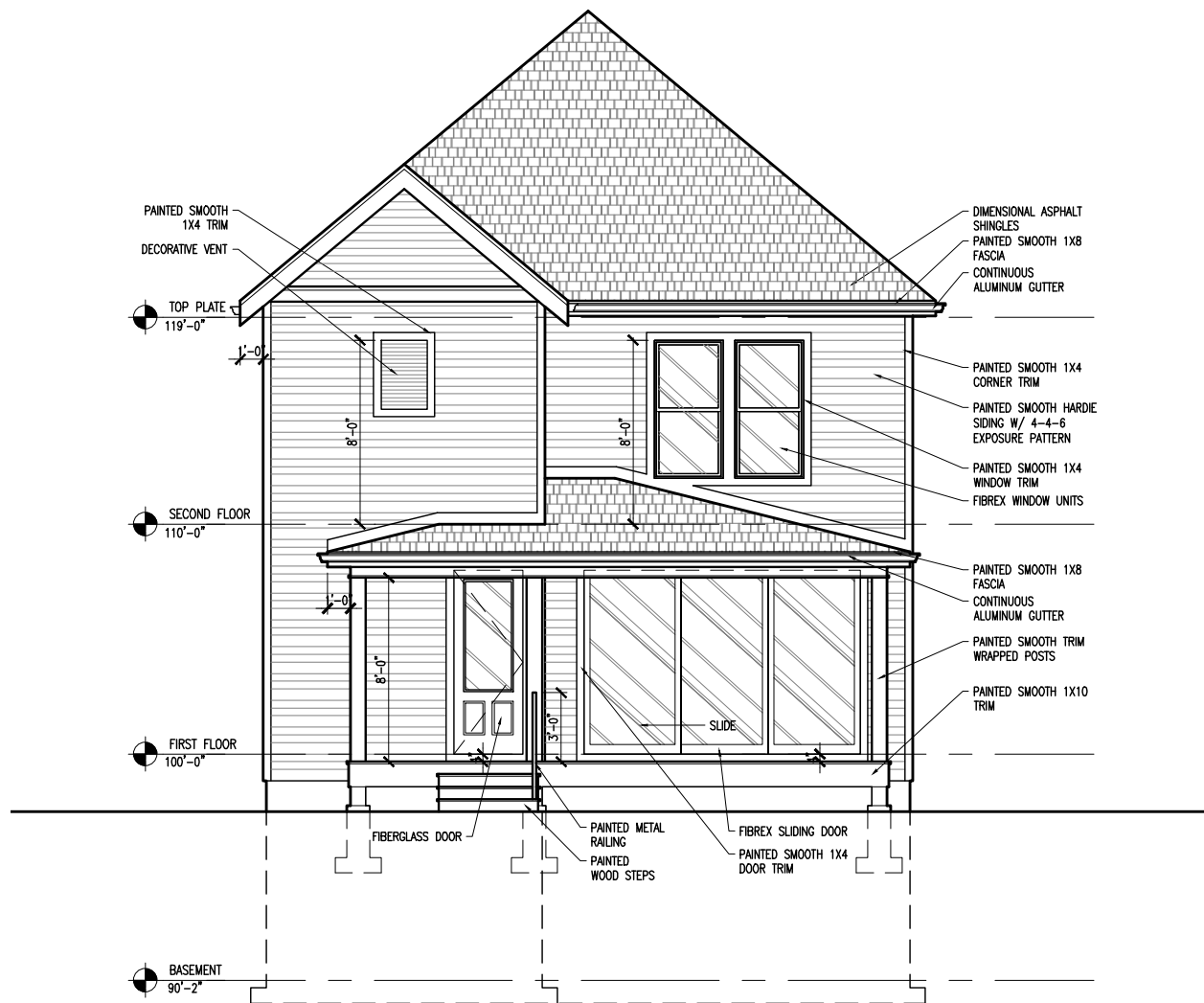


120



- PAINTED SMOOTH 5/4X10 RAKE BOARD
- PAINTED SMOOTH HARDIE SIDING W/ 4" EXPOSURE
- PAINTED SMOOTH 5/4X8 TRIM BAND
- CONTINUOUS ALUMINUM GUTTER
- TOP PLATE 119'-0"
- PAINTED SMOOTH 5/4X4 WINDOW TRIMS
- PAINTED SMOOTH 5/4X4 CORNER TRIMS
- PAINTED SMOOTH HARDIE SIDING W/ 4-4-6 EXPOSURE PATTERN
- SINGLE PLY ROOFING MEMBRANE
- SECOND FLOOR 110'-0"
- CONTINUOUS ALUMINUM GUTTER
- PAINTED SMOOTH AZEK CROWN MOLDING
- PAINTED SMOOTH 1X FASCIA
- PAINTED SMOOTH HB&G 10" ROUND COLUMNS
- WINDOW UNITS
- CONCRETE PORCH WITH BRICK VENEER
- FIRST FLOOR 100'-0"

1
Front
Exterior Elevation
1/4"=1'-0"
0 2' 4' 8'
121



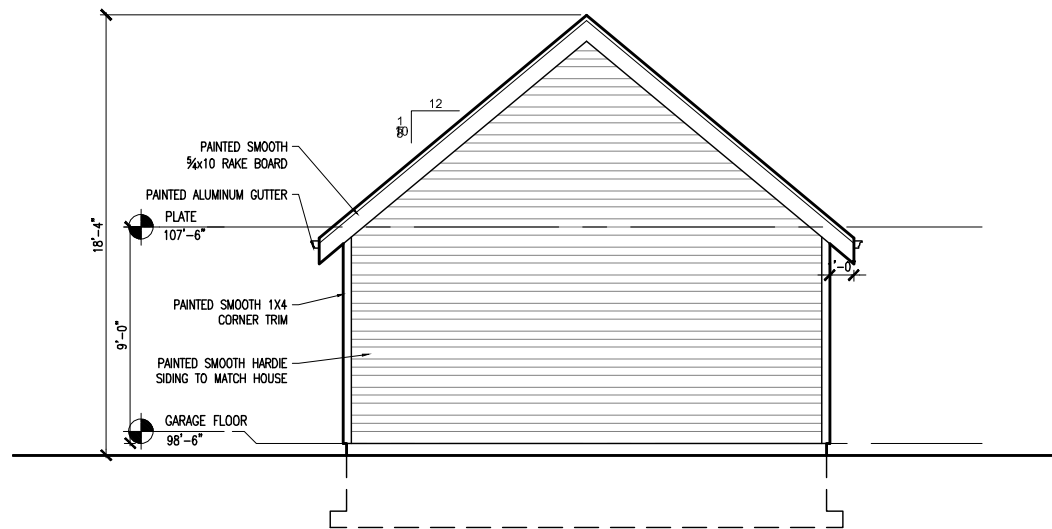
3 **Rear/West Exterior Elevation**
 1/8"=1'-0"
 0 4' 8' 16'



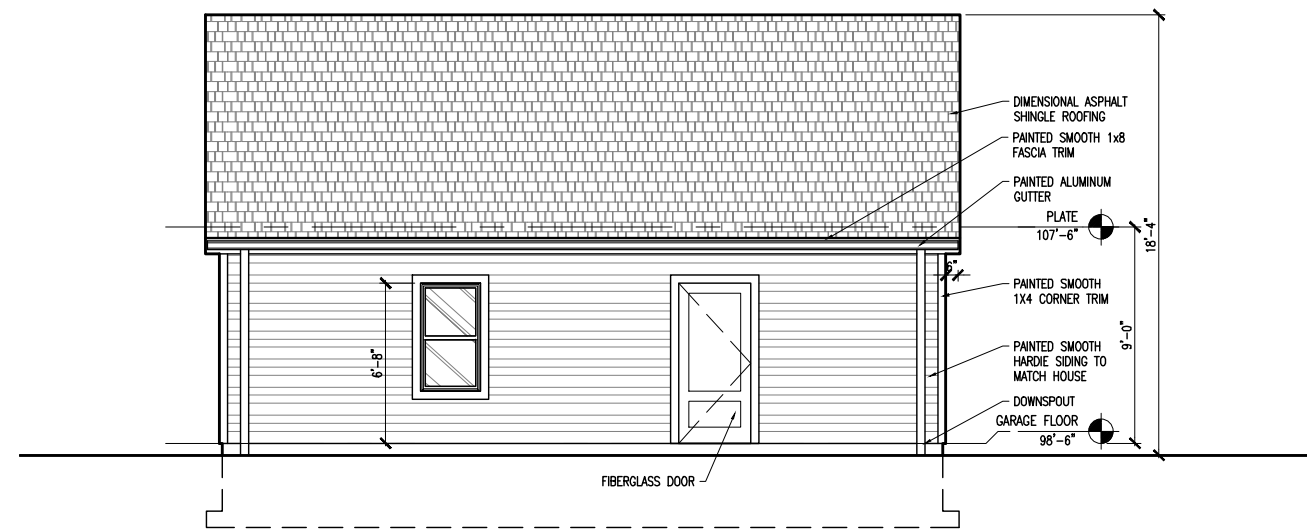
2 **South Exterior Elevation**
 1/8"=1'-0"
 0 4' 8' 16'



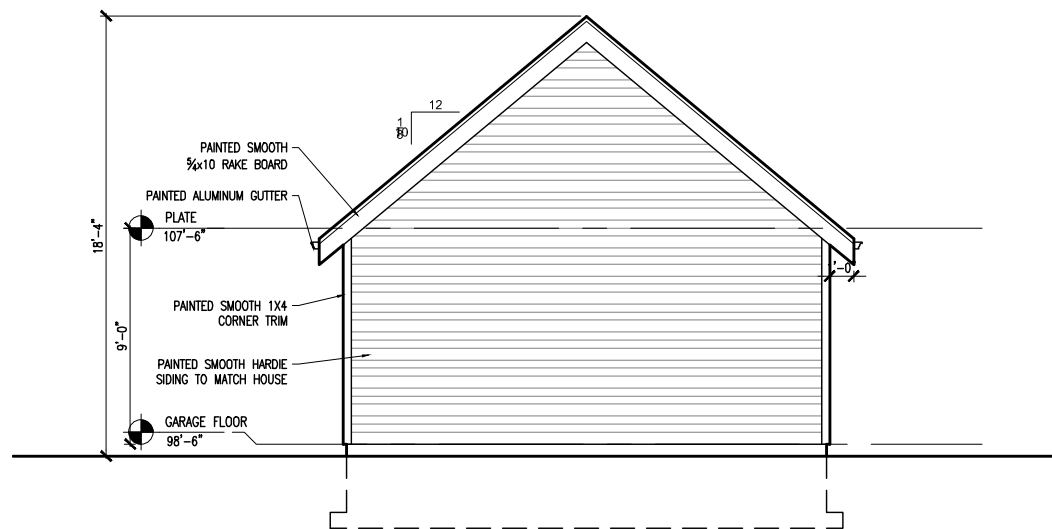
4 **North Exterior Elevation**
 1/8"=1'-0"
 0 4' 8' 16'



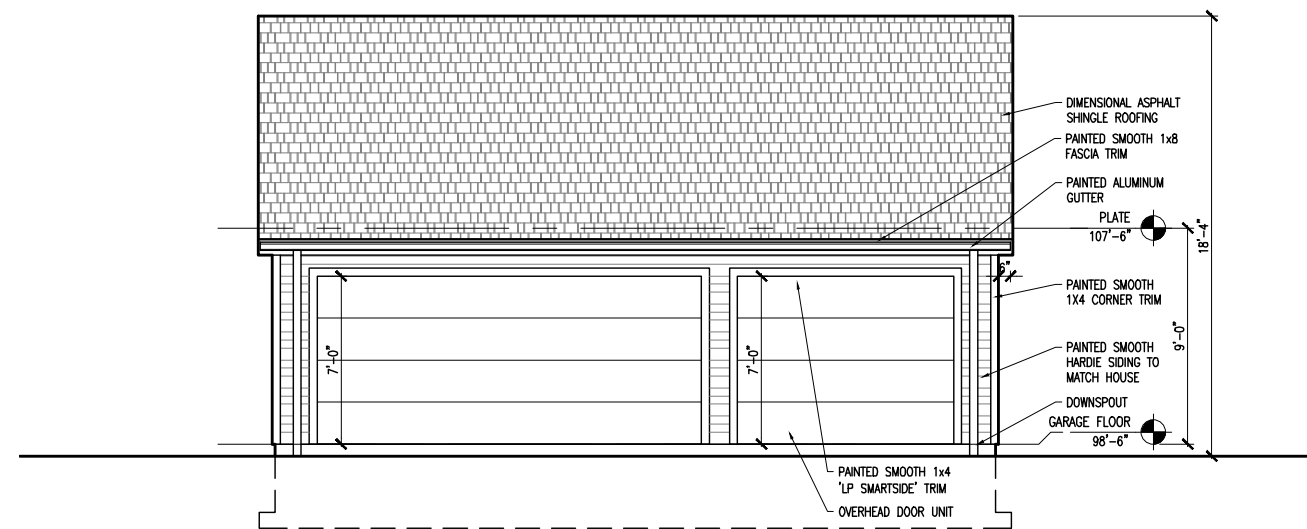
Garage South
Exterior Elevation
 6
 1/8"=1'-0"
 0 4' 8' 16'



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



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



Garage West
Exterior Elevation
 7
 1/8"=1'-0"
 0 4' 8' 16'



Streetscape
 1
Exterior Elevation
 1"=10'-0"
 0 5' 10' 20'



Streetscape
 2
Exterior Elevation
 1"=20'-0"
 124 0 10' 20' 40'

2021-COA-613 (SJ)
244 E. 10TH ST.

ST JOSEPH HISTORIC AREA PLAN - INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

01 NEW CONSTRUCTION GUIDELINES - SJHAP P.139

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 THE ST. JOSEPH HISTORIC AREA NEIGHBORHOOD CAN BE INTERPRETED PROPERLY.

02 NEW CONSTRUCTION GUIDELINES: CONTEXT - SJHAP P.140

EVERY SITE WILL POSSESS A UNIQUE CONTEXT. THIS WILL BE COMPRISED OF THE BUILDINGS IMMEDIATELY ADJACENT, THE NEARBY AREA (OFTEN THE SURROUNDING BLOCK), A UNIQUE SUBAREA WITHIN THE DISTRICT, AND THE DISTRICT AS A WHOLE.

ISOLATED LOT. CONTEXT: THE EXISTING BUILDINGS IMMEDIATELY ADJACENT AND IN THE SAME BLOCK, AND THE FACING BLOCK PROVIDE A VERY STRONG CONTEXT TO WHICH ANY NEW CONSTRUCTION MUST PRIMARILY RELATE.

03 MATERIALS - SJHAP P.142

- RECOMMENDED:
1. TEXTURES, PATTERNS AND DIMENSIONS OF BUILDING MATERIALS SHOULD BE COMPATIBLE WITH THOSE FOUND ON HISTORIC BUILDINGS IN THE AREA
 2. NATURAL MATERIALS, ALTHOUGH MODERN MATERIALS MAY BE CONSIDERED PROVIDED THEY APPEAR AND PERFORM LIKE NATURAL MATERIALS.

04 SETBACK - SJHAP P.143

- RECOMMENDED:
1. A NEW BUILDING'S SETBACK SHOULD RELATE TO THE SETBACK PATTERN ESTABLISHED BY THE EXISTING BLOCK CONTEXT RATHER THAN THE SETBACKS OF BUILDING FOOTPRINTS WHICH NO LONGER EXIST. IF THE DEVELOPMENT STANDARDS FOR THE PARTICULAR ZONING DISTRICT DO NOT ALLOW APPROPRIATE SETBACKS, A VARIANCE MAY BE NEEDED.
 2. IF SETBACKS ARE VARIED, NEW CONSTRUCTION CAN BE LOCATED WITHIN A SETBACK WHICH FALLS WITHIN AN "ENVELOPE" FORMED BY THE GREATEST AND LEAST SETBACK DISTANCES.
 4. ON CORNER SITES, THE SETBACKS FROM BOTH STREETS MUST REFLECT THE CONTEXT.

05 ORIENTATION - SJHAP P.144

- RECOMMENDED:
1. NEW BUILDINGS ORIENTED TOWARD THE STREET.

06 SPACING - SJHAP P.145

- RECOMMENDED:
1. NEW CONSTRUCTION THAT REFLECTS AND REINFORCES THE SPACING FOUND IN ITS BLOCK. NEW CONSTRUCTION SHOULD MAINTAIN THE PERCEIVED REGULARITY OR LACK OF REGULARITY OF SPACING ON THE BLOCK

07 BUILDING HEIGHTS - SJHAP P.146

- RECOMMENDED:
1. GENERALLY, THE HEIGHT OF A NEW BUILDING SHOULD FALL WITHIN A RANGE SET BY THE HIGHEST AND LOWEST CONTIGUOUS BUILDINGS, IF THE BLOCK HAS UNIFORM HEIGHTS. UNCHARACTERISTICALLY HIGH OR LOW BUILDINGS SHOULD NOT BE CONSIDERED WHEN DETERMINING THE APPROPRIATE RANGE. IF THE PATTERN OF THE BLOCK IS CHARACTERIZED BY A VARIETY OF HEIGHTS, THEN THE HEIGHT OF NEW CONSTRUCTION CAN VARY FROM THE LOWEST TO HIGHEST ON THE BLOCK.
 3. NEW CONSTRUCTION AT THE END OF A BLOCK SHOULD TAKE INTO ACCOUNT BUILDING HEIGHTS ON ADJACENT BLOCKS
 5. PORCH HEIGHT CAN HAVE AN IMPACT ON THE HEIGHT RELATIONSHIPS BETWEEN BUILDINGS AND SHOULD ALIGN WITH CONTIGUOUS PORCH FOUNDATION AND ROOF HEIGHTS IN A SIMILAR MANNER TO BUILDING HEIGHTS.
 6. FOUNDATION AND FLOOR LINE HEIGHTS SHOULD BE CONSISTENT WITH CONTIGUOUS PROPERTIES

08 OUTLINE - SJHAP P.147

- RECOMMENDED:
1. THE BASIC OUTLINE OF A NEW BUILDING SHOULD REFLECT BUILDING OUTLINES TYPICAL OF THE AREA.
 2. THE OUTLINE OF NEW CONSTRUCTION SHOULD REFLECT THE DIRECTIONAL ORIENTATIONS CHARACTERISTIC OF THE EXISTING BUILDINGS IN THE CONTEXT.

09 MASS - SJHAP P.148

- RECOMMENDED:
1. THE TOTAL MASS OF A NEW BUILDING SHOULD BE COMPATIBLE WITH SURROUNDING BUILDINGS.
 2. THE MASSING OF THE VARIOUS PARTS OF A NEW BUILDING SHOULD BE CHARACTERISTIC OF SURROUNDING BUILDINGS.
 4. A LARGER THAN TYPICAL MASS MIGHT BE APPROPRIATE IF IT IS BROKEN INTO ELEMENTS WHICH ARE VISUALLY COMPATIBLE WITH THE MASS OF THE SURROUNDING BUILDINGS.

10 STYLE AND DESIGN - SJHAP P.149

- RECOMMENDED:
1. NO SPECIFIC STYLES ARE RECOMMENDED. CREATIVITY AND ORIGINAL DESIGN ARE ENCOURAGED. A WIDE RANGE OF STYLES IS THEORETICALLY POSSIBLE AND MAY INCLUDE DESIGNS WHICH VARY IN COMPLEXITY FROM SIMPLE TO DECORATED.
- NOT RECOMMENDED:
1. THE IMITATION OF HISTORIC STYLES. A DISTRICT IS HISTORIC BECAUSE OF ACTUAL HISTORIC BUILDINGS, NOT BECAUSE IT HAS BEEN MADE TO "LOOK" HISTORIC. NEW CONSTRUCTION WILL EVENTUALLY BE SEEN AS PART OF THE DISTRICT'S HISTORY AND WILL NEED TO BE READ AS A PRODUCT OF ITS OWN TIME.
 2. 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.

RECEIVED

March 24, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

ST JOSEPH HISTORIC AREA PLAN - INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

11 FENESTRATION - SJHAP P.150

- RECOMMENDED:
- 1. CREATIVE EXPRESION WITH FENESTRATION IS NOT PRECLUDED PROVIDED THE RESULT DOES NOT CONFLICT WITH OR DRAW ATTENTION FROM SURROUNDING HISTORIC BUILDINGS.
 - 2. WINDOWS AND DOORS SHOULD BE ARRANGED ON THE BUILDING SO AS NOT TO CONFLICT WITH THE BASIC FENESTRATION PATTERN IN THE AREA.
 - 3. THE BASIC PROPORTIONS OF GLASS TO SOLID WHICH IS FOUND ON SURROUNDING BUILDINGS SHOULD BE REFLECTED IN NEW CONSTRUCTION.

12 FOUNDATION - SJHAP P.151

- RECOMMENDED:
- 1. NEW CONSTRUCTION SHOULD REFLECT THE PREVAILING SENSE OF FOUNDATION HEIGHT ON CONTIGUOUS BUILDINGS.

13 ENTRY - SJHAP P.152

- RECOMMENDED:
- 1. ENTRANCES MAY CHARACTERISTICALLY BE FORMAL OR FRIENDLY, RECESSED OR FLUSH, GRAND OR COMMONPLACE, NARROW OR WIDE. NEW BUILDINGS SHOULD REFLECT A SIMILAR SENSE OF ENTRY TO THAT WHICH IS EXPRESSED BY SURROUNDING HISTORIC BUILDINGS.

14 SITE DEVELOPMENT AND LANDSCAPE GUIDELINES - SJHAP P.155

- RECOMMENDED:
- 4. PRIVACY FENCES, IF DESIRED, THAT ENCLOSE ONLY THE REAR YARD.
 - 5. FRONT YARD FENCES, IF DESIRED, THAT ARE OPEN IN STYLE AND RELATIVELY LOW (USUALLY NOT IN EXCESS OF 42"). PICKET, WROUGHT-IRON, OR OTHER ORNAMENTAL FENCE MAY BE APPROPRIATE, DEPENDING ON THE USE OF THE PROPERTY.
 - 6. TREES THAT FRAME AND ACCENT THE BUILDINGS.
- NOT RECOMMENDED:
- 2. REAR PRIVACY FENCES WHICH BEGIN ANY CLOSER TO THE STREET THAN A POINT MIDWAY BETWEEN THE FRONT AND REAR FACADES OF THE PRIMARY STRUCTURE.
 - 3. PRIVACY FENCES WHICH ARE OVER SIX (6) FEET HIGH.

RECEIVED

March 24, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

Gregor Residence - Design Review

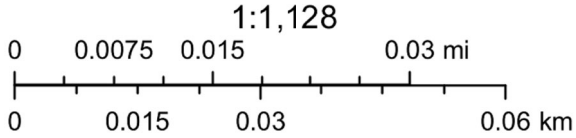
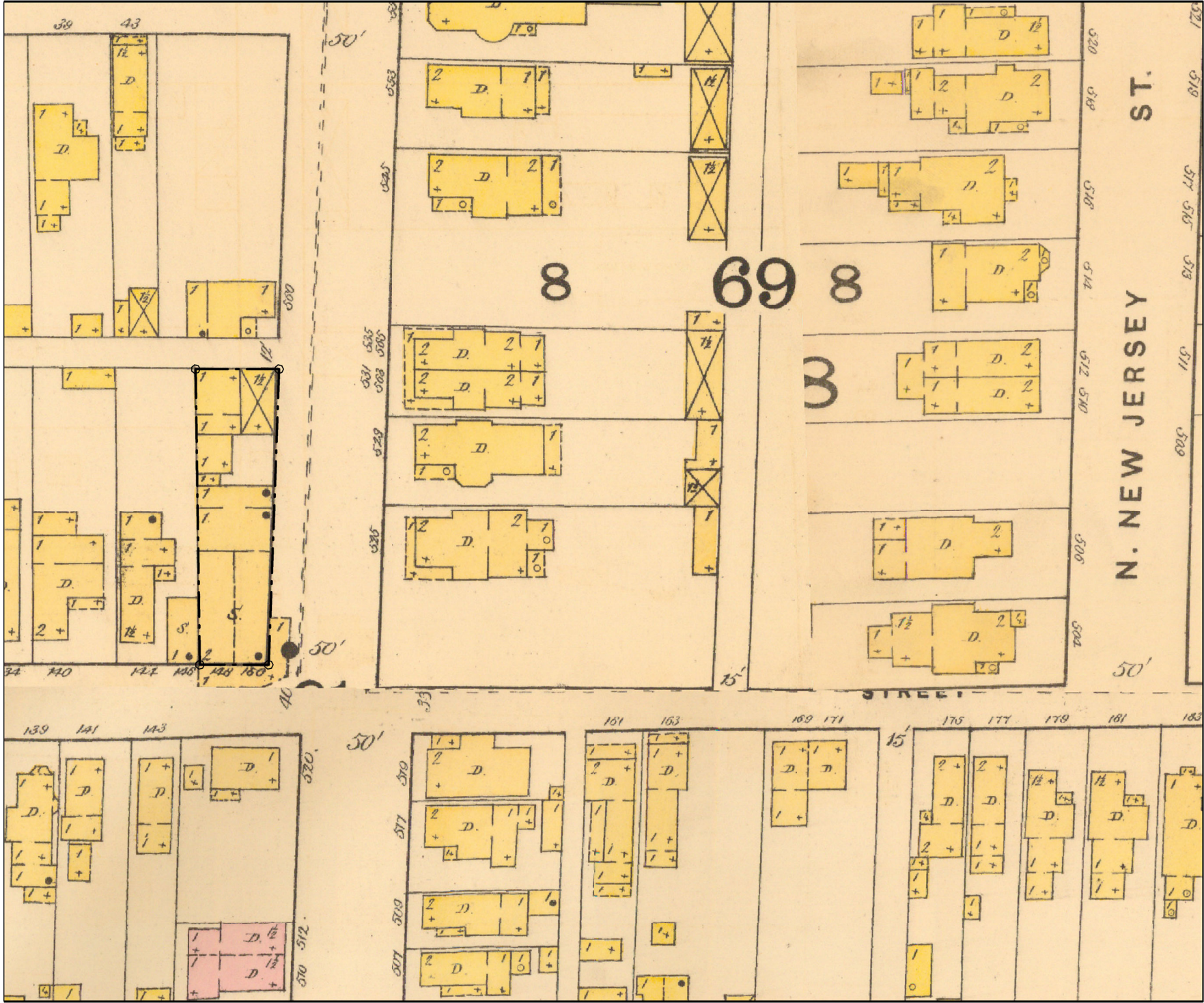
244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC01

SHEET NUMBER

Sanborn 1887

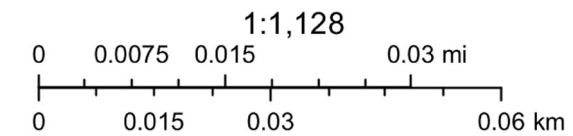
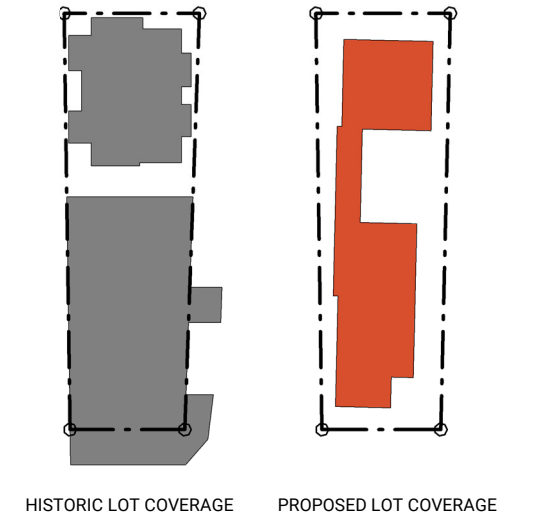


HISTORIC LOT COVERAGE PROPOSED LOT COVERAGE



Schulmeyer Bros Staple & Fancy Groceries, Date Unknown

Sanborn 1898



RECEIVED

March 24, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

129

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

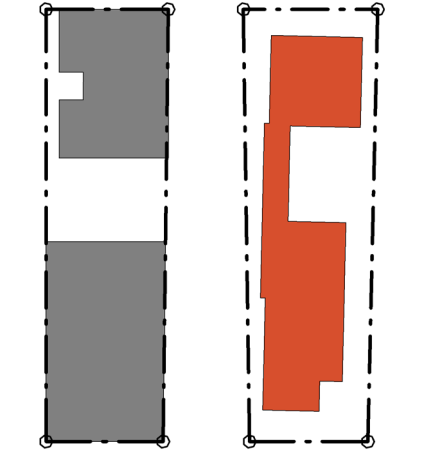
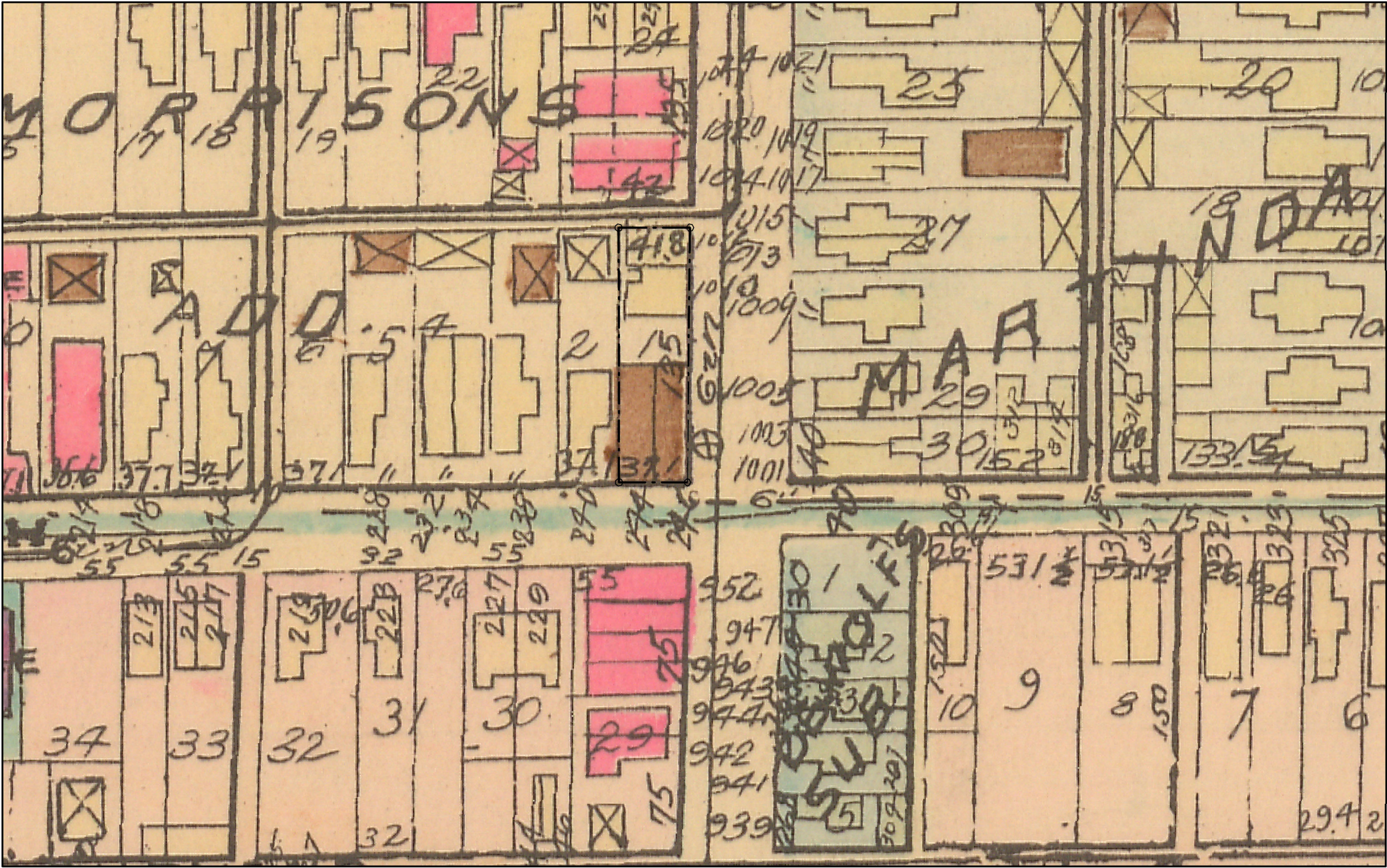
Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

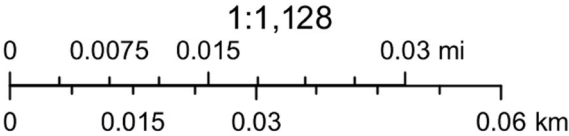
04.06.2022

IHPC03

SHEET NUMBER



HISTORIC LOT COVERAGE PROPOSED LOT COVERAGE



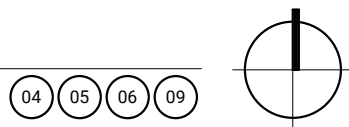
RECEIVED

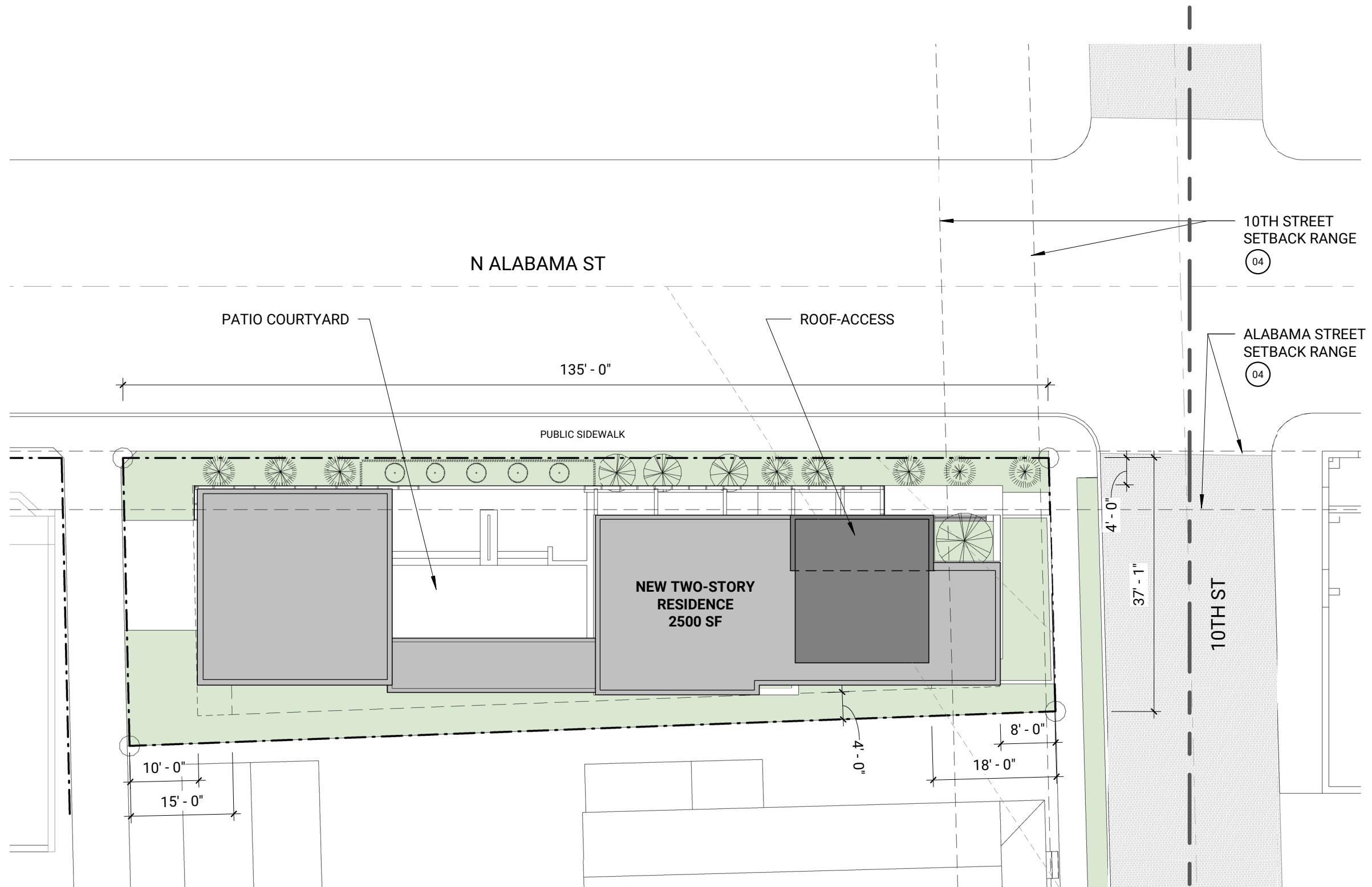
March 24, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



1 Architectural Area Plan
1" = 40'-0"





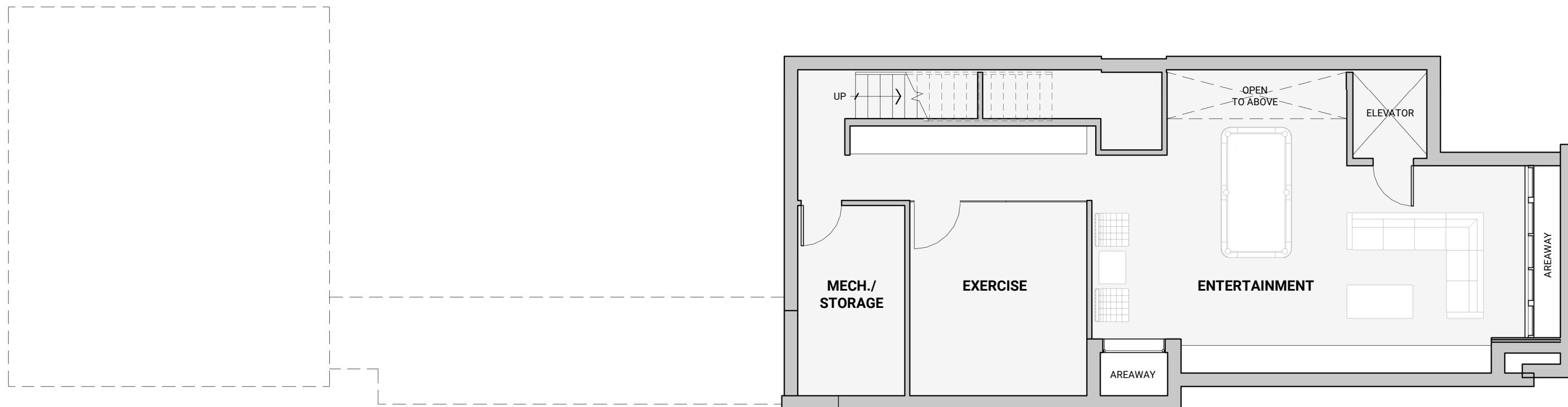
1 Architectural Site Plan

1/16" = 1'-0"

NOTES:

PROJECT SITE AREA: 5349 SF
 BUILDING AREA: 2491 SF
 OPEN AREA: 2858 SF (54%)

04 05 09 14

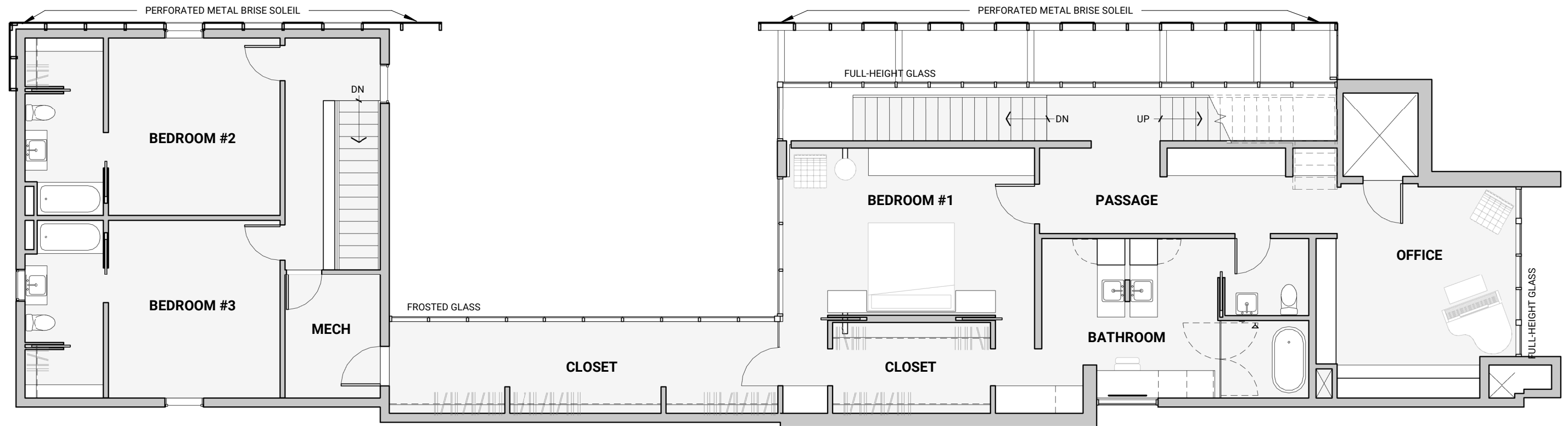


1

Lower Level IHPC Floor Plan

(FLOOR AREA: 1358 SF)

1/8" = 1'-0"

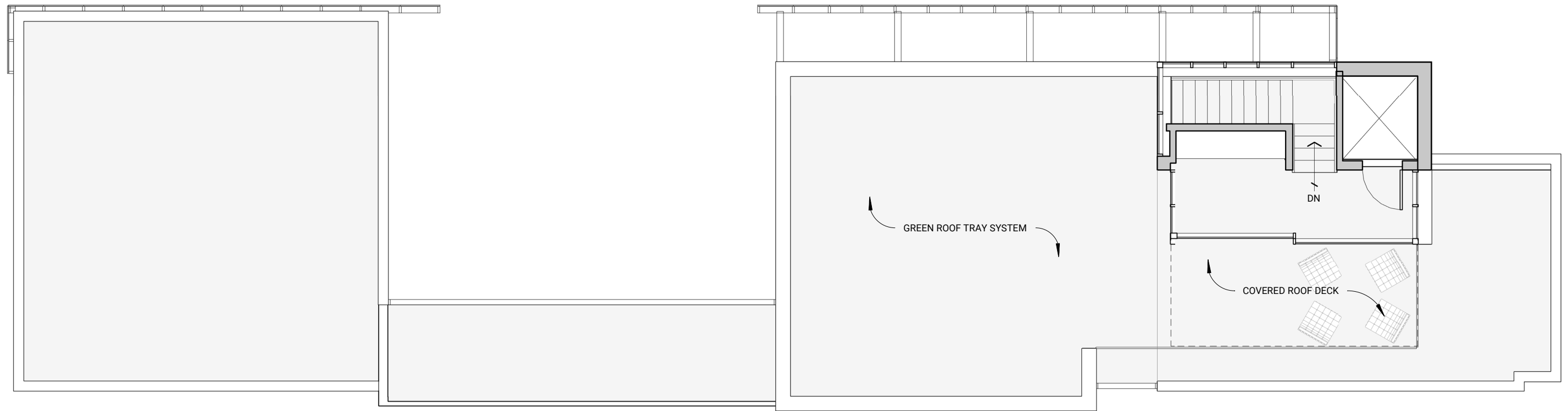


1

Second Level IHPC Floor Plan

(FLOOR AREA: 2450 SF)

1/8" = 1'-0"

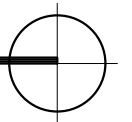


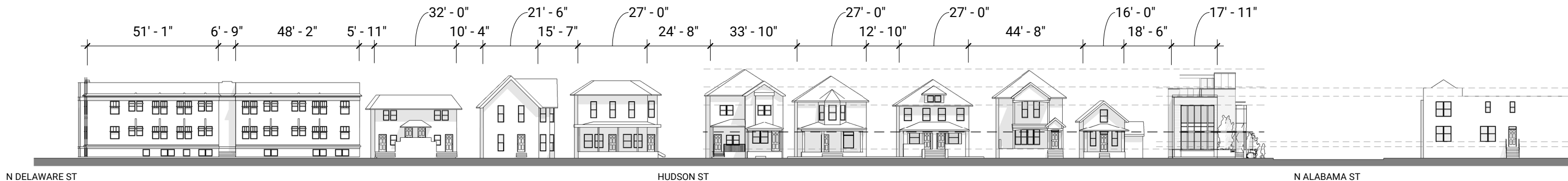
1

Accessible Roof IHPC Floor Plan

(FLOOR AREA: 436 SF)

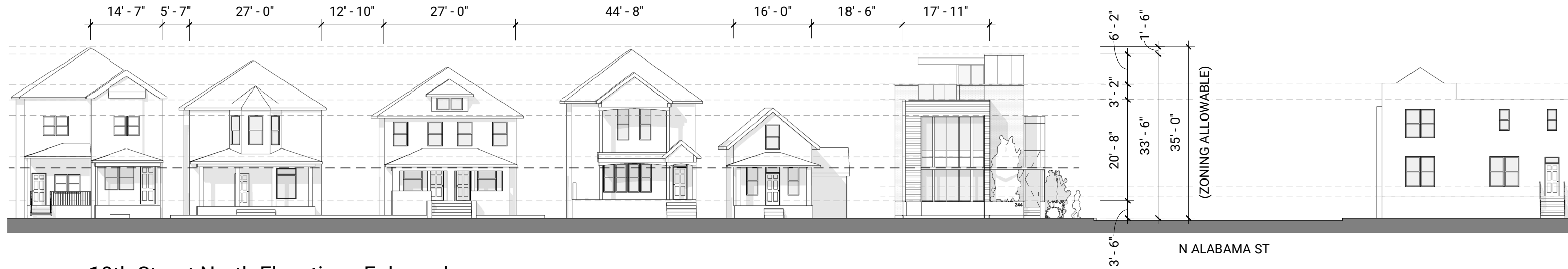
1/8" = 1'-0"





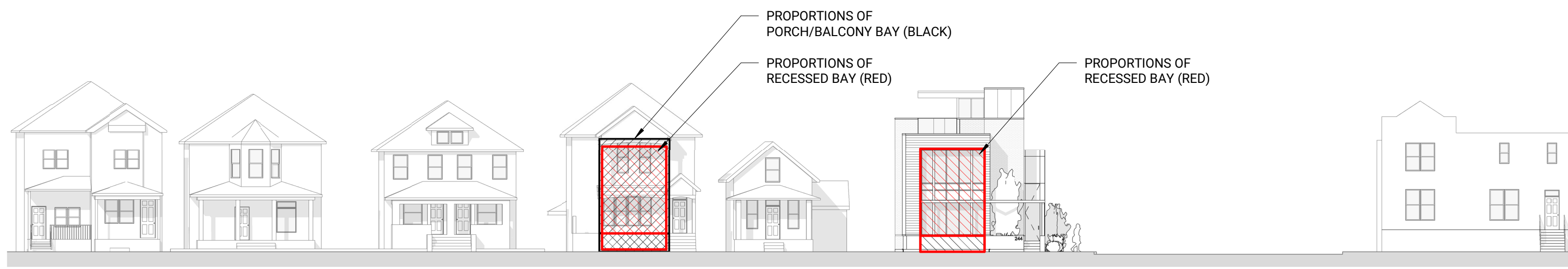
1 10th Street North Elevation - Overall
1" = 40'-0"

01 02 05 06 07 08 09

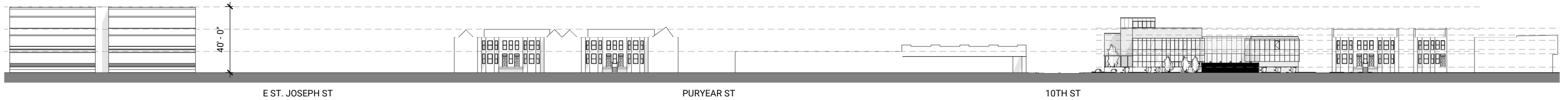


2 10th Street North Elevation - Enlarged
1" = 20'-0"

01 02 03 05 06 07 08 09 11 12 13

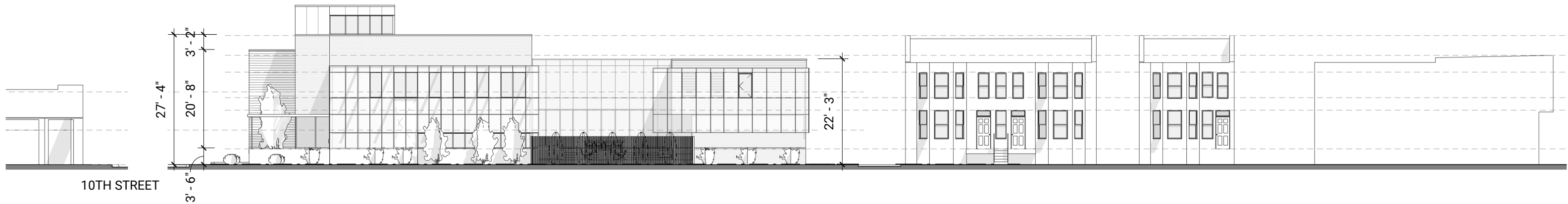


3 10th Street North Elevation - Massing Proportions
1" = 20'-0"



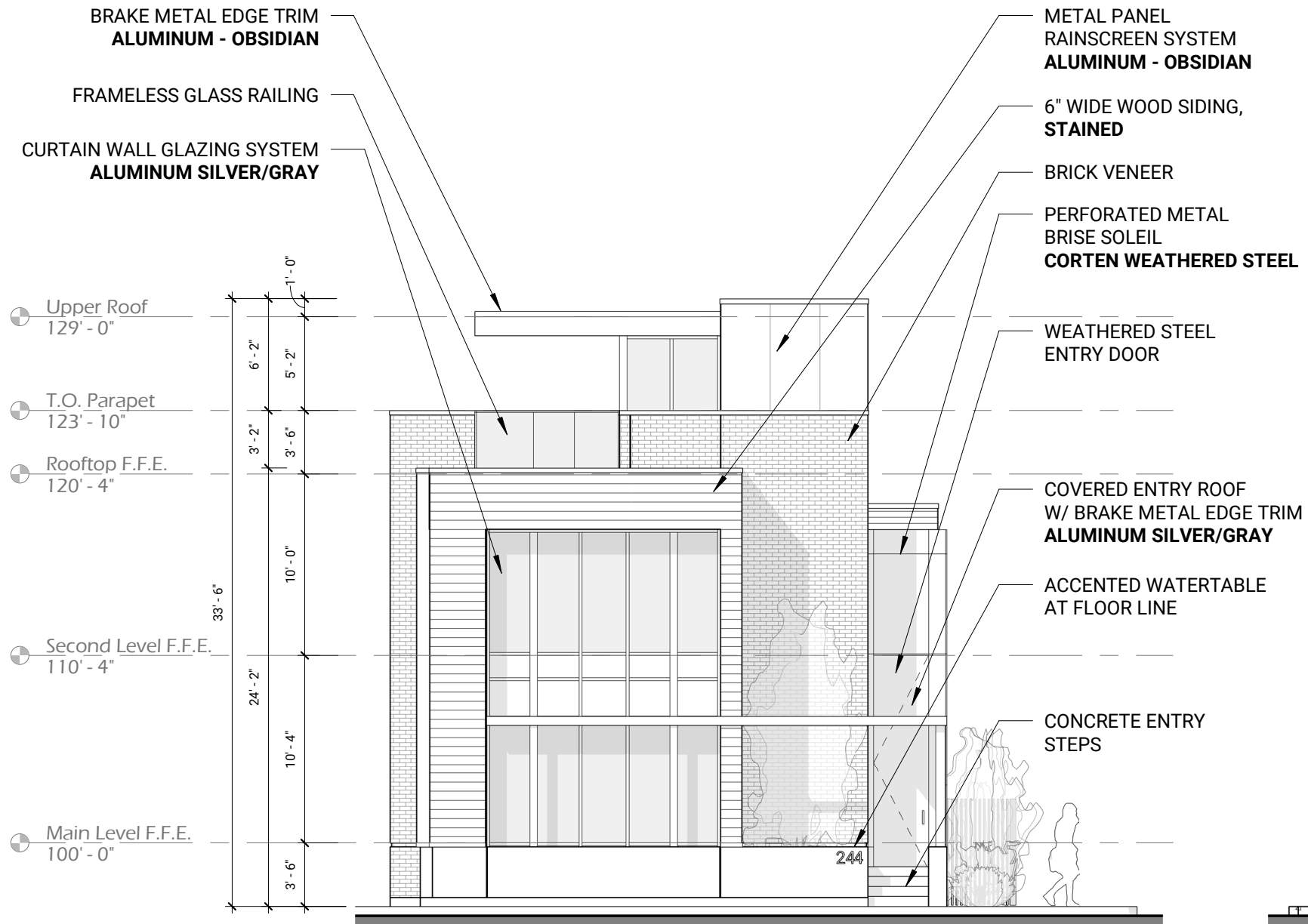
1 N Alabama Street Streetscape Elevation - Overall (Sahm St to 11th St)
1" = 60'-0"

01 02 05 06 07 08 09

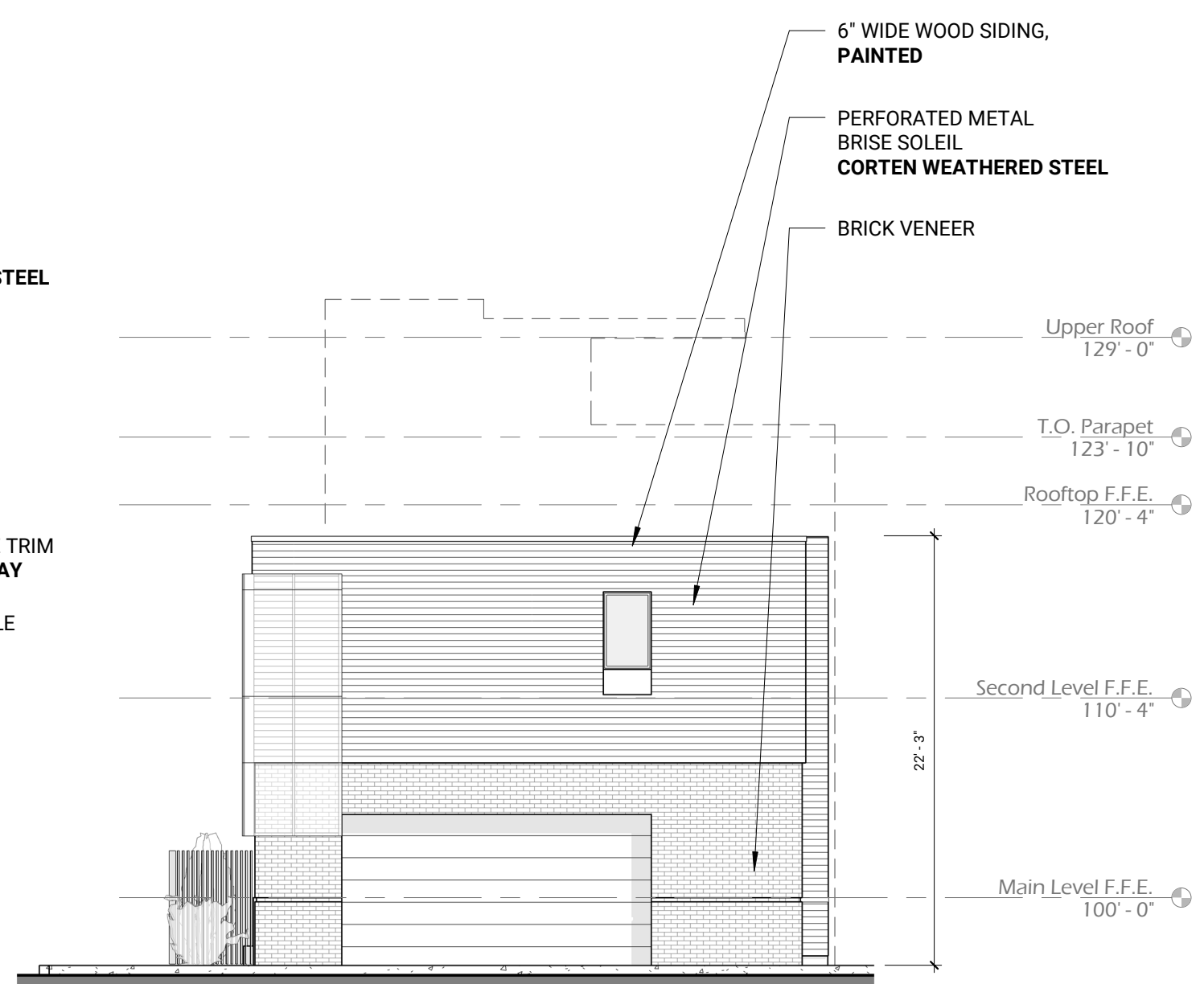


2 N Alabama Street Streetscape Elevation - Enlarged
1" = 20'-0"

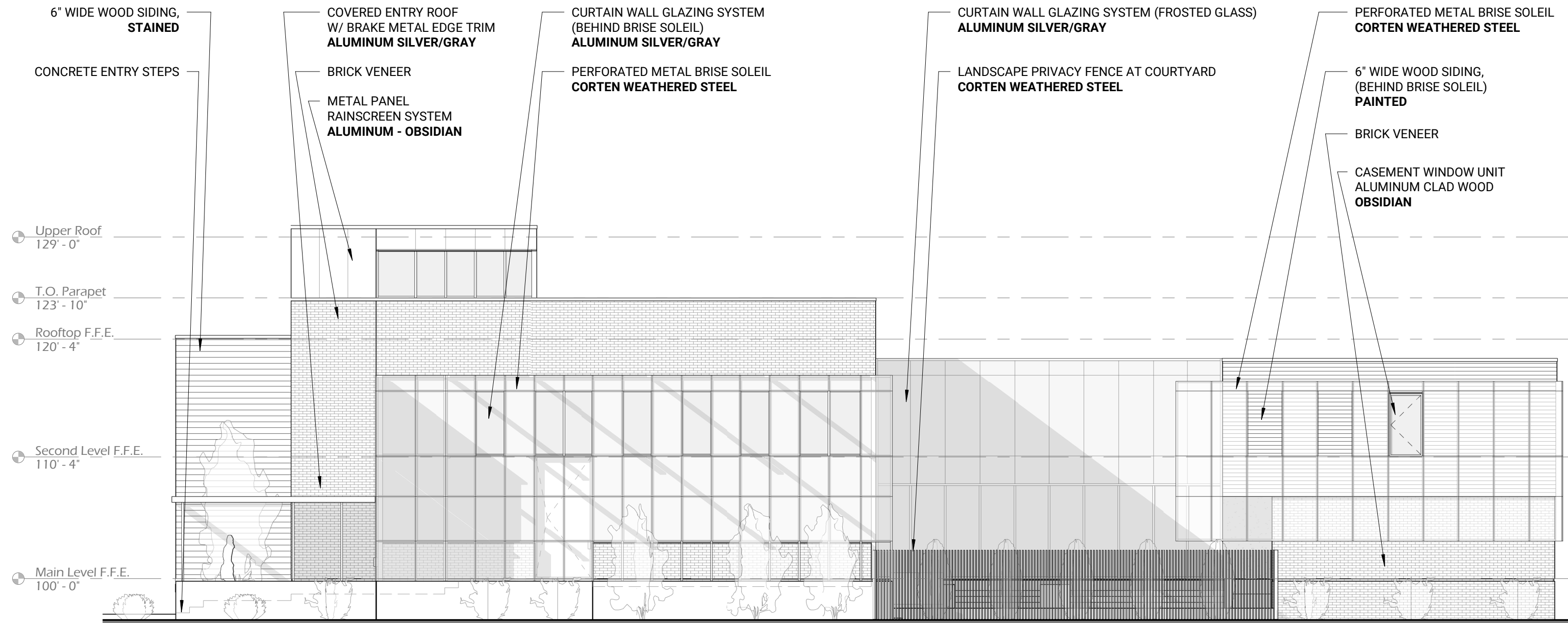
01 02 03 05 06 07 08 09 11 12 13



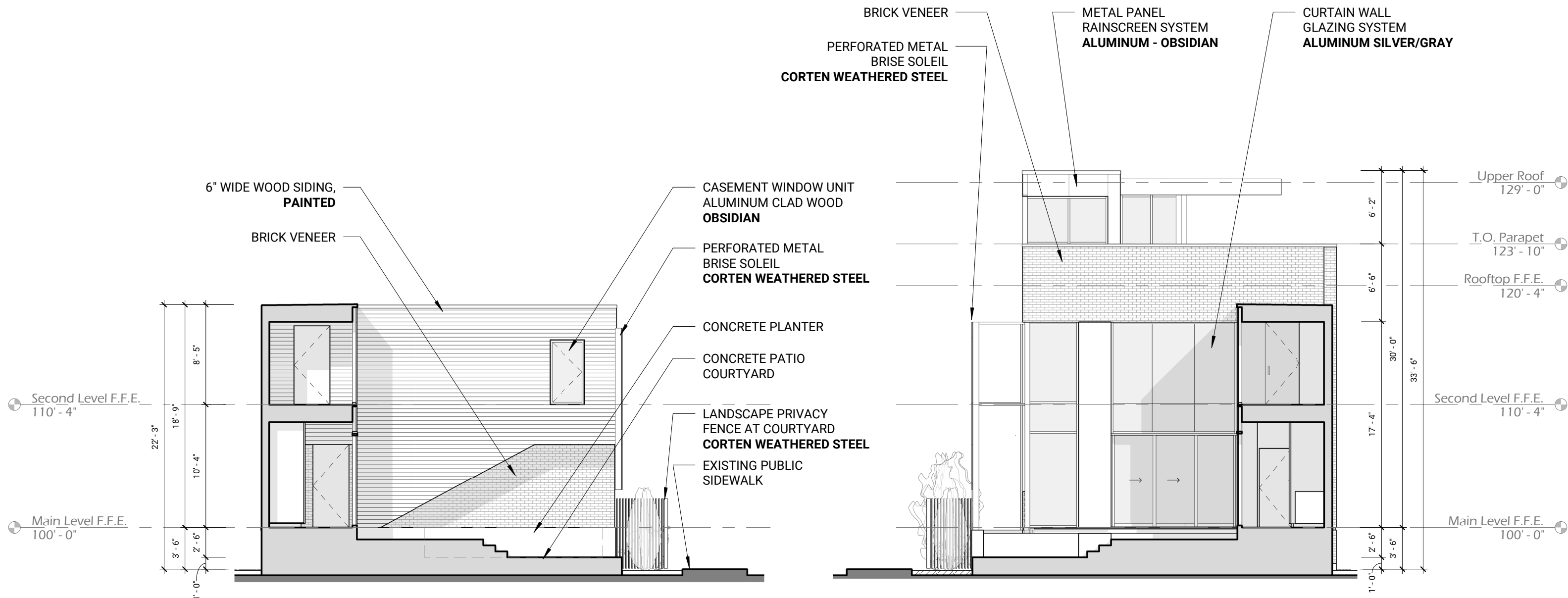
1 Building Elevation - South
1/8" = 1'-0"



2 Building Elevation - North
1/8" = 1'-0"



1 Building Elevation - East
1/8" = 1'-0"



1

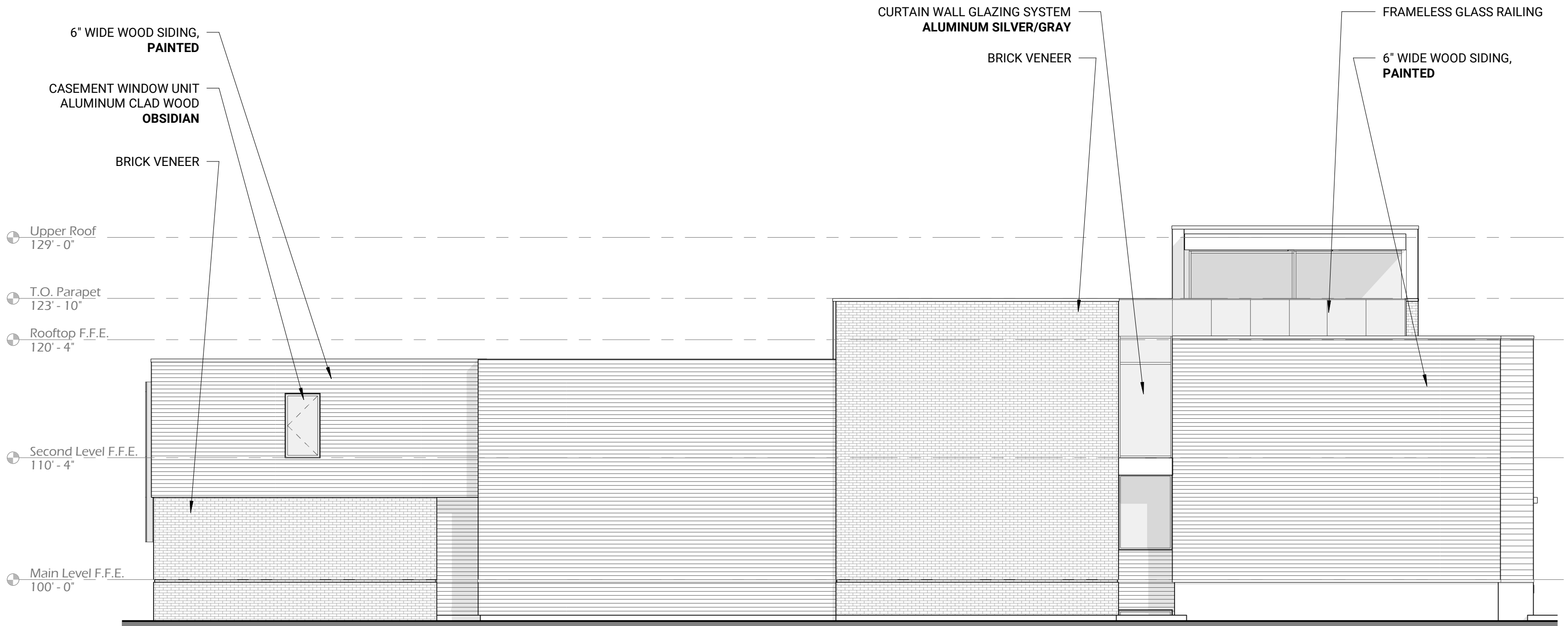
Building Elevation - Courtyard North

1/8" = 1'-0"

2

Building Elevation - Courtyard South

1/8" = 1'-0"



1

Building Elevation - West

1/8" = 1'-0"

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

142

Gregor Residence - Design Review

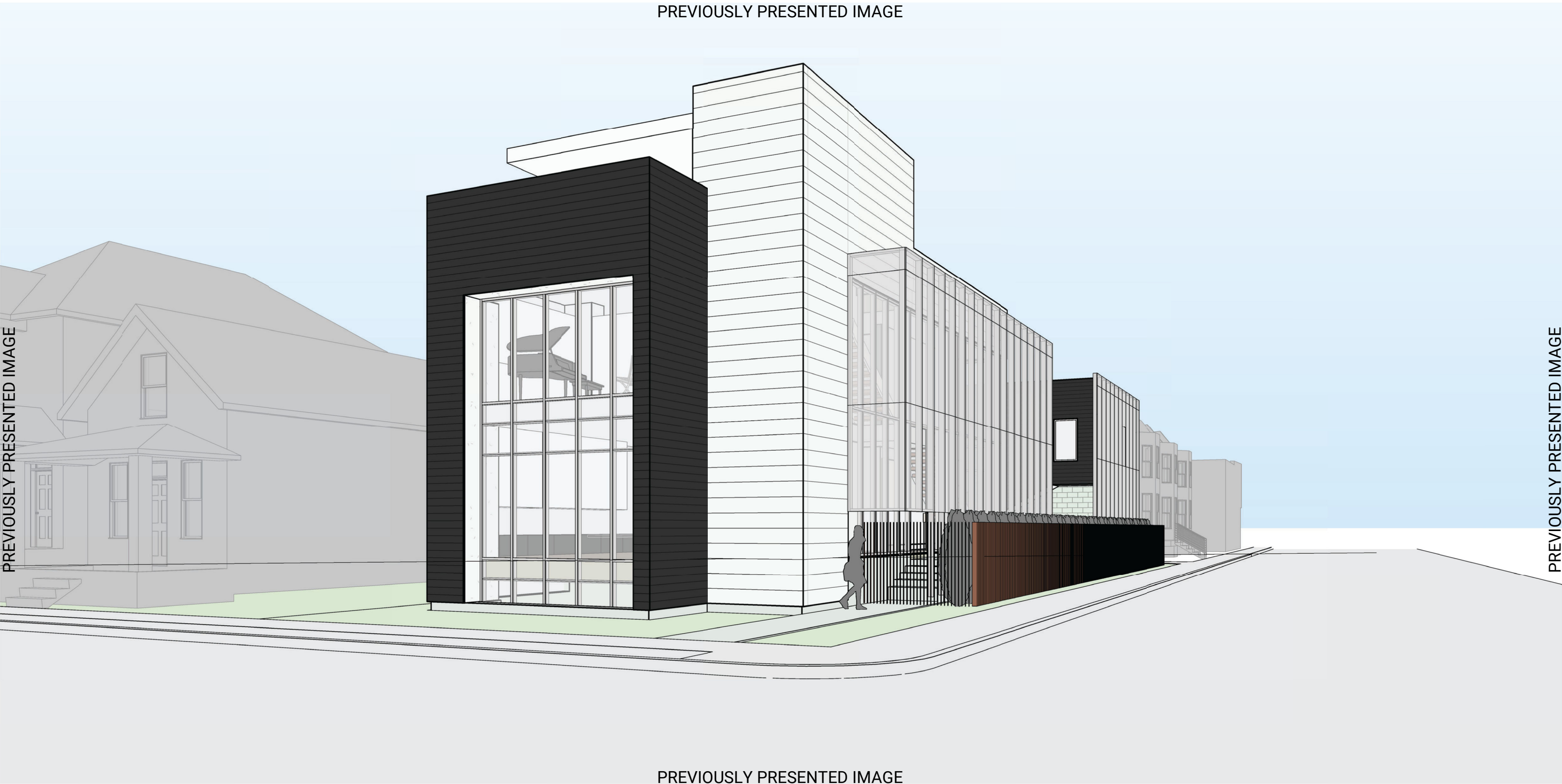
244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC16

SHEET NUMBER

PREVIOUSLY PRESENTED IMAGE



PREVIOUSLY PRESENTED IMAGE

ORIGINAL CONCEPT IMAGE (PRESENTED TO SJHN MEETING ON 09.07.2021 & IHPC STAFF MEETING ON 09.10.2021)

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

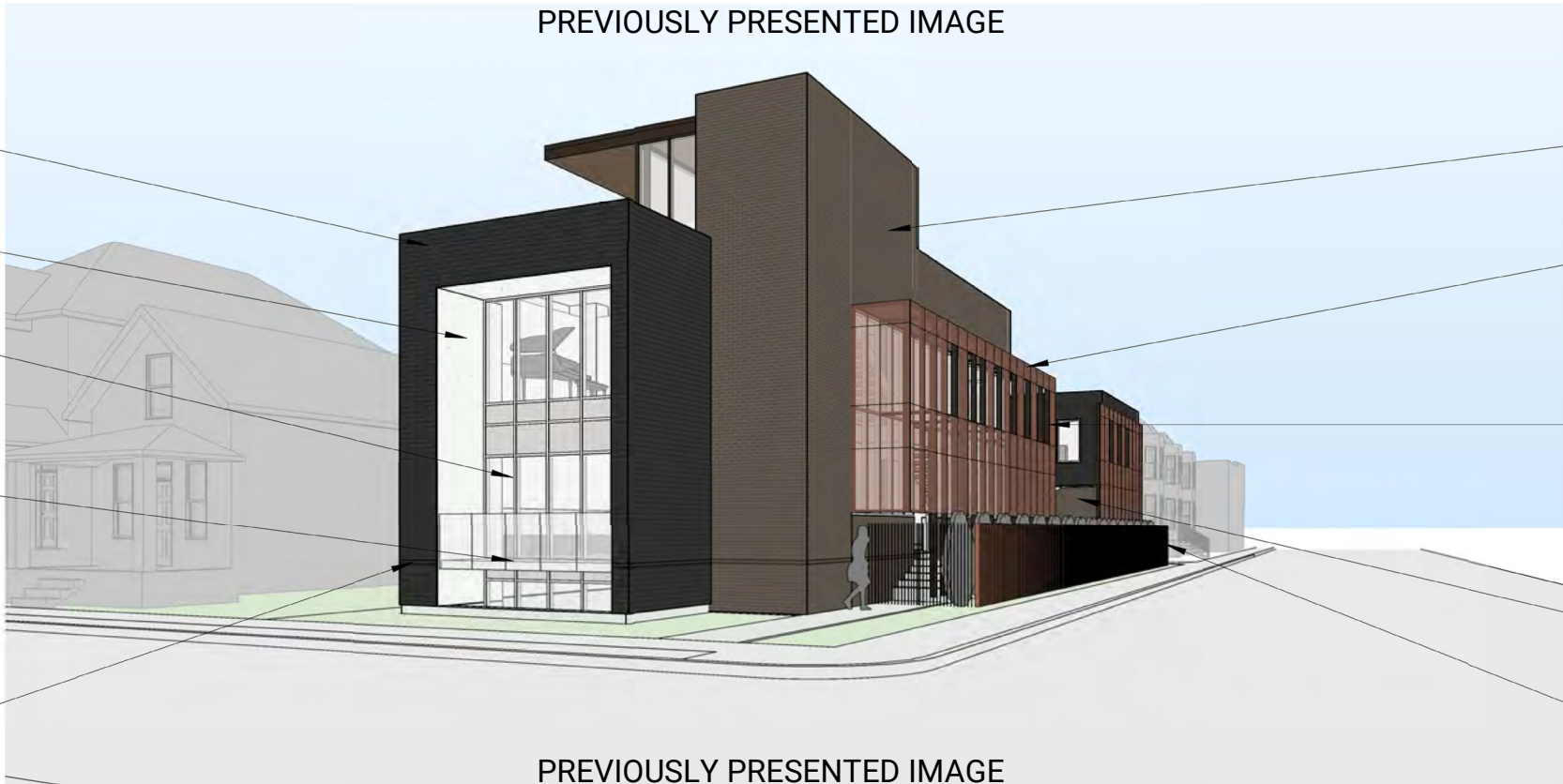
04.06.2022

IHPC17

SHEET NUMBER

PREVIOUSLY PRESENTED IMAGE

- 6" WIDE WOOD SIDING, **CHARRED BLACK** (03)
- STUCCO LIMESTONE FINISH, **WHITE** (03)
- CURTAIN WALL GLAZING SYSTEM, **ALUMINUM SILVER/GRAY** (11)
- ELEVATED PORCH (07)
- WATERTABLE (12)



- BRICK VENEER (03)
- PERFORATED METAL PRIVACY SCREEN, **CORTEN WEATHERED STEEL** (03)
- OPENINGS IN PRIVACY SCREEN, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION (11)
- BRICK VENEER (03)
- LANDSCAPE PRIVACY FENCE **CORTEN WEATHERED STEEL** (14)

PREVIOUSLY PRESENTED IMAGE

2nd ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (PRESENTED TO SJHN MEETING #2 ON 11.02.2021 & IHPC STAFF MEETING #2 ON 10.21.2021)

IHPC STAFF COMMENTS/CONCERNS FROM PREVIOUS ITERATION (09.10.2021)

- VERY CONTEMPORARY DESIGN WOULD BE BETTER SUITED FOR A DIFFERENT LOCATION
- PROPOSED MATERIALS ARE TOO CONTEMPORARY
- SETBACK - STRUCTURE SHOULD BE MORE IN LINE WITH HOUSES TO THE WEST
- BUILDING HEIGHT - PROPOSED HOUSE IS TOO TALL. BROUGHT DOWN SOMEWHERE BETWEEN HISTORIC COTTAGE AND 2-STORY HOUSE
- COMMISSION WILL NOT APPROVE 2 STORY CONNECTOR
- BUILDING OUTLINE - OUTLINE OF PROPOSED HOUSE DOES NOT REFLECT THE SHAPE OF NEIGHBORHOOD CONTEXT. ADD HIPPED AND/OR GABLE ROOFS
- FENESTRATION - CURTAIN WALLS DO NOT REFLECT OR COMPLEMENT HISTORIC/TRADITIONAL FENESTRATION PATTERNS
- ENTRY - THE FRONT DOOR IS HIDDEN
- FENCING - 6 FOOT FENCE IS NOT PERMITTED FOR CORNER LOT. FENCE DESIGN ALSO NOT CONSIDERED APPROPRIATE BY ST. JOSEPH HISTORIC AREA PLAN
- CLEAR-SIGHT-TRIANGLE - PRIMARY ARTERIALS REQUIRE 120' LINE OF SIGHT, LOCAL STREETS REQUIRE 75' LINE OF SIGHT.
 - WALL OF 7' TREES
 - TYPE OF PLANTING NOT CONSISTENT WITH LANDSCAPING ALONG STREETS IN DISTRICT
 - FURTHER IMPEDE PEDESTRIAN AND VEHICULAR TRAFFIC VISIBILITY AT INTERSECTION

NEIGHBORHOOD COMMENTS/CONCERNS FROM PREVIOUS ITERATION (09.07.2021)

- PRIVACY FENCE MATERIAL/HEIGHT
- OVERALL MASS
- INCONSISTENT BUILDING MATERIALS
- SENSE OF ENTRY TO THE HOUSE

DESIGN CHANGES IMPLEMENTED SINCE PREVIOUS ITERATION

- INCORPORATION OF BRICK VENEER INTO MATERIAL PALETTE TO REPLACE LARGE EXPOSURE WHITE SIDING
- SOUTH FACADE ALIGNED WITH ADJACENT BUILDING
- LOWERED SOUTH FACADE HEIGHT
- LOWERED GARAGE MASS HEIGHT
- LOWERED BRISE SOLEIL HEIGHT
- OPENINGS IN BRISE SOLEIL UTILIZED TO RELATE TO SURROUNDING BUILDING FENESTRATION PATTERNS
- INCREASED AREA OF SOLID WITHIN SOUTH ELEVATION CURTAIN WALL
- ACCENTUATED FOUNDATION/WATERTABLE LINE
- DECREASED AREA OF CURTAIN WALL FACING ALABAMA STREET
- EXPLORED "FRONT PORCH" TO INCREASE HORIZONTAL CONNECTIONS TO ADJACENT BUILDINGS

PREVIOUSLY PRESENTED IMAGE



PREVIOUSLY PRESENTED IMAGE

6" WIDE WOOD SIDING,
CHARRED BLACK
03

STUCCO LIMESTONE FINISH, **WHITE**
03

CURTAIN WALL GLAZING SYSTEM,
ALUMINUM SILVER/GRAY
11

ACCENTED WATERTABLE
12

ELEVATED SENSE OF ENTRY
07

BRICK VENEER
03

PERFORATED METAL PRIVACY SCREEN,
CORTEN WEATHERED STEEL
03

SENSE OF ENTRY FACING 10TH STREET
13

OPENINGS IN PRIVACY SCREEN,
REFLECT ARRANGEMENT OF
CONTEXT FENESTRATION
11

BRICK VENEER
03

LANDSCAPE PRIVACY FENCE
AT COURTYARD
CORTEN WEATHERED STEEL
14

3rd ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (PROVIDED TO IHPC STAFF ON 12.28.2021 FOR COMMISSION HEARING #1 DOCKETED FOR 02.02.2022)

IHPC STAFF COMMENTS/CONCERNS FROM PREVIOUS ITERATION (11.18.2021)

- VERY CONTEMPORARY DESIGN WOULD BE BETTER SUITED FOR A DIFFERENT LOCATION
- PROPOSED MATERIALS ARE TOO CONTEMPORARY
- SETBACK - STRUCTURE SHOULD BE MORE IN LINE WITH HOUSES TO THE WEST
- BUILDING HEIGHT - PROPOSED HOUSE IS TOO TALL. BROUGHT DOWN SOMEWHERE BETWEEN HISTORIC COTTAGE AND 2-STORY HOUSE
- COMMISSION WILL NOT APPROVE 2 STORY CONNECTOR
- BUILDING OUTLINE - OUTLINE OF PROPOSED HOUSE DOES NOT REFLECT THE SHAPE OF NEIGHBORHOOD CONTEXT. ADD HIPPED AND/OR GABLE ROOFS
- FENESTRATION - CURTAIN WALLS DO NOT REFLECT OR COMPLEMENT HISTORIC/TRADITIONAL FENESTRATION PATTERNS
- ENTRY - THE FRONT DOOR IS HIDDEN
- FENCING - 6 FOOT FENCE IS NOT PERMITTED FOR CORNER LOT. FENCE DESIGN ALSO NOT CONSIDERED APPROPRIATE BY ST. JOSEPH HISTORIC AREA PLAN
- CLEAR-SIGHT-TRIANGLE - PRIMARY ARTERIALS REQUIRE 120' LINE OF SIGHT, LOCAL STREETS REQUIRE 75' LINE OF SIGHT.
 - WALL OF 7' TREES
 - TYPE OF PLANTING NOT CONSISTENT WITH LANDSCAPING ALONG STREETS IN DISTRICT
 - FURTHER IMPEDE PEDESTRIAN AND VEHICULAR TRAFFIC VISIBILITY AT INTERSECTION

NEIGHBORHOOD COMMENTS/CONCERNS FROM PREVIOUS ITERATION (11.30.2021)

- PRIVACY FENCE MATERIAL/HEIGHT
- OVERALL MASS
- INCONSISTENT BUILDING MATERIALS
- SENSE OF ENTRY TO THE HOUSE

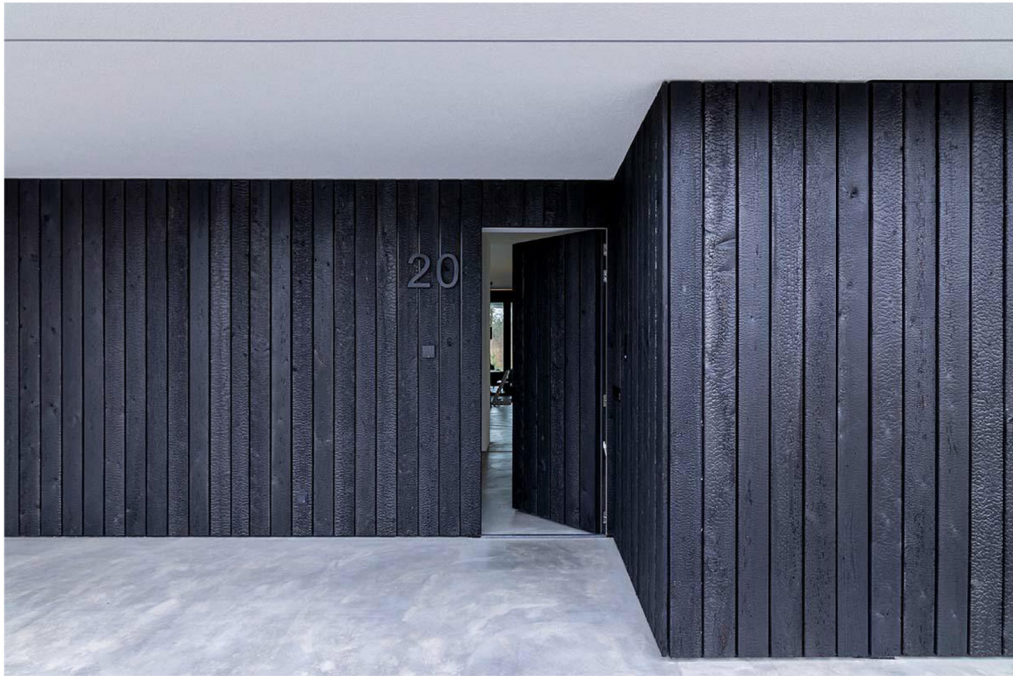
DESIGN CHANGES IMPLEMENTED SINCE PREVIOUS ITERATION

- LACK OF NEW FEEDBACK PROVIDED LITTLE DIRECTION FOR CONSTRUCTIVE IMPROVEMENTS
- REDUCED LENGTH OF PRIVACY FENCE, CONTAINED TO ONLY THE COURTYARD AREA
- CREATED ELEVATED AND COVERED PORCH, RELATING TO THE ADJACENT BUILDINGS
- INCREASED SENSE OF ENTRY WITH COVERED PORCH, SOLID DOOR
- LANDSCAPE DESIGNED TO FRAME THE BUILDING



1 Southeast Corner
NEW PROPOSED DESIGN DEVELOPMENT IMAGES

01 02 03 04 05 07 08 09 10 11 12 13 14



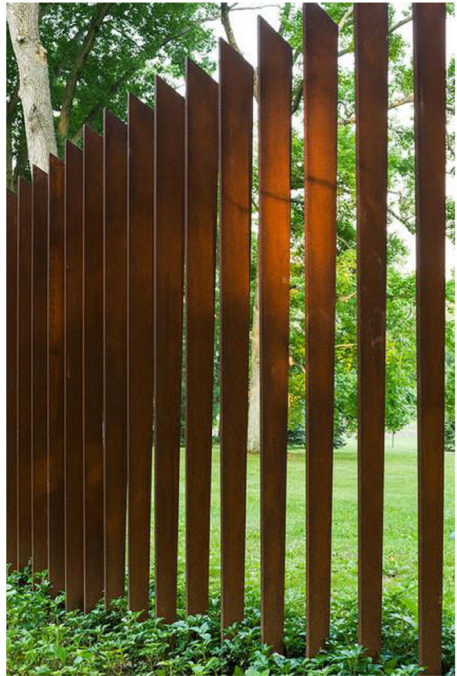
6" WIDE WOOD SIDING (HORIZONTAL)



SMOOTH STUCCO



PERFORATED METAL BRISE SOLEIL



WEATHERED STEEL FENCE

6" WIDE WOOD SIDING,
PAINTED
03

BRICK VENEER
03

ACCENTED WATERTABLE
12



"CORNICE" METAL PANELS,
ALUMINUM - OBSIDIAN
03

6" WOOD SIDING, **STAINED**
03

STUCCO LIMESTONE FINISH, **WHITE**
03

CURTAIN WALL GLAZING SYSTEM,
ALUMINUM SILVER/GRAY
11

SENSE OF ENTRY FACING
10TH STREET
13

1 Southwest Corner

01 02 03 04 05 07 08 09 10 11 12 13 14

6" WIDE WOOD SIDING,
STAINED
03

STUCCO LIMESTONE FINISH, **WHITE**
03

SENSE OF ENTRY FACING 10TH STREET
13

ACCENTED WATERTABLE
12

ELEVATED SENSE OF ENTRY
07



"CORNICE" METAL PANELS,
ALUMINUM - OBSIDIAN
03

BRICK VENEER
03

PERFORATED METAL
BRISE SOLEIL,
CORTEN WEATHERED STEEL
03

OPENINGS IN BRISE SOLEIL,
REFLECT ARRANGEMENT OF
CONTEXT FENESTRATION
11

BRICK VENEER
03

LANDSCAPE PRIVACY FENCE
AT COURTYARD
CORTEN WEATHERED STEEL
14

2 East Elevation Perspective

01 02 03 04 05 07 08 09 10 11 12 13 14



1 Courtyard Perspective - South



2 Northeast Corner

01 02 03 04 05 06 07 08 09 10 11 12 14



PERSPECTIVE FROM CORNER OF 10TH ST & N ALABAMA ST FACING NORTHWEST

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC23

SHEET NUMBER



PERSPECTIVE FROM N ALABAMA ST FACING WEST

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC24

SHEET NUMBER



PERSPECTIVE FROM CORNER OF N ALABAMA & ALLEY FACING SOUTHWEST

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC25

SHEET NUMBER



PERSPECTIVE FROM 10TH ST FACING NORTHEAST

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC26

SHEET NUMBER



PERSPECTIVE FROM 10TH ST FACING NORTH

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC27

SHEET NUMBER



PERSPECTIVE FROM 10TH ST FACING NORTH

ONE 10 STUDIO
ARCHITECTS

200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

RECEIVED
March 24, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Gregor Residence - Design Review

244 E 10th St, Indianapolis, IN 46202

04.06.2022

IHPC28

SHEET NUMBER

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

24 FEBRUARY 2022

IHPC STAFF REPORT (FROM 02 FEBRUARY 2022 HEARING) &
ARCHITECT RESPONSES

ONE 10 STUDIO RESPONSES IN RED

Background on Subject Property

The subject property is currently a vacant corner lot. According to historical Sanborn Fire Insurance Maps and Baist Maps, this property was the location of a variety and number of structures and building types. The 1887 Sanborn Map shows that nearly the entire site was covered by a large, 2-story, frame commercial building, with many 1-story, rear additions/wings; a 1.5-story stable at the northeast corner of the lot; an attached, 1-story, storefront on the neighboring lot to the west; and a 1-story porch/overhang that wrapped the southeast corner of the building and extended into both E. 10th St. and N. Alabama St.

Between 1898 and 1915, many of the 1-story, rear, frame additions/wings had been removed, and a 2-story, frame, two-family dwelling was constructed. The 1-story, frame, storefront building attached to the west side of the building had also been demolished. By 1956, the front porch/overhang had been removed, and the building was converted to apartments. Sometime in the late 1950s/early 1960s, the two-family dwelling was demolished. In a 1979 aerial photograph, it appears that the entire historic building had been demolished, but it is difficult to tell – due to the quality of the photo. The structure clearly no longer exists in the 1986 aerial.

Design of New House and Attached Garage

The design of the proposed, flat-roofed, 3-story, new house and attached, 2-story, 2-car garage is very contemporary in nature. The main, 3-story portion of the house is located on the front (south) portion of the lot, and the 2-story garage is located toward the rear (north) portion of the lot. The two bodies are attached to each other by a 2-story, connector. **ONE 10 STUDIO: The homes form is a single primary structure shaped around a courtyard. This building area is NOT a connector, but a continuation of the primary structure containing c.** A two-tiered, concrete patio/courtyard is located between the two main bodies of the residence. The patio is enclosed on the east/Alabama St. side by a 6-foot-tall, weathered-steel, privacy fence. A large, 3-story, windowless, elevator shaft, covered in dark brick, is located near the front, southeast corner of

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

the house. The top of the elevator opens to a partially-enclosed, covered, rooftop deck. The front (south) elevation is dominated by a large, recessed, 2.5-story, aluminum and glass curtain wall. **ONE 10 STUDIO: Areas of curtain wall are contained to 2-stories above grade at a height which relates to adjacent context buildings.** The actual front entry door is hidden around the east/Alabama St. side behind a 2-story, perforated, Corten, weathered-steel screen. A weathered-steel door in the screen, that faces E. 10th St., with an overhead covering, indicates the path that leads to the front door.

This weathered-steel screen – with punched, rectangular openings – also covers a large, 2-story, aluminum and glass curtain wall on the east elevation. The same type of screen also covers the majority of the east and north (alley) elevations of the 2-story, 2-car garage. An aluminum and glass curtain wall covers the east elevation of the 2-story connector. The west elevation of the connector has no openings, and is clad in 6-inch, charred-black, wood, lap siding. The west elevation contains very few openings, with only a slim, glass, curtain wall and one other opening toward the rear.

Other than the perforated, Corten, weathered-steel screening attached to the façades, the residence is clad in either 6-inch, charred-black, wood, lap siding or in a very dark brick.

Context

The subject property is surrounded by very traditional architecture and building forms. The residential and commercial buildings in the immediate context range in age from the Victorian period to the 2000s. The site is mostly bordered by varying types of 1.5-2.5 - story, historic and traditionally-designed residential structures, with some 1-story, historic, masonry commercial structures. The different architectural styles of the historic residences that can be found close to the subject site are wide and include Italianate, Queen Anne, Folk-Victorian, Free Classic and American-Foursquare. The residential buildings also range from single-family uses to larger, multi-family developments.

St. Joseph Historic Area Preservation Plan

The Plan offers the followings recommendations for new construction:

- Materials
 - *Textures, patterns, and dimensions of building materials should be compatible with those found on historic buildings in the area.*
 - *Natural materials, although synthetic or composite materials may be considered provided, they appear and perform like natural materials.*

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

- Setback
 - A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
 - If setbacks are varied, new construction can be located within a setback that falls within an "envelope" formed by the greatest and least setback distances.
 - If setbacks are uniform, new construction must conform.
 - On corner sites, the setbacks from both streets must reflect the context.
- Orientation
 - New buildings oriented toward the street.
- Spacing
 - New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.
- Height
 - Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.
 - Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.
 - New construction at the end of a block should take into account building heights on adjacent blocks.
 - If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
 - Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
 - Foundation and floor line heights should be consistent with contiguous properties.

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

- Outline
 - *The basic outline of a new building should reflect building outlines typical of the area.*
 - *The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.*
- Mass
 - *The total mass of a new building should be compatible with surrounding buildings.*
 - *The massing of the various parts of a new building should be characteristic of surrounding buildings.*
 - *If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.*
 - *A larger-than-typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.*
- Style and Design
 - *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. 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.*
- Fenestration
 - *Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.*
 - *Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.*
 - *The basic proportions of glass to solid that is found on surrounding buildings should be reflected in new construction.*

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

- Foundation
 - *New construction should reflect the prevailing sense of foundation height on contiguous buildings.*
- Entry
 - *Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.*

Variances of Development Standards

The applicant is requesting Variances of Development Standards to allow for construction within the required clear-sight-triangles. The subject clear-sight-triangles are at the southwest corner of the intersection of N. Alabama St. and an alley to the north of the subject property, and at the northwest corner of the intersection of N. Alabama St. and E. 10th St.

Obstructions to the clear-sight-triangle are considered to be anything between the heights of 2.5 feet and 8 feet above grade. A large portion of the front of the proposed house will be located within the required clear-sight triangle at the northwest corner of the intersection of N. Alabama St. and E. 10th St. A very small portion of the proposed garage will be located within the required clear-sight-triangle at the southwest corner of the intersection of N. Alabama St. and the alley to the north of the subject property.

East 10th St. is classified as a primary arterial, which requires a 120-foot setback from the intersection of the centerlines of the right-of-ways for both E. 10th St. and N. Alabama St. North Alabama St. is classified as a local street, and it requires a 75-foot setback from the intersection of the centerlines of the right-of-ways for E. 10th St., the alley and N. Alabama St. Only a 40-foot setback is required for alleys.

Staff Recommendations

New House and Attached Garage

Staff generally finds the setbacks, orientation, spacing and mass of the proposed house and garage to be appropriate; consistent with the historic development patterns; and relatable to the context. Conversely, Staff does not find that the overall design reflects the Plan's recommendations for new construction, nor does it respect the historic and traditional character of the neighborhood. Staff recommends a complete redesign of the project so that it will satisfy the recommendations written and illustrated in the Plans and to respect the historic, traditional characteristics of the

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

immediate context. Therefore, Staff is recommending a continuance of the case, so that the applicant and his client may work together to redesign the project.

Staff does not find that the following items meet the intent and recommendations of the Plan:

- Materials –
 - The use of dark brick; charred siding; aluminum, curtain walls; Corten weathered steel; and perforated metals are too contemporary in nature and do not reflect or complement the surrounding context. They are not compatible with the traditional building materials found in this section of the district.

ONE 10 STUDIO:

Dark brick: The 1-story commercial building on south side of 10th street has similar brick color.

Charred siding: 6" wood siding is a historically appropriate material. The finish of the wood siding is the contention made by staff. Architect & Owner can work with IHP staff to determine final finish color, deemed appropriate for the context.

Aluminum curtain walls: Most of the curtain walls are screened by the brise soleil, with punched openings indicative of context buildings' fenestrations. Proposed 10th street elevation curtain wall is divided to relate to proportions of adjacent fenestrations. Examples of metal window systems found along Alabama street, within SJHA subdistrict A.

Corten weathered steel: Steel as a fence material is a contextually appropriate material with multiple examples along 10th street. The weathering nature of corten steel provides a natural patina, as recommended by the SJHAP (materials, p.142). Comments from the Commission President were in support of corten as an acceptable material.

Perforated metals: The contemporary appearance of perforated panels should not be used to disqualify the architectural element. As stated above, the corten metal is seen as a natural material and the use of brise soleil is a historic architectural element. Comments from the Commission President were in support of the brise soleil.

- The color of the materials is very dark and will cause the structure to loom heavily over the much shorter historic structures.

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

- The dark color is also in direct contrast with the lighter colors used on the surrounding masonry buildings and painted siding.
ONE 10 STUDIO: Previous meetings presenting a lighter color scheme, were unfavorable, resulting in the proposed scheme. Architect & Owner can work with IHPC staff to determine appropriate tone of materials. As stated above, brick tone is contextually relating to the 1 story building to the south.
- The use of an open-slat, weathered-steel, privacy fence is not close in design or material to historic fencing, nor is it found elsewhere in the immediate context.
ONE 10 STUDIO: Architect & Owner can work with IHPC staff to determine appropriate privacy fence profile. As stated above, corten steel as a material provides a natural appearance.
- Staff recommended to the applicant that he study the context and select different materials that relate to the materials found within the neighborhood.
- Spacing –
 - While the main portion of the house and the 2-story garage are separated from each other by an appropriate distance, they are attached to each other by a 2-story connector.
 - The connector is a deep departure from the established development pattern of accessory structures being detached from primary structures.
ONE 10 STUDIO: The home is proposed as a single primary structure organized around a courtyard, not a Primary & Secondary structure coupled by a superficial appendage.
 - Staff recommended that the applicant remove the connector from the plans.
ONE 10 STUDIO: The building area in question serves as a continuation of the primary structure, not as a “connector” between a primary and secondary structure. This area of the home contains mud/laundry room function on the main level and primary closet on the second level.

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

- Height –
 - While the pattern of the block is characterized by variety of heights, the proposed house is much taller than all the buildings across the alley to the north; across the streets to the south and east; and the historic cottage directly to the west.
ONE 10 STUDIO: Recommendations from the SJHAP account for the variety often encountered with the 10th St and Alabama t heights being no exception. The house falls within a range set by the highest and lowest points along both 10th St and Alabama St. The 1 story cottage is uncharacteristically low when compared across the range of 10th St. Architect provided streetscape elevations indicate key horizontal alignments, overall heights and height ranges with adjacent properties. The project is within the height range, as recommended by the SJHAP.
 - The proposed house dwarfs the small cottage directly to the west, as well as the 1-story commercial building across the street to the south.
ONE 10 STUDIO: The 1 story cottage is uncharacteristically low when compared across the range of 10th St and should not be considered when determining the appropriate range (SJHAP, height p. 146). Architect provided streetscape elevations indicate key horizontal alignments, overall heights and height ranges with adjacent properties. The project is within the height range, as recommended by the SJHAP. Architect & Owner continued to develop the south elevation to create additional horizontal visual cues to adjacent 10th St. neighbors.
 - The 3-story elevator tower is highly uncharacteristic of the context.
ONE 10 STUDIO: Alabama St. offers multiple examples of varying heights and areas of peaks above the regular average height. As mentioned by Commission President, the sense of scale could be reduced by implementing design strategies. By changing the top level material and adding clerestory windows, the sense of scale of the elevator tower is reduced. The physical height was also reduced by 1' – 0".
 - The 2-story connector element between the house and garage is also not found in the district, nor does it appear historically in the area.

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

- Rooftop decks are also uncharacteristic for the historic neighborhood.
ONE 10 STUDIO:
There are examples of rooftop decks within the historic St. Joseph Neighborhood.
- Staff recommended to the applicant that the height be brought down somewhere between the historic cottage and the 2-story houses.
ONE 10 STUDIO:
Since the February IHPC commission hearing, Architect and Owner lowered the overall building height along both 10th St. and Alabama St. by 1' – 0". Proposed building remains within an average height of 10th St, Alabama St and within Zoning requirements.
- Outline –
 - The boxy outlines of the proposed house do not reflect the outlines of the residential buildings in the neighborhood context.
ONE 10 STUDIO:
There are multiple examples of flat roof buildings in the immediate vicinity along 10th St & Alabama St, within subdistrict A and within the St Joseph Historic Area.
 - Staff recommended that the applicant utilize hipped or gable roofs, instead of flat roofs.
ONE 10 STUDIO:
Commission President's comments were in contrast to simply utilizing a hipped or gable roof.
- Style and Design –
 - The overall style and design do not respect characteristic design elements of the surrounding buildings, and therefore, are not compatible with the district.
 - The use of metal screening attached to the exterior walls is not reflective of historic residential architecture in St. Joseph.
ONE 10 STUDIO:
St Joseph Historic Area Plan specifically encourages creativity and original design, with a wide range of styles possible, including both complex or simply decorated. Characteristic elements from the surrounding buildings have been studied and implemented in contemporary ways. The front approach, to an elevated and covered sense of entry, elevated foundation, 10th St raised landscape bed, building massing and spacing are examples of

RECEIVED

FEBRUARY 25, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

significant elements defining the compatibility of the proposed project.

- Fenestration –
 - The curtain walls of glass do not reflect or complement the historic/traditional fenestration patterns found in the surrounding context.
ONE 10 STUDIO:
Most of the curtain walls are screened by the brise soleil, with punched openings indicative of context buildings' fenestrations.
 - The curtain walls of glass do not reflect the proportions of glass to solid as found on surrounding buildings.
ONE 10 STUDIO:
As previously described, the overall proportions of solid to void align with the surrounding buildings using fenestrations in the brise soleil.
 - Staff recommended that the applicant remove the curtain walls and incorporate fenestration patterns found in the immediate context.
- Entry –
 - The main entry door is located on the N. Alabama St. elevation and is hidden and obscured behind the metal screening.
 - The entry does not follow the established pattern of front doors that are located on the front elevations of the houses that face E. 10th St.
ONE 10 STUDIO:
The entry door into the enclosed building faces Alabama, however the sense of entry (as defined by SIHAP, entry p. 152) occurs facing 10th St on an elevated and covered porch, relating directly to the balance of 10th St residences. Architect and owner continued to develop this area after the commission hearing which resulted in an additional emphasis placed on the horizontal datum of the covered entry facing 10th St., additional raised planter and front porch elements.
 - Staff recommended to the applicant that the door leading into the interior of the house be placed of the front (south) elevation.

ST JOSEPH HISTORIC AREA PLAN - INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

01 NEW CONSTRUCTION GUIDELINES - SJHAP P.139

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 THE ST. JOSEPH HISTORIC AREA NEIGHBORHOOD CAN BE INTERPRETED PROPERLY.

02 NEW CONSTRUCTION GUIDELINES: CONTEXT - SJHAP P.140

EVERY SITE WILL POSSESS A UNIQUE CONTEXT. THIS WILL BE COMPRISED OF THE BUILDINGS IMMEDIATELY ADJACENT, THE NEARBY AREA (OFTEN THE SURROUNDING BLOCK), A UNIQUE SUBAREA WITHIN THE DISTRICT, AND THE DISTRICT AS A WHOLE.

ISOLATED LOT. CONTEXT: THE EXISTING BUILDINGS IMMEDIATELY ADJACENT AND IN THE SAME BLOCK, AND THE FACING BLOCK PROVIDE A VERY STRONG CONTEXT TO WHICH ANY NEW CONSTRUCTION MUST PRIMARILY RELATE.

03 MATERIALS - SJHAP P.142

RECOMMENDED:

- 1. TEXTURES, PATTERNS AND DIMENSIONS OF BUILDING MATERIALS SHOULD BE COMPATIBLE WITH THOSE FOUND ON HISTORIC BUILDINGS IN THE AREA
- 2. NATURAL MATERIALS, ALTHOUGH MODERN MATERIALS MAY BE CONSIDERED PROVIDED THEY APPEAR AND PERFORM LIKE NATURAL MATERIALS.

04 SETBACK - SJHAP P.143

RECOMMENDED:

- 1. A NEW BUILDING'S SETBACK SHOULD RELATE TO THE SETBACK PATTERN ESTABLISHED BY THE EXISTING BLOCK CONTEXT RATHER THAN THE SETBACKS OF BUILDING FOOTPRINTS WHICH NO LONGER EXIST. IF THE DEVELOPMENT STANDARDS FOR THE PARTICULAR ZONING DISTRICT DO NOT ALLOW APPROPRIATE SETBACKS, A VARIANCE MAY BE NEEDED.
- 2. IF SETBACKS ARE VARIED, NEW CONSTRUCTION CAN BE LOCATED WITHIN A SETBACK WHICH FALLS WITHIN AN "ENVELOPE" FORMED BY THE GREATEST AND LEAST SETBACK DISTANCES.
- 4. ON CORNER SITES, THE SETBACKS FROM BOTH STREETS MUST REFLECT THE CONTEXT.

05 ORIENTATION - SJHAP P.144

RECOMMENDED:

- 1. NEW BUILDINGS ORIENTED TOWARD THE STREET.

06 SPACING - SJHAP P.145

RECOMMENDED:

- 1. NEW CONSTRUCTION THAT REFLECTS AND REINFORCES THE SPACING FOUND IN ITS BLOCK. NEW CONSTRUCTION SHOULD MAINTAIN THE PERCEIVED REGULARITY OR LACK OF REGULARITY OF SPACING ON THE BLOCK

No other houses have a connector.

07 BUILDING HEIGHTS - SJHAP P.146

RECOMMENDED:

- 1. GENERALLY, THE HEIGHT OF A NEW BUILDING SHOULD FALL WITHIN A RANGE SET BY THE HIGHEST AND LOWEST CONTIGUOUS BUILDINGS, IF THE BLOCK HAS UNIFORM HEIGHTS. UNCHARACTERISTICALLY HIGH OR LOW BUILDINGS SHOULD NOT BE CONSIDERED WHEN DETERMINING THE APPROPRIATE RANGE. IF THE PATTERN OF THE BLOCK IS CHARACTERIZED BY A VARIETY OF HEIGHTS, THEN THE HEIGHT OF NEW CONSTRUCTION CAN VARY FROM THE LOWEST TO HIGHEST ON THE BLOCK.
- 3. NEW CONSTRUCTION AT THE END OF A BLOCK SHOULD TAKE INTO ACCOUNT BUILDING HEIGHTS ON ADJACENT BLOCKS
- 5. PORCH HEIGHT CAN HAVE AN IMPACT ON THE HEIGHT RELATIONSHIPS BETWEEN BUILDINGS AND SHOULD ALIGN WITH CONTIGUOUS PORCH FOUNDATION AND ROOF HEIGHTS IN A SIMILAR MANNER TO BUILDING HEIGHTS.
- 6. FOUNDATION AND FLOOR LINE HEIGHTS SHOULD BE CONSISTENT WITH CONTIGUOUS PROPERTIES

08 OUTLINE - SJHAP P.147

RECOMMENDED:

- 1. THE BASIC OUTLINE OF A NEW BUILDING SHOULD REFLECT BUILDING OUTLINES TYPICAL OF THE AREA.
- 2. THE OUTLINE OF NEW CONSTRUCTION SHOULD REFLECT THE DIRECTIONAL ORIENTATIONS CHARACTERISTIC OF THE EXISTING BUILDINGS IN THE CONTEXT.

09 MASS - SJHAP P.148

RECOMMENDED:

- 1. THE TOTAL MASS OF A NEW BUILDING SHOULD BE COMPATIBLE WITH SURROUNDING BUILDINGS.
- 2. THE MASSING OF THE VARIOUS PARTS OF A NEW BUILDING SHOULD BE CHARACTERISTIC OF SURROUNDING BUILDINGS.
- 4. A LARGER THAN TYPICAL MASS MIGHT BE APPROPRIATE IF IT IS BROKEN INTO ELEMENTS WHICH ARE VISUALLY COMPATIBLE WITH THE MASS OF THE SURROUNDING BUILDINGS.

10 STYLE AND DESIGN - SJHAP P.149

RECOMMENDED:

- 1. NO SPECIFIC STYLES ARE RECOMMENDED. CREATIVITY AND ORIGINAL DESIGN ARE ENCOURAGED. A WIDE RANGE OF STYLES IS THEORETICALLY POSSIBLE AND MAY INCLUDE DESIGNS WHICH VARY IN COMPLEXITY FROM SIMPLE TO DECORATED.

NOT RECOMMENDED:

- 1. THE IMITATION OF HISTORIC STYLES. A DISTRICT IS HISTORIC BECAUSE OF ACTUAL HISTORIC BUILDINGS, NOT BECAUSE IT HAS BEEN MADE TO "LOOK" HISTORIC. NEW CONSTRUCTION WILL EVENTUALLY BE SEEN AS PART OF THE DISTRICT'S HISTORY AND WILL NEED TO BE READ AS A PRODUCT OF ITS OWN TIME.
- 2. 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.

11 FENESTRATION - SJHAP P.150

RECOMMENDED:

1. CREATIVE EXPRESION WITH FENESTRATION IS NOT PRECLUDED PROVIDED THE RESULT DOES NOT CONFLICT WITH OR DRAW ATTENTION FROM SURROUNDING HISTORIC BUILDINGS.
2. WINDOWS AND DOORS SHOULD BE ARRANGED ON THE BUILDING SO AS NOT TO CONFLICT WITH THE BASIC FENESTRATION PATTERN IN THE AREA.
3. THE BASIC PROPORTIONS OF GLASS TO SOLID WHICH IS FOUND ON SURROUNDING BUILDINGS SHOULD BE REFLECTED IN NEW CONSTRUCTION.

12 FOUNDATION - SJHAP P.151

RECOMMENDED:

1. NEW CONSTRUCTION SHOULD REFLECT THE PREVAILING SENSE OF FOUNDATION HEIGHT ON CONTIGUOUS BUILDINGS.

13 ENTRY - SJHAP P.152

RECOMMENDED:

1. ENTRANCES MAY CHARACTERISTICALLY BE FORMAL OR FRIENDLY, RECESSED OR FLUSH, GRAND OR COMMONPLACE, NARROW OR WIDE. NEW BUILDINGS SHOULD REFLECT A SIMILAR SENSE OF ENTRY TO THAT WHICH IS EXPRESSED BY SURROUNDING HISTORIC BUILDINGS.

14 SITE DEVELOPMENT AND LANDSCAPE GUIDELINES - SJHAP P.155

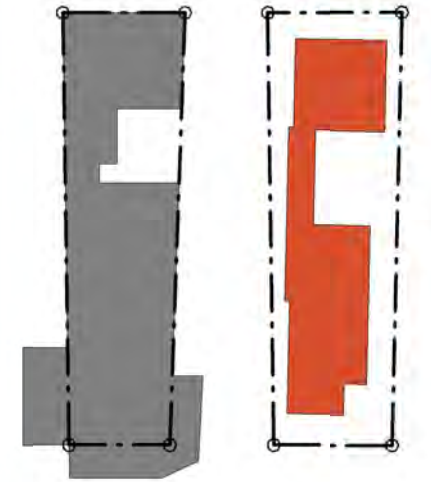
RECOMMENDED:

4. PRIVACY FENCES, IF DESIRED, THAT ENCLOSE ONLY THE REAR YARD.
5. FRONT YARD FENCES, IF DESIRED, THAT ARE OPEN IN STYLE AND RELATIVELY LOW (USUALLY NOT IN EXCESS OF 42"). PICKET, WROUGHT-IRON, OR OTHER ORNAMENTAL FENCE MAY BE APPROPRIATE, DEPENDING ON THE USE OF THE PROPERTY.
6. TREES THAT FRAME AND ACCENT THE BUILDINGS.

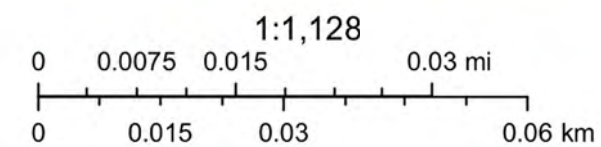
NOT RECOMMENDED:

2. REAR PRIVACY FENCES WHICH BEGIN ANY CLOSER TO THE STREET THAN A POINT MIDWAY BETWEEN THE FRONT AND REAR FACADES OF THE PRIMARY STRUCTURE.
3. PRIVACY FENCES WHICH ARE OVER SIX (6) FEET HIGH.

Sanborn 1887

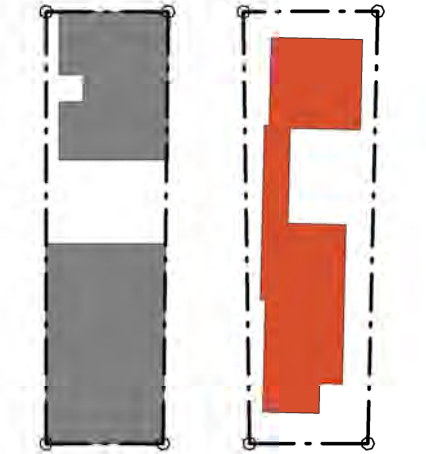
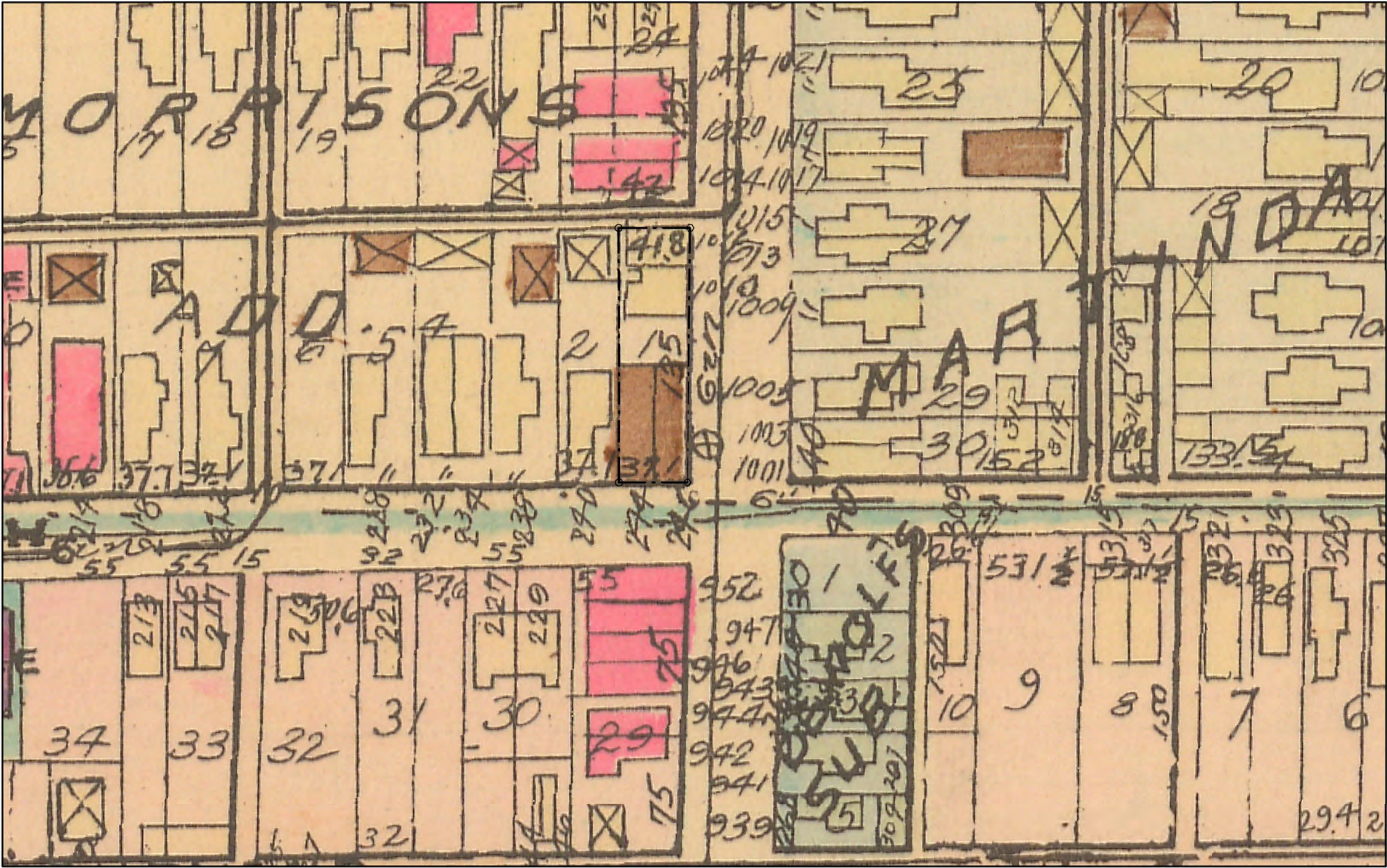


HISTORIC LOT COVERAGE PROPOSED LOT COVERAGE

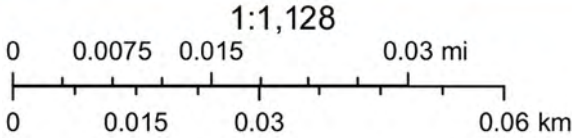


Sanborn 1898





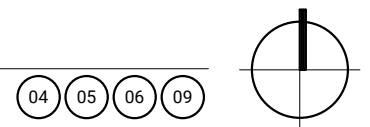
HISTORIC LOT COVERAGE PROPOSED LOT COVERAGE

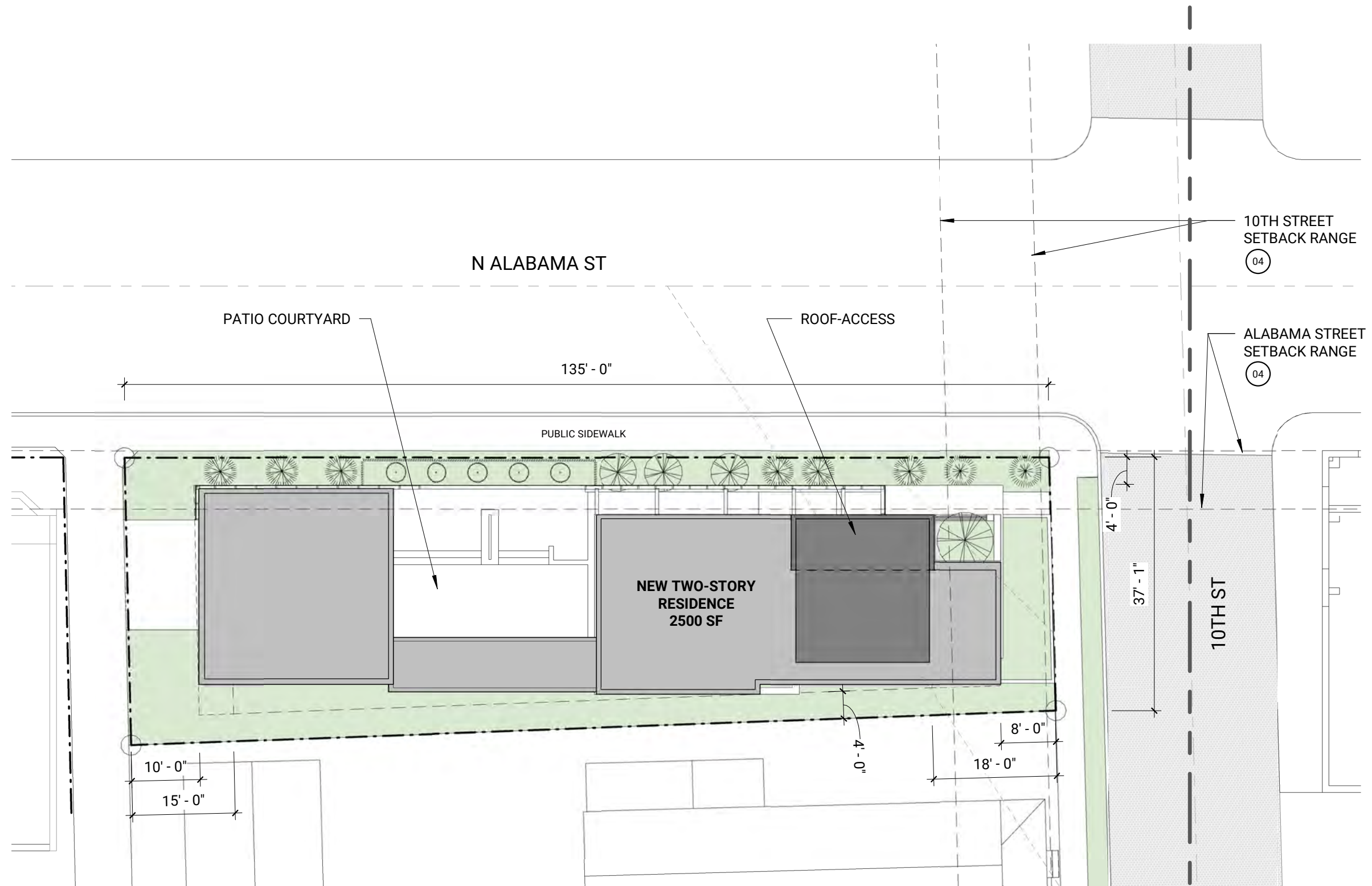


The neighborhood would like to see the 40/70 clear sight triangle on this east side of the alley. There is not clear sight on the west side of the alley. Exiting to the west is nearly impossible. Use of the alley, and a safe exit on the east side of it is important for all residents on 10th and 11th streets.



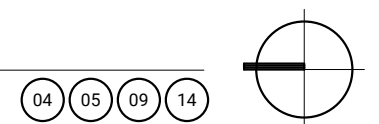
1 Architectural Area Plan
1" = 40'-0"

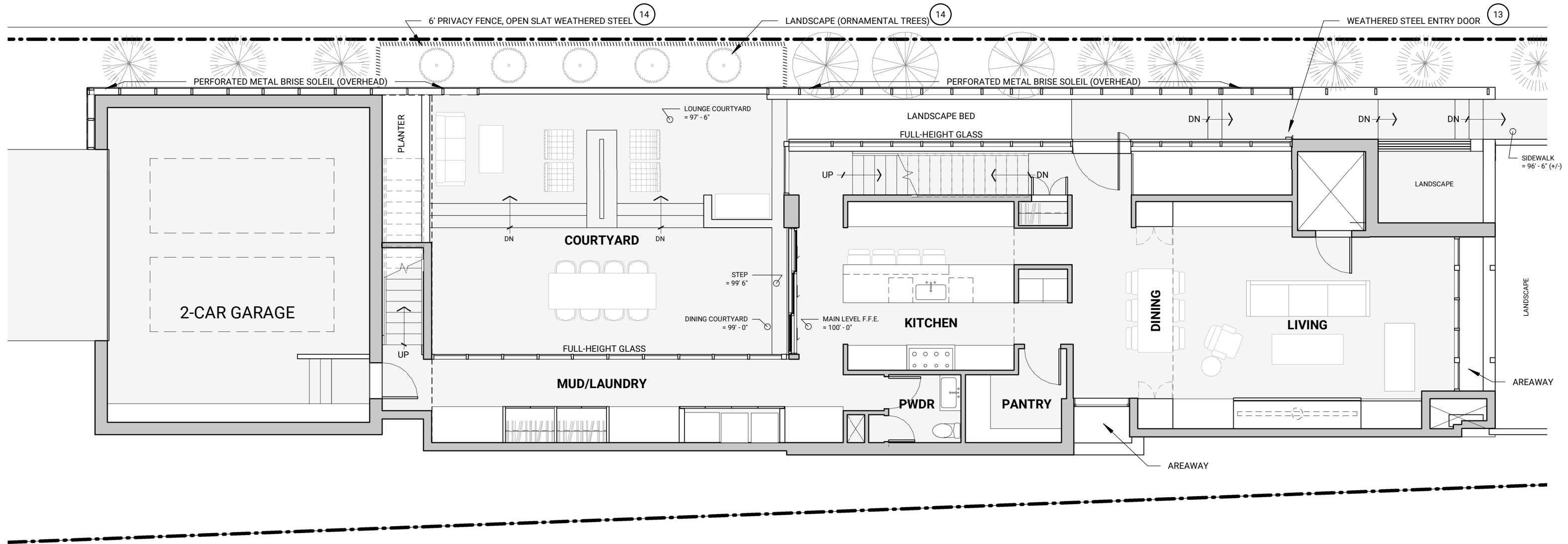




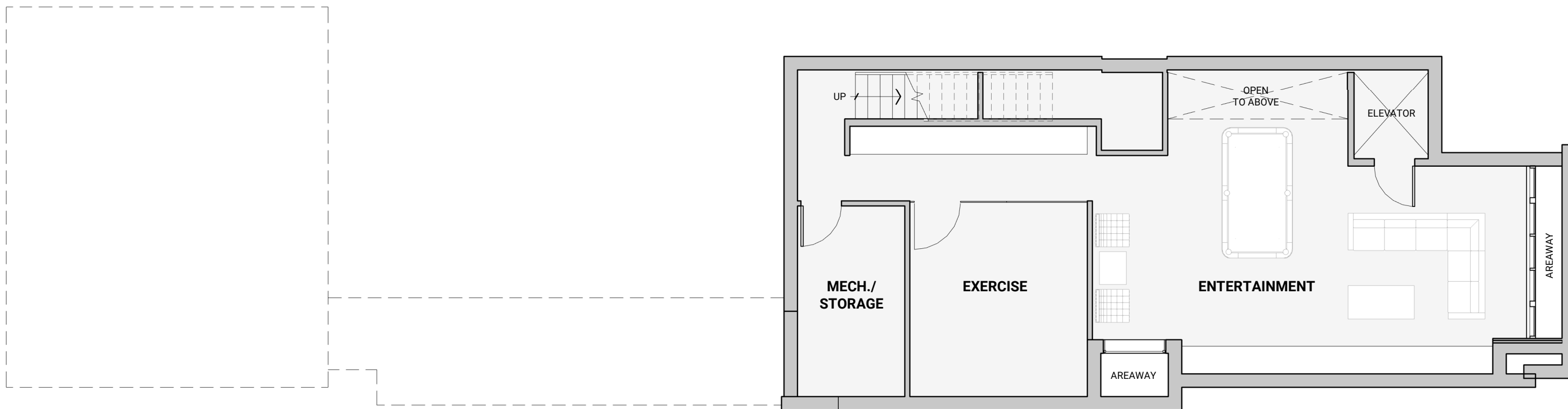
1 Architectural Site Plan 1/16" = 1'-0"

NOTES:
PROJECT SITE AREA: 5349 SF
BUILDING AREA: 2491 SF
OPEN AREA: 2858 SF (54%)





1 Main Level IHPC Floor Plan (FLOOR AREA: 2377 SF) 1/8" = 1'-0" 13 14

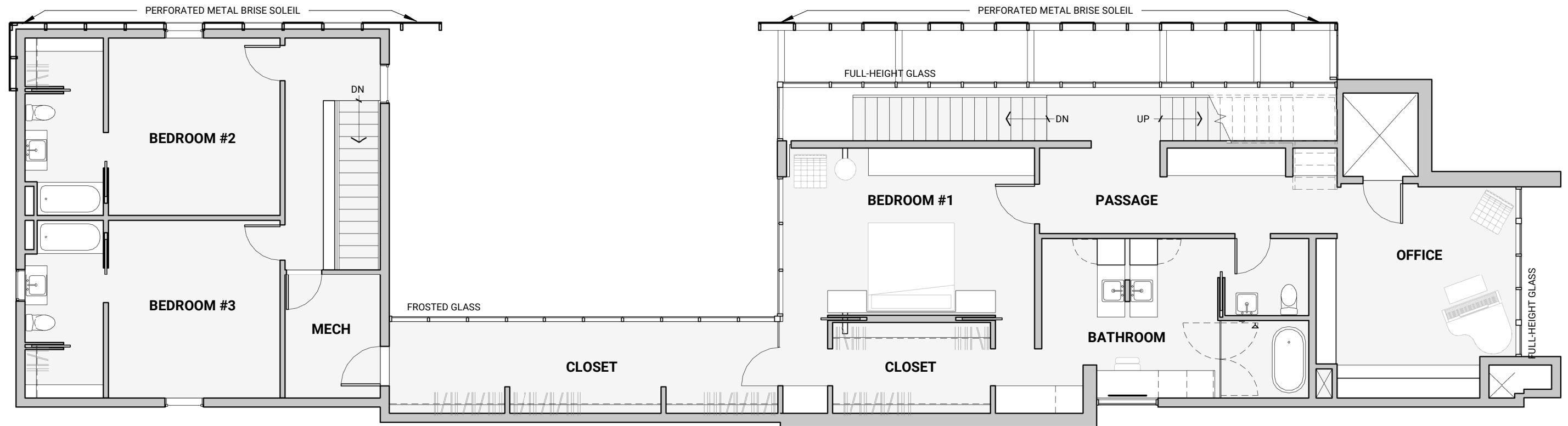


1

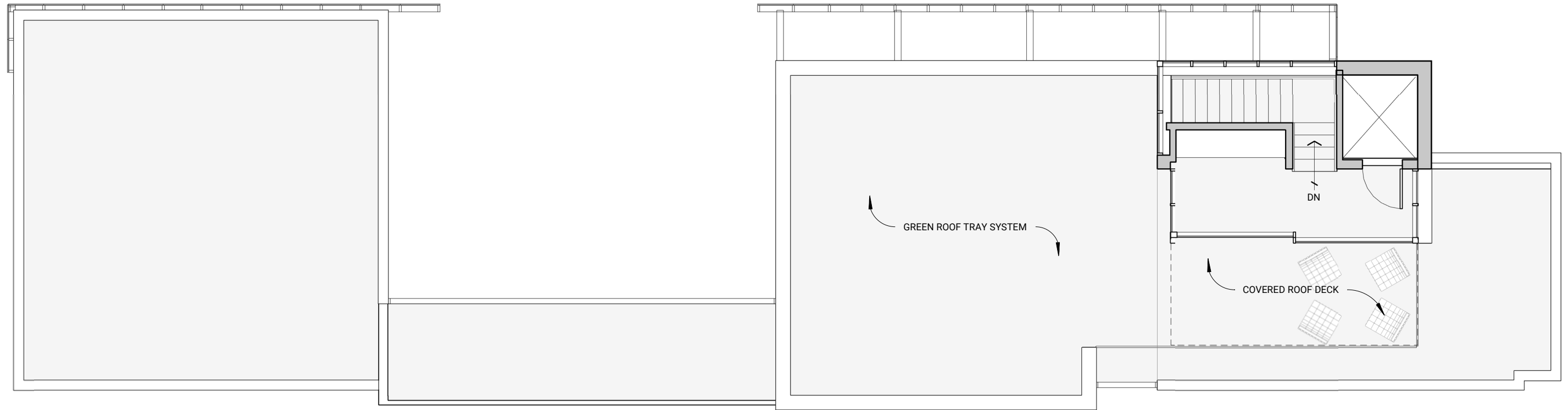
Lower Level IHPC Floor Plan

(FLOOR AREA: 1358 SF)

1/8" = 1'-0"



We still have a 2 story connector. This is inappropriate. Many in the neighborhood would like this structure to mimic the other houses on 10th street. There is only one house in the whole neighborhood with a connector and it is tucked away and not in such a prominent place.

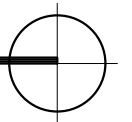


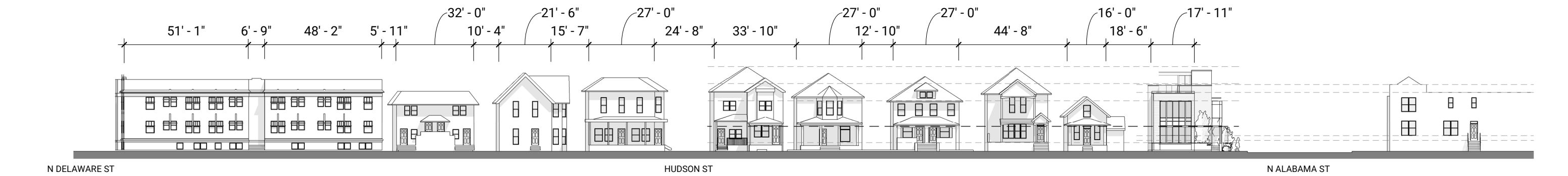
1

Accessible Roof IHPC Floor Plan

(FLOOR AREA: 436 SF)

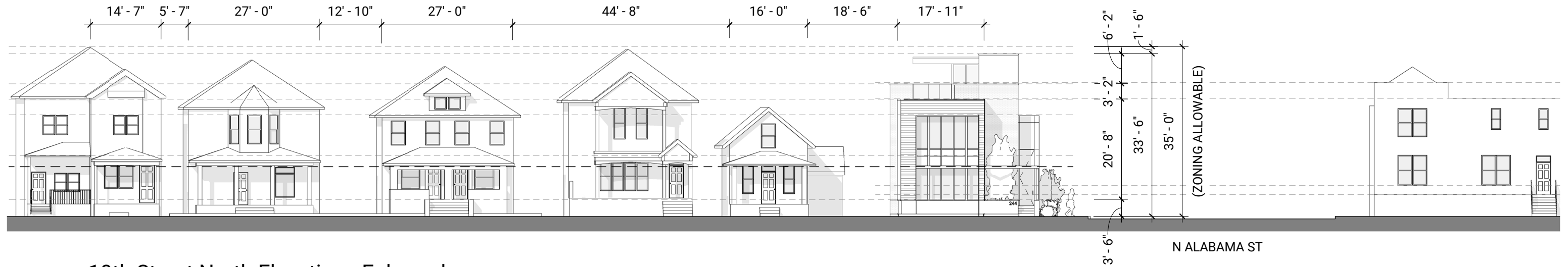
1/8" = 1'-0"





1 10th Street North Elevation - Overall
1" = 40'-0"

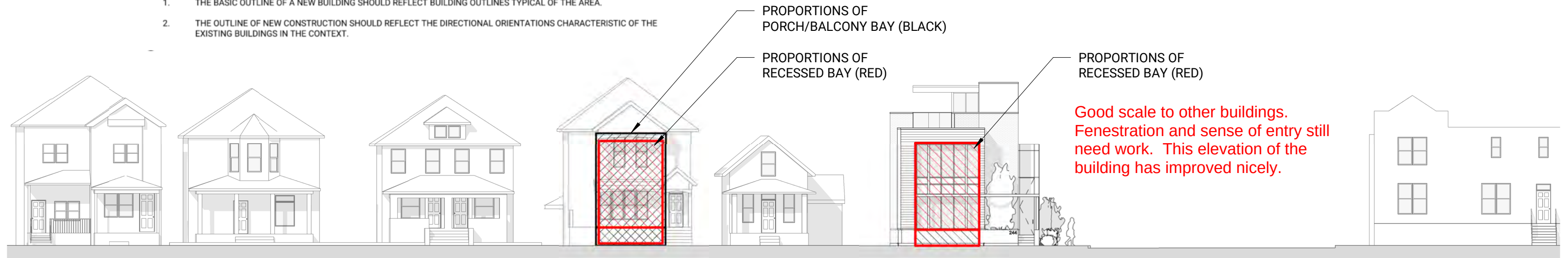
01 02 05 06 07 08 09



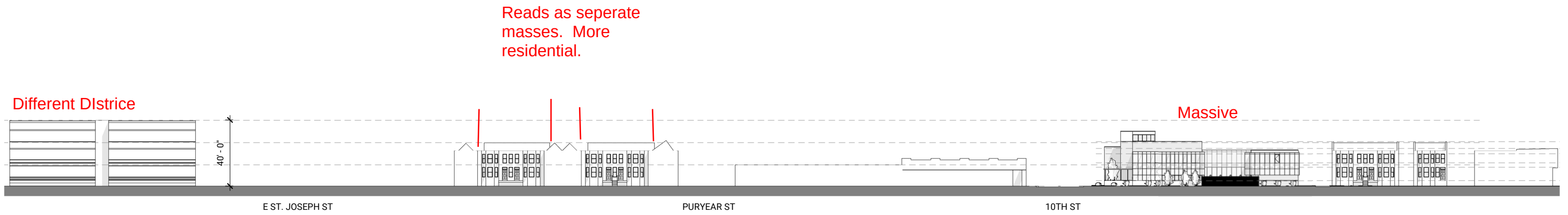
2 10th Street North Elevation - Enlarged
1" = 20'-0"

01 02 03 05 06 07 08 09 11 12 13

- RECOMMENDED:
1. THE BASIC OUTLINE OF A NEW BUILDING SHOULD REFLECT BUILDING OUTLINES TYPICAL OF THE AREA.
 2. THE OUTLINE OF NEW CONSTRUCTION SHOULD REFLECT THE DIRECTIONAL ORIENTATIONS CHARACTERISTIC OF THE EXISTING BUILDINGS IN THE CONTEXT.



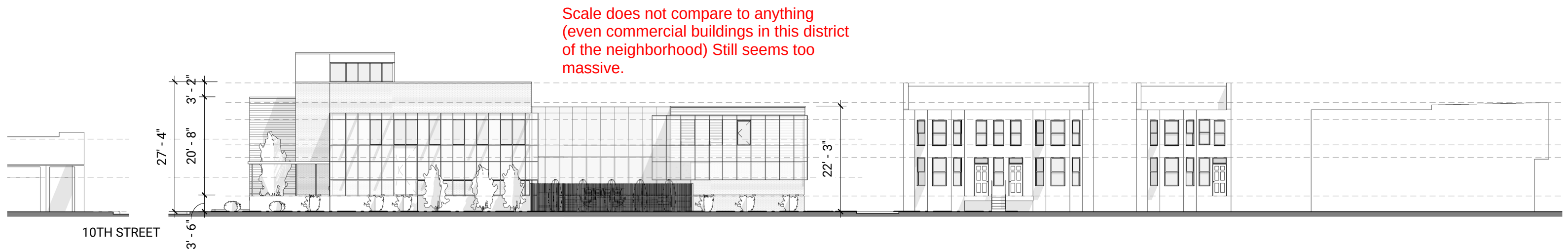
3 10th Street North Elevation - Massing Proportions
1" = 20'-0"



1 N Alabama Street Streetscape Elevation - Overall (Sahm St to 11th St)

1" = 60'-0"

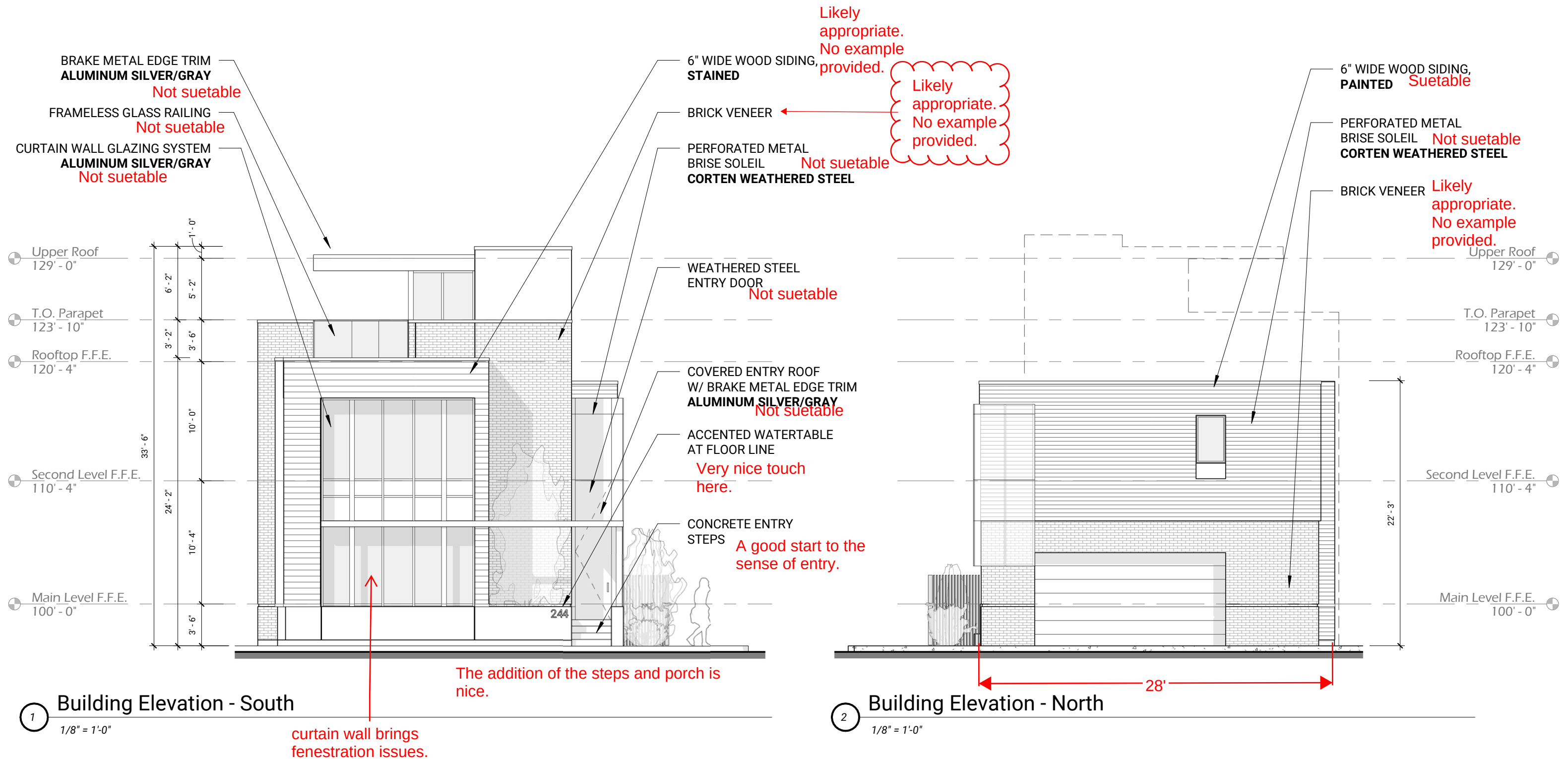
- 01
- 02
- 05
- 06
- 07
- 08
- 09

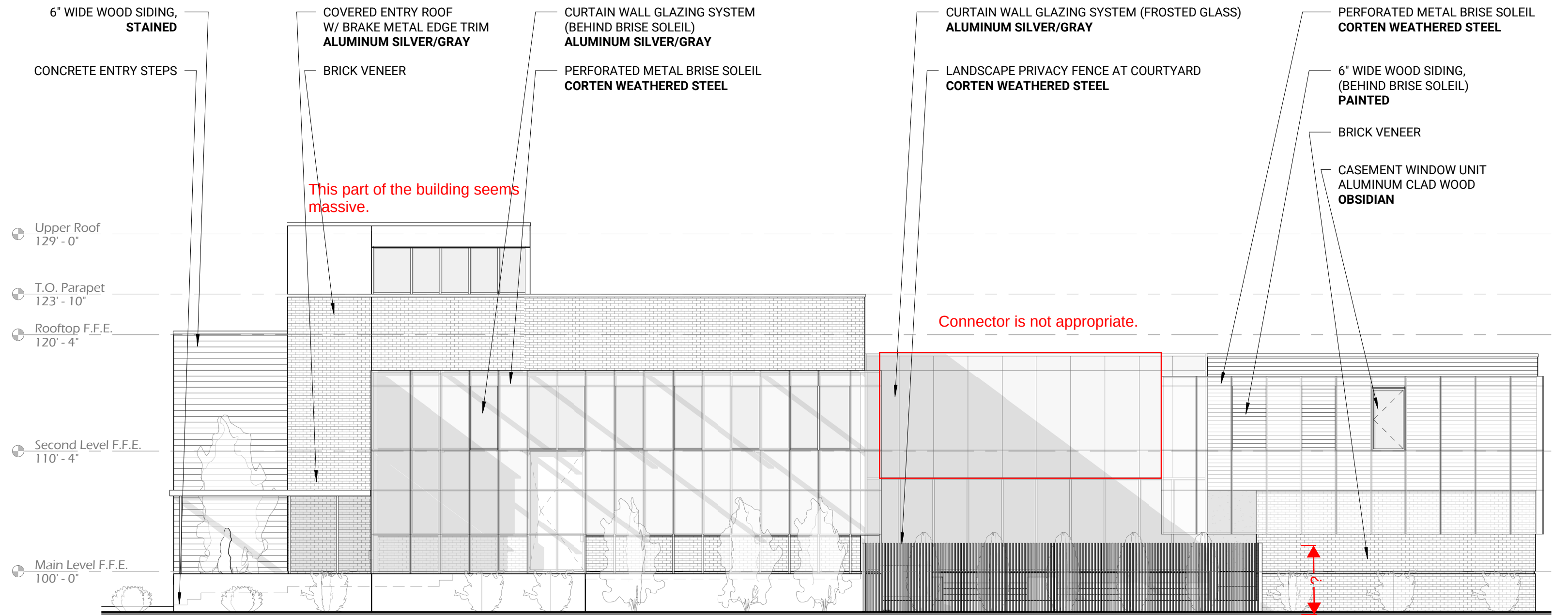


2 N Alabama Street Streetscape Elevation - Enlarged

1" = 20'-0"

- 01
- 02
- 03
- 05
- 06
- 07
- 08
- 09
- 11
- 12
- 13

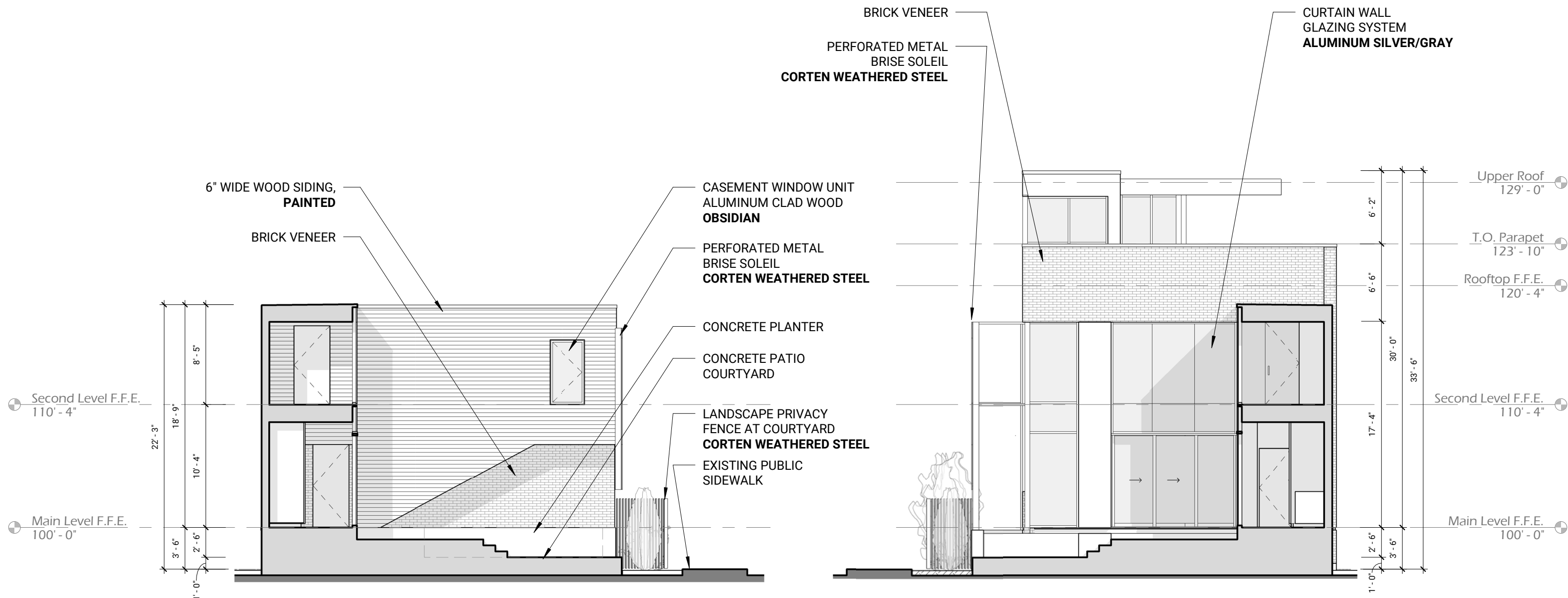




1

Building Elevation - East

1/8" = 1'-0"



1

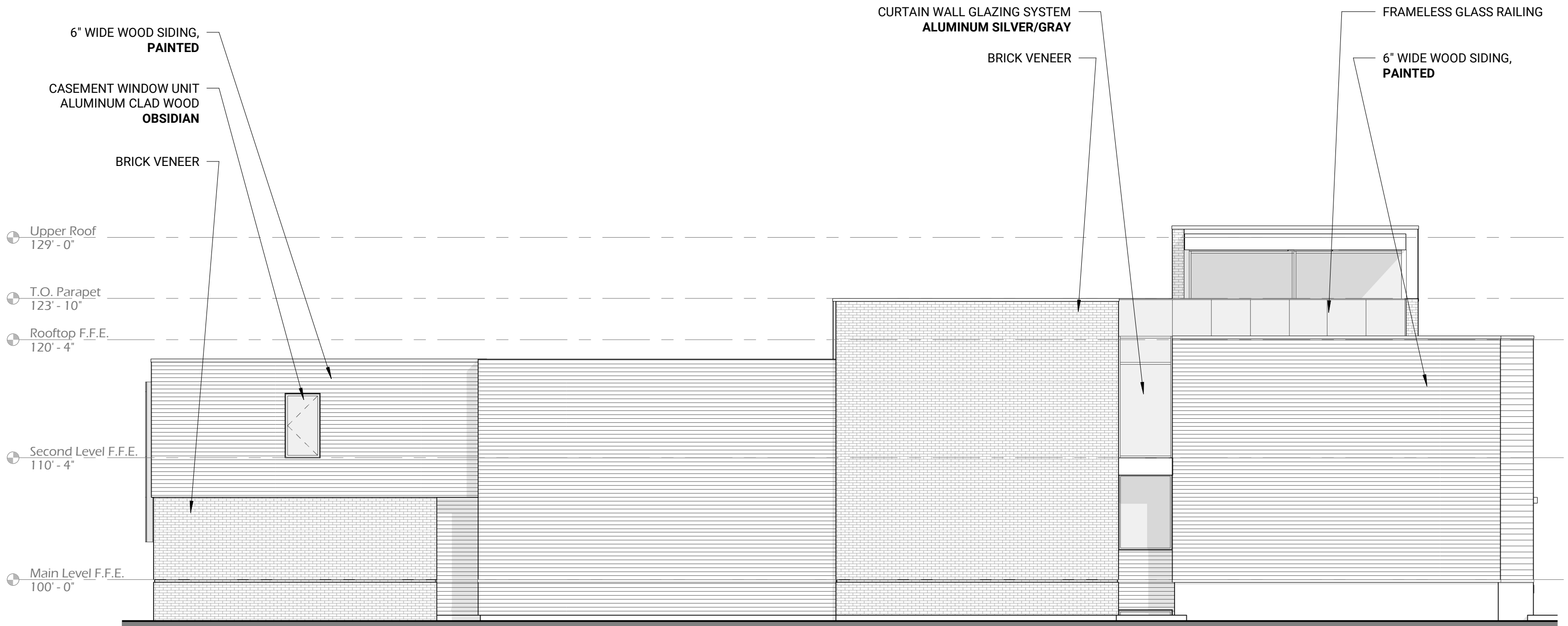
Building Elevation - Courtyard North

1/8" = 1'-0"

2

Building Elevation - Courtyard South

1/8" = 1'-0"



This side is very institutional.
Not appropriate for the
neighborhood.

1

Building Elevation - West

1/8" = 1'-0"

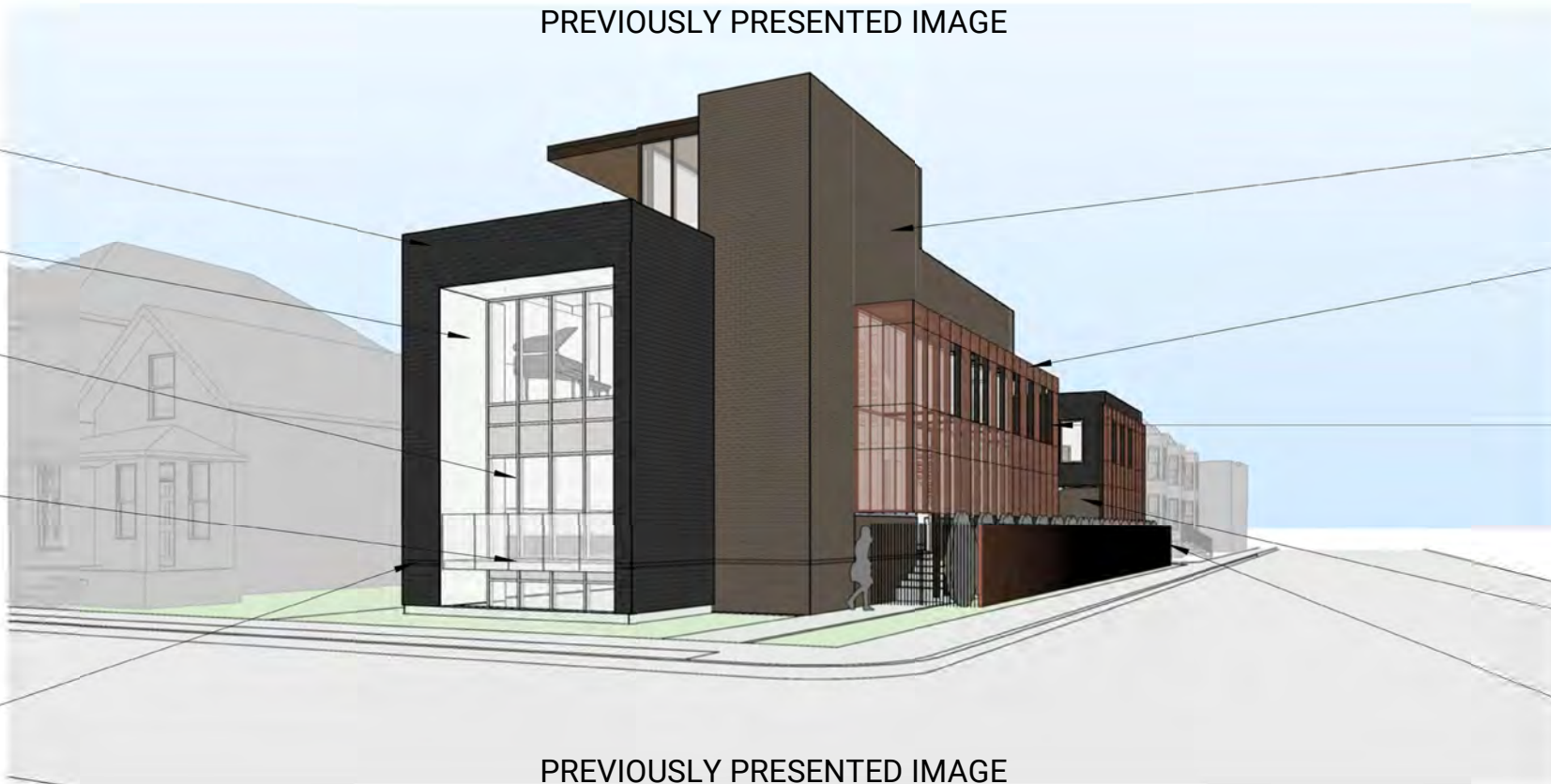
PREVIOUSLY PRESENTED IMAGE



ORIGINAL CONCEPT IMAGE (PRESENTED TO SJHN MEETING ON 09.07.2021 & IHPC STAFF MEETING ON 09.10.2021)

PREVIOUSLY PRESENTED IMAGE

- 6" WIDE WOOD SIDING, **CHARRED BLACK** (03)
- STUCCO LIMESTONE FINISH, **WHITE** (03)
- CURTAIN WALL GLAZING SYSTEM, **ALUMINUM SILVER/GRAY** (11)
- ELEVATED PORCH (07)
- WATERTABLE (12)



- BRICK VENEER (03)
- PERFORATED METAL PRIVACY SCREEN, **CORTEN WEATHERED STEEL** (03)
- OPENINGS IN PRIVACY SCREEN, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION (11)
- BRICK VENEER (03)
- LANDSCAPE PRIVACY FENCE **CORTEN WEATHERED STEEL** (14)

PREVIOUSLY PRESENTED IMAGE

2nd ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (PRESENTED TO SJHN MEETING #2 ON 11.02.2021 & IHPC STAFF MEETING #2 ON 10.21.2021)

IHPC STAFF COMMENTS/CONCERNS FROM PREVIOUS ITERATION (09.10.2021)

- VERY CONTEMPORARY DESIGN WOULD BE BETTER SUITED FOR A DIFFERENT LOCATION
- PROPOSED MATERIALS ARE TOO CONTEMPORARY
- SETBACK - STRUCTURE SHOULD BE MORE IN LINE WITH HOUSES TO THE WEST
- BUILDING HEIGHT - PROPOSED HOUSE IS TOO TALL. BROUGHT DOWN SOMEWHERE BETWEEN HISTORIC COTTAGE AND 2-STORY HOUSE
- COMMISSION WILL NOT APPROVE 2 STORY CONNECTOR
- BUILDING OUTLINE - OUTLINE OF PROPOSED HOUSE DOES NOT REFLECT THE SHAPE OF NEIGHBORHOOD CONTEXT. ADD HIPPED AND/OR GABLE ROOFS
- FENESTRATION - CURTAIN WALLS DO NOT REFLECT OR COMPLEMENT HISTORIC/TRADITIONAL FENESTRATION PATTERNS
- ENTRY - THE FRONT DOOR IS HIDDEN
- FENCING - 6 FOOT FENCE IS NOT PERMITTED FOR CORNER LOT. FENCE DESIGN ALSO NOT CONSIDERED APPROPRIATE BY ST. JOSEPH HISTORIC AREA PLAN
- CLEAR-SIGHT-TRIANGLE - PRIMARY ARTERIALS REQUIRE 120' LINE OF SIGHT, LOCAL STREETS REQUIRE 75' LINE OF SIGHT.
 - WALL OF 7' TREES
 - TYPE OF PLANTING NOT CONSISTENT WITH LANDSCAPING ALONG STREETS IN DISTRICT
 - FURTHER IMPEDE PEDESTRIAN AND VEHICULAR TRAFFIC VISIBILITY AT INTERSECTION

NEIGHBORHOOD COMMENTS/CONCERNS FROM PREVIOUS ITERATION (09.07.2021)

- PRIVACY FENCE MATERIAL/HEIGHT
- OVERALL MASS
- INCONSISTENT BUILDING MATERIALS
- SENSE OF ENTRY TO THE HOUSE

DESIGN CHANGES IMPLEMENTED SINCE PREVIOUS ITERATION

- INCORPORATION OF BRICK VENEER INTO MATERIAL PALETTE TO REPLACE LARGE EXPOSURE WHITE SIDING
- SOUTH FACADE ALIGNED WITH ADJACENT BUILDING
- LOWERED SOUTH FACADE HEIGHT
- LOWERED GARAGE MASS HEIGHT
- LOWERED BRISE SOLEIL HEIGHT
- OPENINGS IN BRISE SOLEIL UTILIZED TO RELATE TO SURROUNDING BUILDING FENESTRATION PATTERNS
- INCREASED AREA OF SOLID WITHIN SOUTH ELEVATION CURTAIN WALL
- ACCENTUATED FOUNDATION/WATERTABLE LINE
- DECREASED AREA OF CURTAIN WALL FACING ALABAMA STREET
- EXPLORED "FRONT PORCH" TO INCREASE HORIZONTAL CONNECTIONS TO ADJACENT BUILDINGS

PREVIOUSLY PRESENTED IMAGE



PREVIOUSLY PRESENTED IMAGE

6" WIDE WOOD SIDING,
CHARRED BLACK
03

STUCCO LIMESTONE FINISH, **WHITE**
03

CURTAIN WALL GLAZING SYSTEM,
ALUMINUM SILVER/GRAY
11

ACCENTED WATERTABLE
12

ELEVATED SENSE OF ENTRY
07

BRICK VENEER
03

PERFORATED METAL PRIVACY SCREEN,
CORTEN WEATHERED STEEL
03

SENSE OF ENTRY FACING 10TH STREET
13

OPENINGS IN PRIVACY SCREEN,
REFLECT ARRANGEMENT OF
CONTEXT FENESTRATION
11

BRICK VENEER
03

LANDSCAPE PRIVACY FENCE
AT COURTYARD
CORTEN WEATHERED STEEL
14

3rd ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (PROVIDED TO IHPC STAFF ON 12.28.2021 FOR COMMISSION HEARING #1 DOCKETED FOR 02.02.2022)

IHPC STAFF COMMENTS/CONCERNS FROM PREVIOUS ITERATION (11.18.2021)

- VERY CONTEMPORARY DESIGN WOULD BE BETTER SUITED FOR A DIFFERENT LOCATION
- PROPOSED MATERIALS ARE TOO CONTEMPORARY
- SETBACK - STRUCTURE SHOULD BE MORE IN LINE WITH HOUSES TO THE WEST
- BUILDING HEIGHT - PROPOSED HOUSE IS TOO TALL. BROUGHT DOWN SOMEWHERE BETWEEN HISTORIC COTTAGE AND 2-STORY HOUSE
- COMMISSION WILL NOT APPROVE 2 STORY CONNECTOR
- BUILDING OUTLINE - OUTLINE OF PROPOSED HOUSE DOES NOT REFLECT THE SHAPE OF NEIGHBORHOOD CONTEXT. ADD HIPPED AND/OR GABLE ROOFS
- FENESTRATION - CURTAIN WALLS DO NOT REFLECT OR COMPLEMENT HISTORIC/TRADITIONAL FENESTRATION PATTERNS
- ENTRY - THE FRONT DOOR IS HIDDEN
- FENCING - 6 FOOT FENCE IS NOT PERMITTED FOR CORNER LOT. FENCE DESIGN ALSO NOT CONSIDERED APPROPRIATE BY ST. JOSEPH HISTORIC AREA PLAN
- CLEAR-SIGHT-TRIANGLE - PRIMARY ARTERIALS REQUIRE 120' LINE OF SIGHT, LOCAL STREETS REQUIRE 75' LINE OF SIGHT.
 - WALL OF 7' TREES
 - TYPE OF PLANTING NOT CONSISTENT WITH LANDSCAPING ALONG STREETS IN DISTRICT
 - FURTHER IMPEDE PEDESTRIAN AND VEHICULAR TRAFFIC VISIBILITY AT INTERSECTION

NEIGHBORHOOD COMMENTS/CONCERNS FROM PREVIOUS ITERATION (11.30.2021)

- PRIVACY FENCE MATERIAL/HEIGHT
- OVERALL MASS
- INCONSISTENT BUILDING MATERIALS
- SENSE OF ENTRY TO THE HOUSE

DESIGN CHANGES IMPLEMENTED SINCE PREVIOUS ITERATION

- LACK OF NEW FEEDBACK PROVIDED LITTLE DIRECTION FOR CONSTRUCTIVE IMPROVEMENTS
- REDUCED LENGTH OF PRIVACY FENCE, CONTAINED TO ONLY THE COURTYARD AREA
- CREATED ELEVATED AND COVERED PORCH, RELATING TO THE ADJACENT BUILDINGS
- INCREASED SENSE OF ENTRY WITH COVERED PORCH, SOLID DOOR
- LANDSCAPE DESIGNED TO FRAME THE BUILDING



1 Southeast Corner
NEW PROPOSED DESIGN DEVELOPMENT IMAGES

(01) (02) (03) (04) (05) (07) (08) (09) (10) (11) (12) (13) (14)



6" WIDE WOOD SIDING (HORIZONTAL)
Inappropriate Materials



SMOOTH STUCCO
Inappropriate Materials



PERFORATED METAL BRISE SOLEIL
Inappropriate Materials



WEATHERED STEEL FENCE
Inappropriate Materials

6" WIDE WOOD SIDING,
PAINTED
03

BRICK VENEER
03

ACCENTED WATERTABLE
12



6" WOOD SIDING, **STAINED**
03

STUCCO LIMESTONE FINISH, **WHITE**
03

CURTAIN WALL GLAZING SYSTEM,
ALUMINUM SILVER/GRAY
11

SENSE OF ENTRY FACING
10TH STREET
13 **Getting much better.**

1 Southwest Corner

01 02 03 04 05 07 08 09 10 11 12 13 14

6" WIDE WOOD SIDING,
STAINED
03

STUCCO LIMESTONE FINISH, **WHITE**
03

SENSE OF ENTRY FACING 10TH STREET
13

ACCENTED WATERTABLE
12

ELEVATED SENSE OF ENTRY
07



BRICK VENEER
03

PERFORATED METAL
BRISE SOLEIL,
CORTEN WEATHERED STEEL
03

OPENINGS IN BRISE SOLEIL,
REFLECT ARRANGEMENT OF
CONTEXT FENESTRATION
11

BRICK VENEER
03

LANDSCAPE PRIVACY FENCE
AT COURTYARD
CORTEN WEATHERED STEEL
14

2 East Elevation Perspective

01 02 03 04 05 07 08 09 10 11 12 13 14



1 Courtyard Perspective - South

Could be in line with SJHAP. Would need to see a sample.

BRICK VENEER
03

Not in line with the SJHAP. CURTAIN WALL GLAZING SYSTEM, ALUMINUM SILVER/GRAY
11

OPENINGS IN BRISE SOLEIL, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION
11

Inappropriate Materials and Fenestration is only partly addressed on one story.

LANDSCAPE PRIVACY FENCE AT COURTYARD
CORTEN WEATHERED STEEL
14

The steel fence wall is inappropriate material, too tall, too close to the side walk, and not an appropriate design for the neighborhood.

Every building in the area has some kind of decorative element that would break this mass up.

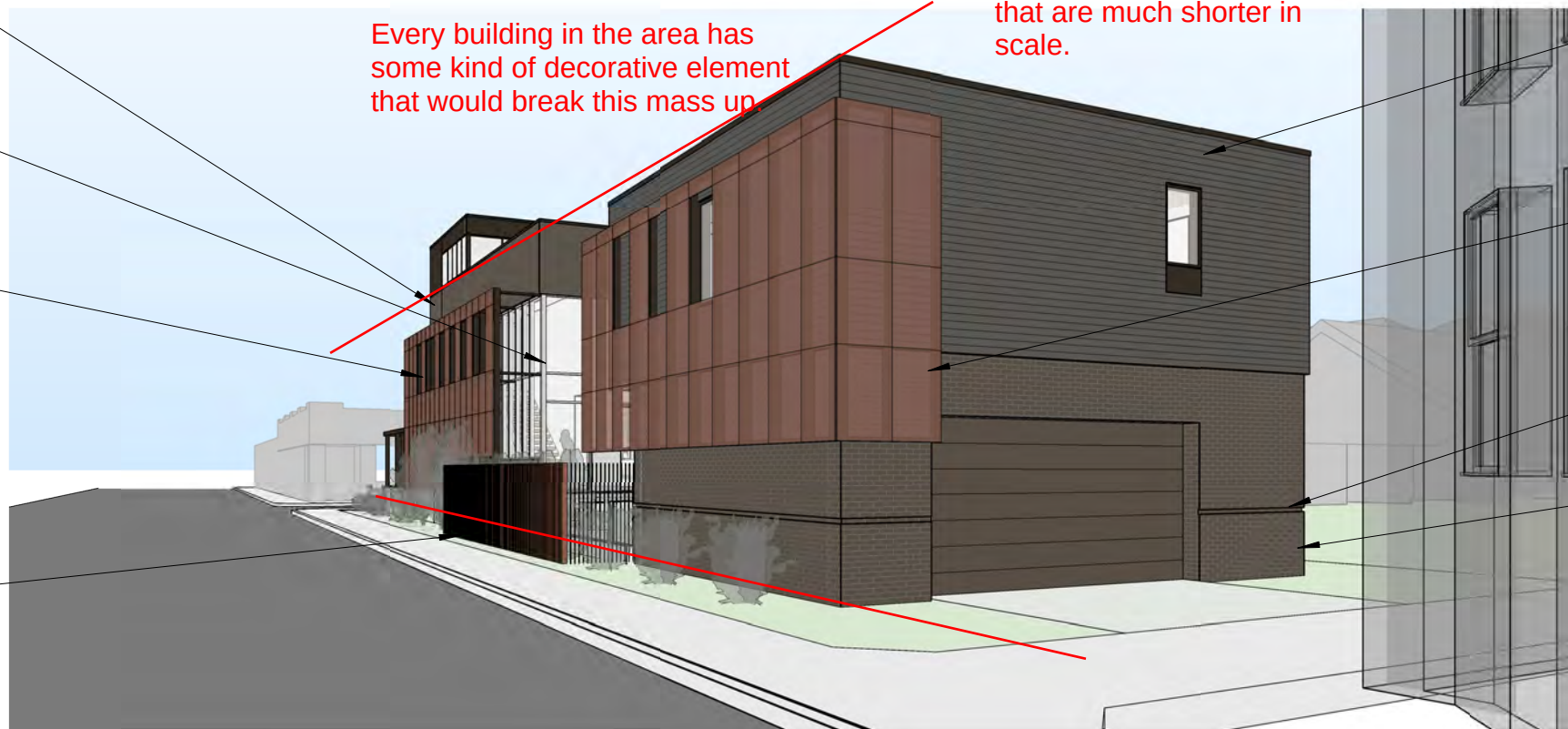
All the flat roofs in the area are on buildings that are much shorter in scale.

6" WIDE WOOD SIDING (BEHIND BRISE SOLEIL), PAINTED
03 This material is appropriate.

PERFORATED METAL BRISE SOLEIL, CORTEN WEATHERED STEEL
03 Inappropriate material.

ACCENTED WATERTABLE
12 This would help more if it were in line with other buildings and a different color.

BRICK VENEER
03 Could be in line with SJHAP. No example provided.



2 Northeast Corner

01 02 03 04 05 06 07 08 09 10 11 12 14



PERSPECTIVE FROM CORNER OF 10TH ST & N ALABAMA ST FACING NORTHWEST



PERSPECTIVE FROM N ALABAMA ST FACING WEST



PERSPECTIVE FROM CORNER OF N ALABAMA & ALLEY FACING SOUTHWEST



PERSPECTIVE FROM 10TH ST FACING NORTHEAST



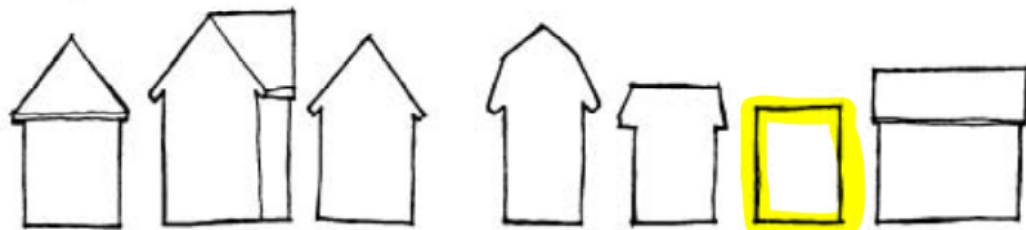
RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

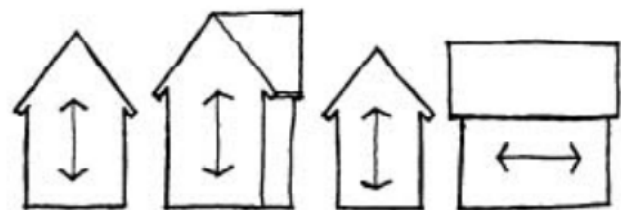
NOT RECOMMENDED

1. Roof shapes which create uncharacteristic shapes, slopes and patterns.

SHAPE



DIRECTIONALITY



APPROPRIATE

ORIGINAL

INAPPROPRIATE

No other houses on this street have connectors.
All buildings with flat roofs are a much lower height and have decorative elements that break up the long flat plain.



PERSPECTIVE FROM 10TH ST FACING NORTH