

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

AGENDA

Wednesday, December 7, 2022

5:30 P.M.

2nd Floor, Room 260, City-County Building
200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

November 2, 2022 – Regular Meeting

III. OLD BUSINESS – NO PUBLIC HEARING

2020-COA-498B (IRV)	5406 UNIVERSITY AVENUE MICHAEL HORTON Violation correction update and extension.	PAGE 15
2022-COA-167 (IRV) & 2022-COA-223 (IRV)	5329 HILL STREET AUSTIN AYNES FOR TWO CHICKS Violation check-in.	PAGE 17

IV. NEW BUSINESS – NO PUBLIC HEARING

2023 IHPC Work Program

PUBLIC HEARING

V. CONTINUED APPLICATIONS

2022-COA-268B (FP) & 2022-AHP-001	630 VIRGINIA AVENUE DANIEL KOZLOWSKI Remove historic chimney, paint unpainted masonry & modify commitments for 2014-VHP-040.	<i>continue to January 4, 2023</i>	PAGE 39
2022-COA-277 (ONS)	1340 NORTH PARK AVENUE JEFFREY COWSERT Work started without approval including replace/alter window openings, relocate A/C unit, install railings, replace doors, and install electrical equipment.	<i>continue to January 4, 2023</i>	PAGE 41
2022-COA-278 (ONS)	517 EAST 14TH STREET JEFFREY COWSERT Install new door on east elevation and for work started without approval including painting, install windows, gutters/downspouts and metal coping, and infill space between carriage house and garage.	<i>continue to January 4, 2023</i>	PAGE 43
2022-COA-407 (IRV)	5820 BEECHWOOD AVENUE TIMOTHY & ROCHELLE STANTON Retain front door & sidelites installed without approval.	<i>continue to staff level review</i>	PAGE 45

JOSEPH CALDERON FOR TWG DEVELOPMENT, LLC

Install windows, doors, awnings, signage, lighting, patio, & fencing, alter openings, demolish addition & construct new vestibule space, paint & for a Variance of Development Standards.

VI. EXPEDITED CASES

2022-COA-125 (WP)	605 WOODRUFF PLACE MIDDLE DRIVE BOB ABBOTT Demolish historic garage & construct carriage house.	PAGE 49 <i>Submittals</i> <i>Page 142</i>
2022-COA-412 (WP)	730 WOODRUFF PLACE WEST DRIVE PAUL RUSSELL Construct new 2-story, single-family house & attached 1.5-story, 3-car garage.	PAGE 55 <i>Submittals</i> <i>Page 152</i>
2022-COA-432 (LS)	514 NORTH PARK AVENUE JASON WOLFE Construct 2nd floor addition on non-historic house.	PAGE 71 <i>Submittals</i> <i>Page 170</i>
2022-COA-439 (MCD)	50 NORTH PENNSYLVANIA STREET MICHAEL RABINOWITCH Alter openings, install ATM, canopies & signage.	PAGE 77 <i>Submittals</i> <i>Page 176</i>

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2022-COA-170 (RP) & 2022-VHP-003	806-826 DR. MARTIN LUTHER KING, JR. STREET MARK BEEBE, LANCER + BEEBE ARCHITECTS Construct apartment development, Variances of Use & Development Standards.	PAGE 81 <i>Submittals</i> <i>Page 188</i>
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VIII. APPLICATIONS TO BE HEARD (NEW)

2022-COA-435 (MCD)	<i>To be heard together</i>	33 N CAPITOL AVE BRIAN SCHUBERT Reclad exterior with phenolic panels & metal fin system with programable LED lights, & install new storefront.	PAGE 107 <i>Submittals</i> <i>Page 206</i>
2022-COA-436 (MCD)		110 WEST WASHINGTON STREET BRIAN SCHUBERT Reclad exterior with phenolic panels & metal fin system with programable LED lights.	PAGE 113 <i>Submittals</i> <i>Page 223</i>

IX. PRELIMINARY REVIEW

2022-COA-447 (IURS)	39 JACKSON PLACE DEPARTMENT OF METROPOLITAN DEVELOPMENT, CITY OF INDIANAPOLIS Repair & restore bridges, construct stairs, elevator tower & plaza space on Meridian Street bridge, street & sidewalk improvements, & install art and lighting.	PAGE 119 <i>Submittals</i> <i>Page 246</i>
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X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2022-COA-451 (LS)	EAST ALLEGHENY STREET DAVID BORDEN FOR THE DEPARTMENT OF PUBLIC WORKS Retain temporary asphalt paving of Allegheny St. between Cleveland St. & N. East St.	PAGE 131
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XI. CLOSING BUSINESS

NONE

XII. ADJOURNMENT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

Minutes

Wednesday, November 2, 2022

2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

Commissioners Present: JK, KM, BC, AL, SW, MB

- Murray: Chair (KM)
- Kienle (JK)
- Corley (BC)
- Lear (AL)
- Williams (SW)
- Bivens (MB)

Commissioners Absent:

- Browne
- Watson
- Anderson

Staff:

- Chris Steinmetz
- Meg Busch
- Emily Jarzen
- Dean Kessler
- Shelbi Long
- Grace Goedeker
- Nancy Whitaker: Recorder

BUSINESS

I. CALL TO ORDER 5:30

II. APPROVAL OF MINUTES 5:34

September 7, 2022 – Regular Meeting

SW: Motion for approval of minutes

JK: Seconded

Unanimous Approval

III. OLD BUSINESS – NO PUBLIC HEARING 5:34

2021-COA-583 (CAMA)

Approved

863 MASSACHUSETTS AVENUE

ANNE SCHNEIDER FOR RATIO ARCHITECTS

Approve final construction drawings.

AS (Ratio): Presents themselves

This project is coming back to you as a phase two, you have approved phase one prior. The project mostly is encompassing the back triangular addition to the main building. I will give Dean a second to pull it up. In our prior plans we were going to demolish this back portion of the building. We have since decided to maintain that portion of the building and work with it. The existing structure was re clad in the 70s by the central trustees, with a brick and a metal awning over a sliding glass door. We are maintaining the position of the entry³ but changing the outside a little bit. There is going to be a new storefront. We will be changing the canopy and

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Submittals

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putting new canopies that would match the ones that were approved on the front Mass Ave facing façade, so we are maintaining that on this back entry. The existing windows along the east side will maintain their width but we will be pulling the windows down to let in more light. And then on the opposite side which would be the west side. We will have new windows put in there. We discovered during our demolition that there were window opening. We will be using those openings and putting new windows in so they will be looking out to the west. That west portion is were originally the railroad spur came in to serve the storage facility. That has been since paved over. We are maintaining the idea of that paved space. We will be replacing that concrete with new concrete as the existing concrete is crumbling. That area will be a nice courtyard space. There will be a fence on that south side there. New landscaping, new accessible ramp. Off into the parking lot area you will see new transformers and the spaces that were removed to place those transformers will but put down next to the accessible ramp. I am open to any questions.

KM: Staff comments please.

Shelbi: Staff is in support of the drawings presented this evening and I can answer any questions.

KM: Questions from the commission.

SW: Is this meant to be a café? Is this meant to be just lounge and recreation space for people in the building.

Anne Schneider: It is primarily a tenant space.

KM: Further comments, concerns, questions. Chair sees non. Do we have a proposed motion please.

Meg: Yes, we just need a motion to approve the final construction drawings.

JK: Motion to approve

AL: Second

Unanimous vote for approval

Meg: I think there might have been a question from the audience, but I just want to remind everyone that this is an old business case with no public testimony.

KM: Right, when I was giving the order of business that was for the hearing portion of the agenda not for the old business portion. This old business does not involve remonstrators making comments.

**2022-COA-167 (IRV) &
2022-COA-223 (IRV)**

5329 HILL STREET

AUSTIN AYNES FOR TWO CHICKS

Violation check-in.

Austin Aynes: Introduce Himself

When I was her for the last meeting, I told you we had some other projects that we were wrapping up before we turned our attention to here. The last of those projects should be finishing up the last of this week, early next week. This is back on the docket for us.

Tuesday a meeting was set up with the window restoration company for next week. As of right now, nothing new to report.

KM: Thank you. Staff comment.

Dean: Yes, staff visited the site, earlier in October. Nothing has been done that exceeds or violates the COA and Two chicks has the permits to do the work, so they are good to go whenever they're ready.

KM: Thank you. Appreciate your time.

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Approve negative findings.
KM: This is actually the approval of negative findings. Is there a document circulating for signature?
Meg: We can circulate that. We just need the secretary’s signature once she arrives. We just need a motion for the approval of the negative findings.
AL: Motion
SW: Second
Unanimous approval of negative findings

IV. NEW BUSINESS – NO PUBLIC HEARING

WAIVER OF NOTICE
Approved

2022-COA-353 (CH) & 2022-VHP-006
961 N. HIGHLAND AVENUE
ABYSM ART COLLECTIVE (KIERSTEN LOCKWOOD)
Ask Commission for a waiver of notice for three days.

Emily: The applicant actually mailed about 80 percent of the envelopes by the deadline date but then they found some under their car seat. They mailed them on the next available day, after the federal holiday.

KM: So the staff support the waiver?
Emily: Yes
BC: Moved
AL: Second
Unanimous

PUBLIC HEARING

V. CONTINUED APPLICATIONS 5:43

2022-COA-277 (ONS)

2022-COA-278 (ONS)

CASES WILL BE HEARD TOGETHER

1340 NORTH PARK AVENUE
JEFFREY COWSERT
Work started without approval including replace/alter window openings, relocate A/C unit, install railings, replace doors, install electrical equipment.

517 EAST 14TH STREET
JEFFREY COWSERT
Install new door on east elevation and for work started without approval including painting, install windows, gutters/downspouts and metal coping, and infill space between carriage house and garage.

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KM: Reads case
Meg: This case is being continued. Along with the next case. We just need the cases to be read into the record. We just need a motion to continue to continue to the December 7th meeting.
KM: We just need a motion to continue?
Meg: Yes and if you read the next one we can take a motion to continue all of them.
KM: All of them are being continued to the December 7th meeting?
Meg: That’s correct.

KM: Reads case
 Do I have a motion to continue those three matters to the December hearing?
 JK: Motion to continue
 MB: Second
 Unanimous

VI. EXPEDITED CASES 5:45

2022-COA-353 (CH) & 2022-VHP-006	961 N. HIGHLAND AVENUE ABYSM ART COLLECTIVE (KIERSTEN LOCKWOOD) Variances of Use and Development Standards.	PAGE 67
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2022-COA-403B (HMP)	1612 N. ALABAMA ST ANDREW DYSANGCO & ELLEN JAN GO Install pathway lighting and landscape/facade illumination in front and side yards.	PAGE 77
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2022-COA-411 (WP)	895 WOODRUFF PLACE MIDDLE DRIVE BRANDON FISHBURN Replace slate roof with asphalt shingles.	PAGE 91
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Meg: Chairman Murray if we could make the record reflect that it is **2022-COA-403B** instead of eight. Just to make the record clear.

KM: Sorry. I misread. Its **2022-COA-403B**. Any concerns.

BC: I have a quick question on the woodruff place matter. Is it possible for the shingles could be octagon to simulate the slated shingles that are being taken off rather than rectangular? My neighbor has singles that are octagon.

Meg: So the applicant is not actually requesting that. If we want to have that discussion, we would have to pull it to the agenda for the public hearing. If that is something you would like to do.

BC: Thank you.

KM: That's the question pending, if we want to pull it from the expedited cases. You do not want to do that?

BC: No

KM: Okay, thank you. Do I take a motion for the expedited cases.

JK: Motion to approve

SW: Second

Unanimous

Meg: Chairman Murray we also need a motion to approve the variance of use **2022-VHP-006**.

KM: Right, thank you. Can I get a motion to approve the variance listed as **2022-VHP-006**.

BC: Motion

JK: Second

Unanimous

VII. APPLICATIONS TO BE HEARD (CONTINUED) 5:49

2022-COA-170 (RP) & 2022-VHP-003	806-826 DR. MARTIN LUTHER KING, JR. STREET MARK BEEBE, LANCER + BEEBE ARCHITECTS Construct apartment development, Variances of Use and Development Standards.	PAGE 99 <i>Submittals</i> <i>Page 164</i>
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KM: Calls Case

Mark Young: Introduces himself

Thank you. We did not have an assignment from the commission. We had made all the changes that had been requested. I think the continuance was for the remonstrators. I think the only changes were the commitments to staff that reflected our willingness to work with the community if our project is approved.

KM: Any remonstrators

Nancy: Swears her in.

CP: Introduces herself

CP: We were asked to provide, as I said before we are not against a development at the corner. It was simply the particular design of the development and what we would hope would be the opportunity to provide heritage commemoration as that is the corner that leads you into the community and the corner on which stood Flanner House in 1918. I was asked to, I, ULLI was asked to present an alternative design that might provide another look on what could be on that corner. We submitted those designs. I do not know if that is able to be seen on the screen. Perhaps not, but you have those in your packets today, is that correct? Is it on screen? No.

Emily: No but they did receive a copy of everything today.

CP: Okay then we will just go from the copies that you have. The current development is calling for eighteen units which is more than what the neighborhood wanted to see because it was being proposed as being for more student residents as opposed to more long-term community residents. To have a resident to be invested in community as opposed to being there for just one or two years. As we know Ransom Place is being occupied by a lot of students and they are there for one or two years and do not consider themselves residents of the neighborhood. We would like to have more residents to bring back that feeling of community that was there until the last fifty or sixty years. Actually not that long, more like 30 or 40 years. The development that we proposed has sixteen units still a bit higher than what we had asked for in our last presentation. Still a bit more than we would like, ideally twelve or fourteen. The architect that we commissioned came up with sixteen that would fit nicely on the land we are working with here. In addition, that architect was able to offer an extensive exterior landscape program that would allow inclusion of a space that allows signage and perhaps some larger tribute to Flanner House and the neighborhood. It also softens the corner, if you will, which is a very busy corner at MLK and Saint Clair. Also the building that is closest to the alley, which is something that we said we would like not to have a three story building there. Anyway, the development that you have in front of you now takes that building back. The architect that we found is a wonderful architect, licensed here in Indiana. In the month since we were here last, we were able to find him, commission him and he gave us this work. This is by no means a final plan and it's not our development. This is simply an offering of a better idea of what could be developed on that land. Which would then offer space to commemorate the history of the neighborhood. I'll be quite and answer any questions you might have. We did work. I promised that I would give you a plan and we are here.

KM: Thank you ma'am. Further remonstrators.

Nancy: Swear Dwight in

DW: Dwight wright

I have spoken here in front of the commission before in regards to this project. No objection to the project. It is all about kind of size right and so what we have previously said is the number of units, the

eighteen units is a little bit too much pressure from a safety standpoint on that alley and entering on to Saint Clair. When you really think about number of units, I heard someone on the commission say that four more cars is not going to make that big of a difference. It's not just four more cars because you have to think of it from the standpoint that the residents will have friends and those friends will have cars. Already, a very congested safety concern as it is, the addition units puts that safety concern be more at risk and so um from the standpoint of the ransom place neighborhood association we are still asking that number be reduced. Our preference is twelve, but we can certainly work with Mark Young and the commission and hopefully we can come to a compromise. At this point the neighborhood association is definitely not in favor of eighteen units.

KM: Thank you sir. Further objections from remonstrators. Chair sees none, staff comments please.

Emily: Staff is recommending approval of this application. Staff is in support of the variance of use of eighteen units because the concept development as it is laid out meets the concept of the small apartment for the zoning code. In terms of development standards as a reminder they are asking for a width variance. Staff finds that negligible. They have already made some changes based on commission comments from a couple hearings ago and that has not changed. Just a couple of changes from the last hearing, there is a new set of commitments in the staff report. There was some back and forth between the developer and some people from the neighborhood group. Mr. Young agreed to some additional commitments and that is reflected in the staff report. The other item that is included as one of the stipulations is that the art piece would come back to the commission under old business, as there is nothing final on that. Part of the commitments is that the neighborhood would also have some input on that. I can answer any questions.

SW: I am not sure that we never really had a circumstance like this. I am not sure what the approach should be. I am really amazed that Claudia was able to pull this off in three weeks. I think that speaks to the relationship and integrity of your organization. My concern as I have listened over the past two or three meetings that we have had and what has been happening in ransom place that resonate with me. It is getting very close to becoming a big dormitory for IUPUI. I guess we can't control who the tenants are. I don't know if the architecture can drive who the tenants are. If taking two, or having the developer take two units or three units out could change the nature of what is happening in ransom place. It is hard for me, and I think that are small numbers mean we would have to have a unanimous vote. Is that correct Meg?

Meg: We need five votes and there are six of you here.

SW: Anyway, I am really torn as to what would be an appropriate action on our part to protect the historic integrity of Ransom Place. As I look at these drawings in the quickly done concept there were several things about it that I liked and some that I didn't like. I think that we ought to, at least my vote is going to indicate that we need to further explorer reducing the amount of units.

KM: Just to be clear the vote is up or down on the proposal as it exists. We are not in competition with the remonstrators.

SW: Right, I understand that. I know we are not voting either or, but my thinking is about⁸ the number of units at this point. I am persuaded on a lot of levels that the number needs to be reduced. In

my mind if that means the numbers go up Ransom Place might get neighbors instead of a bunch of students.

AL: I am kind of like Susan. I am very torn. I have thought a lot about this case. I have sympathy for Mr. Young because of the business side of this. I also think that it a unique opportunity to do something. Like Susan, I appreciate the fact that in any historic neighborhood, I talk about this often, you really want people to be neighbors. I feel torn like she does. So, I am torn because I think there is a little more to be done. On the other hand, there is a point where there needs to be a limit on how long something like this goes on and keeps iterating. I am not really sure. I guess I will listen to some additional commission comments.

KM: Further comments. I will offer my own. I am not torn. I made my comments pretty clear at the outset. I have very real concern about infill designs in our historic districts and this is kind of exhibit A for me. The quote I offered at the initial meeting was "New Construction should build upon the story of the district based on it design, landscape, use, cultural expression and associated interpretive displays and I feel very strongly about that. I feel like that's our job and that why we are here. Because of that I cannot support the application. That's just my opinion. Mr. Kienle.

JK: Yes, well, it is a difficult application. I think my point of view. I have supported it previously. There has been a compromise here and the project has been improved. I still find it hard to believe that two units will make that big of a difference in impact. We have to react to what's before us. I can support addition compromise. The neighborhood has offered additional compromise if the neighborhood would consider going up in density and the developer would consider coming down. If reducing it down to fourteen units is, I could support that. I could equally support this. I think the design did come a long way. Unless you change the basic form I do not see how it will make a large difference. Two less unit could be less vehicles as pointed out. I could see continuing the matter for the neighborhood to present alternatives or I would approve the current proposal. As I have been reminded many times we are only reacting to what's before us. So, if giving time to pursue an alternate plan I would be open to that as well.

KM: Than you, sir. Further comments, questions.

MB: Yes, I am in the minority. I would be supportive of the application. I appreciate where the developer has gone with it and the concession made. I think my concern over the density is that at some point it will work itself out. If you find that the traffic is too tight there and you want to have a car you would be leaving soon and the next tenant may decide they do not need to have a car. These things tend to work themselves out over time. The rarely stay bad forever. I know there are no guarantees. I would be supportive, I know I may not have the numbers behind me to push it through as an approved but I wanted to put my thoughts out there.

KM: Thank you commissioner, commissioner Cooley.

BC: I think Susan captured how I felt. I very much respect Mr. Young and his efforts and cooperation. I have always been in a mixed mind about the design itself. It does not really build on the fabric that is already there. It feels very distinct and different. I am really kind of torn myself in terms of how to proceed with this. Reacting to what has been proposed. I think its size is too big and intense. I am more in line with the zoning ordinances. I think my inclination is to not be supportive of what has been presented.

KM: I think at this juncture we have to options. One option is to move to approve, the other option is to move to continue. Being the chair, I will defer to whoever makes the first motion.

Meg: I would like to remind the commission that the applicant still has ten minutes of rebuttal, and he may offer some opinions.

KM: I'm sorry. Mr. Young, please.

MY: Just to make a couple points, this is not a student development. This is a multi-family development. We have made no indication on anything we have presented that this is a student development. I think that the nature of the potential tenants is just a reflection of where it's at. That is not our desire, it's just where it's at. Second thing, sixteen versus eighteen units I don't know how, on the ideas presented by the remonstrator. The other thing is I know that the neighborhood wants twelve units. I know we are dealing with low numbers and twelve and eighteen do not seem like they are that far apart, but that is a third of the development size. When you look at that economically it's a lot. To say, oh well we can just charge higher rents its not that simple. That's not the way underwriting works. I can't say that I am going to charge 2.50 for a development where something down the street that has more amenities doesn't charge that. I know that is no concern of yours and I know you don't care, but this project won't work at twelve units. You can ask somebody else, you can send it out for comment, you can have someone do a pro-forma. It won't work. Regarding the memorial, the memorial that has been proposed are in the right of way at least in the drawing I received from Claudia. It has nothing to do with our site. The designs that are in there are actually on our site. I actually couldn't even control it. I wouldn't be able to maintain it. Beyond that, that's I think the only comments I have. The only other thing I would say is that someone mentioned the design isn't where it needs to be. We haven't been given any other instructions. Every instruction this commission has given us to alter the design, we have. The color, the lowering of the number of units isn't necessarily going to change the design. I am a little confused by what I am supposed to do. If you don't tell us to change something, which is what happened in 2016. It's too big, separate it. That's what Mr. Beebe and I responded to. I asked him, did you get anything from the commission that we were actually supposed to do and he said, no I don't have anything. That's why the architects don't have any comments because we were not asked to do anything else with the design. With that, umm, I do not think there is a need to continue it just vote no and we will move on. I do not want to keep wasting your time. I can't make it twelve units. The numbers won't work. You aren't telling me what to do with the design. If you don't support it, lets just pull the band aid off and I can move on.

KM: Just for the record, many of us were not here in 2016 and did not have an opportunity to make comments then and we have to deal with that now. Mr. Young has asked for a motion to approve. Is there such a motion.

MB: Motion

JK: Second

KM: I am going to do this by roll call vote.

JK: I

AL: No

SW: No

MB: I

BC: No

KM: No

The application has been denied.

Meg: So the rules of procedure, if the motion that is on the floor does not pass it automatically gets continued. The commission can make another motion to deny that. Chris do you have any further comments?

Chris: Interpretation of the rules, it says that if it does not result in official action, it is automatically redocketed and heard at the next regularly scheduled hearing of the commission. I would say we have indecisive action. In this language it is automatically continued to the next session. If someone wants to make a different motion then, they can do that but under the rules the indecisive vote results in it being automatically continued to the next month.

KM: Indecisive in the sense that the majority didn't vote.

Chris: Yes, you did not get a majority of votes one way or the other to adopt it by the motion.

KM: So it's an automatic continuance in the rules of procedure.

Whether the applicant returns or not is up to the applicant.

Meg: Right, now I do not know that the applicant is still here. So, if the applicant choses to withdraw the request he does have that option as well. Otherwise, he will come back.

KM: It automatically will be re-docketed unless there is a formal withdraw from the applicant.

Meg: That's right.

KM: Mr. Young do you understand, sir.

Mark Young: No idea what's happening.

Meg: I can elaborate. So, the staff's recommendation was to approve the project and that was the motion on the floor that motion did not pass so the request automatically gets continued to the December 7th commission hearing. If between now and December 7th if the applicant chooses to withdraw the request you have the right to do that. Otherwise on December 7th we will hear the case again. Now the recommendation in the staff's report could be different or a commissioner could make a motion.

KM: Mr. Young I miss spoke. I said the motion to approve was defeated. It wasn't it just failed. Which means it was not defeated and that why it comes back on December 7th. Absent of your action.

Meg: For clarification, there are six commissioners voting, five of them needed to vote in favor of the project in order for it to pass.

KM: By the same token only four voted against it so it wasn't technically defeated it simply failed.

Meg: That's right.

Mark Young: Okay, it's because you don't have the full commission is what you are saying.

KM: Clear

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL 6:22

2022-COA-112 (IRV)

Continued to January 2, 2023

5270 E. WASHINGTON STREET

SYLVIA GARCIA

Replace historic tile roof with metal panels.

KM: Calls Case

¹¹
Sylvia Garcia: Sworn in. Introduces herself. Shortly after, a Robert Cowan gets up to the mic to speak.

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I am one of the partners that own this property. It is currently vacant. It's a project. We are proposing that we replace this roof that was originally on this historic house with metal paneling lightweight roof for many reasons. Just yesterday we were finally able to get a structural engineer to walkthrough and assess the building. We do not have the report back on that yet but currently, we had to take that roof down because the moment we required it as a company we had a fire. Someone lit it on fire. The tiles, each tile weighs about ten pounds, and they are falling off the sides and there is a daycare right behind this house that is adjacent to the building. It was a safety hazard. Plus, the fire department destroyed a lot of the tiles going through it. I have pictures. I can submit that later if you guys would like. We were able to find an exact replica of these tiles in metal which would, the problem is just the weight and the dangerousness of the tile. We have to have it redone. It doesn't exist anymore. It is next to impossible to match it. It has to be reproduced again. It's a shame since it's a beautiful house. We would like to be able to continue and work. We would like to return it to its original look but we are still waiting on the structural integrity report to see what's going on. That's it.

KM: Thank you, staff comments please.

Meg: I am going to speak for Shelbi here. So, we wanted to bring this case before you this evening to give the applicant a chance to update you on things that have occurred on the property. As you have heard the original tiles have been removed and that's why its on this portion of the agenda. We would like to get feedback from the commission and have the applicant return in December with a strategy to move forward. There are some pretty big concerns we wanted to get your opinion on before she returns.

KM: Commissioners, question, comments please.

SW: Besides the roof, what are the other issues you would like us to respond to?

Meg: Well, the major issue that we are hearing that the structure itself has been compromised. I do not know that we have enough information to support that at this time. That is something Shelbi and I talked about. Waiting to get that structural engineers report in order to evaluate that. The other issue is that we aren't sure what the applicant actually wants to do. Depending on the structural damage there is to the building that can play a role in whether they keep or modify their request.

SG: That's correct. Actually, she said it perfectly. Ideally we would like to return it back to its original glory. It's a nice house. We acquired it from the previous owner who is currently in an assisted living facility. She almost died in the house. Its undergone thirty years of water damage and the fire on top of it. We don't know if structurally we can save it. To be honest we are waiting on this report to come back. That's very important. We contacted eight engineers and they were all out eight or nine weeks. Finally we got someone yesterday to walk through it. That's our delay. We can't do anything. We would love to do exterior work on it if we could. I have even applied to a grant, I mean for a letter of approval and a grant that's offered by the DNR department. I've tried really hard to see what we could do but I don't know. We can't do anything on the exterior until we know what we can salvage as a structure. If, he's my partner, we are co-owners, Justin Cowen so he is also a contractor but yeah¹² because of the years of damage and lack of maintained to hold the weight...

KM: Sir, could you rise and be sworn in.

Nancy: Swears in Robert Cowan (partner of Sylvia Garcia's)

Robert Cowan: Well, the roof itself weighs 36 tons and we walked with a structural engineer yesterday and they were very bleak about the structure being able to support that weight again. We haven't got a full report back. They will tell us what we need to do to be able to do that and if it's something even cost efficient. Also the problem is, if you do not repair the structure and you repair the façade, when you repair the structure the façade will fall apart again. We need to take care of the structural issues before we can move on and we really aren't sure the severity yet but it wasn't looking too great.

AL: Do you have an estimate on when the report will come back to you?

Robert Cowan: I would say by the next hearing. They said a couple weeks.

BC: It just seems like the December meeting is a little quick of a turn around to get the report back and to decide how you would proceed. I mean if it was that difficult to get a structural engineer so many weeks out. I guess I am just doubtful a report will come in time for the next meeting. I was just going to ask if it would be more reasonable to continue until the January meeting instead of December.

SG: Whatever is convenient for you guys. I have been in contact through Shelbi since we got the place, about a year. We would be available either. We can do January if that's available.

BC: I would move to continue it to January.

JK: I concur that we need to continue it to at least January. The documentation is not sufficient to make reasonable judgement on. The thing I am concerned about is the intervening two months. I will make the comment with respect to the roof. I have been by that house many times. The roof is a defining element of that house and it's so unique and it's a wonderful compliment to that streetscape. I think the proposed idea of using an alternate material that was shown, exhibits, the proposed metal is completely different. To me that is not comparable. To have a matte finish. If I understand correctly, I want to give you that feedback so you do not move forward thinking that's acceptable. I just would make one other note. I could see some type of compromise of doing one thing on the front and another on the back so that the streetscape you use your salvaged material. We are going to get snow and precipitation between now and then. I am just concerned with protecting what's there.

AL: I guess that was my concern too. I think staff could do that. If there is any structural things that can be done in the meantime in a protective manner.

Robert Cowan: We have it felled. We would like to put a construction fence around it because even though it's boarded up people are getting into it. It's dangerous.

SG: There is broken glass.

Robert Cowan: I do not know if that's a possibility or something we have to ask about to do since it's not a permanent thing. I think that would be the proper thing to do to protect the people in the neighborhood. There is a daycare directly behind there and it would be terrible for a kid to get in there. Even next to the property I feel like is hazardous.

SG: We have removed everything we could there. We have already had the police there twice because of different people who have broke into the vacant home.

Meg: Just to kind of summarize. I think what staff is hearing. There is a willingness to continue to January fourth to allow time for the structural report. I don't think there is an issue with some kind of construction fence around the property. I think what the commission was alluding to is, is there some sort of temporary structural work you can do so that with the snow loads, you do not have additional caving in.

Robert Cowan: That's a question for the engineer I believe.

Meg: That is a question for your engineer, something you can work on between now and January fourth. Staff, Shelbi can work with you all on that to get that information.

KM: Further comments, questions.

BC: Just another quick comment. I just want to echo what was said about the sheen of the tiles. I want to be clear that my position would be the same. The matte finish is not appropriate.

SG: We can research further because it took us months to find even this match, but also the actual manufacturer of this tile if they match this tile, it's a lot darker and brighter since its new. So it would, you couldn't use salvaged things. We would have to see financially if it was feasible for us.

Robert Cowan: He had mentioned that possibly the façade. Ideally we would like to put the original tile back. That's the ultimate goal but we have to figure out with the engineer if that's something feasible.

JK: You were saying that the glaze of the reproduced tile, they can't match any longer.

SG: Because of the tile we salvage, its faded. They might be able to, it depends on the cost

JK: I have projects in my experience they were able to match.

SG: Okay good. They told us a little different.

Meg: There is motion on the floor for a continuance to the January meeting at the moment so you will want to see if there is a consensus on that.

KM: Okay motion made

Hand raise motion and second

Unanimous

XI. CLOSING BUSINESS

NONE

XII. ADJOURNMENT 6:38

COA # 2020-COA-498B (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC 7, 2022
5406 UNIVERSITY AVENUE IRVINGTON		<i>Date of Denial</i> May 5, 2021
Applicant: MICHAEL HORTON Mailing address: 5406 University Avenue Indianapolis, IN 46219		<i>First Violation Correction</i> <i>Extension Approved</i> November 3, 2021
Owner: LAUREN DELANEY & MICHAEL HORTON 5406 University Avenue Indianapolis, IN 46219		<i>Second Violation Correction</i> <i>Extension Approved</i> January 5, 2022
EXTENSION TO CORRECT VIOLATION		<i>Third Violation Correction</i> <i>Extension Approved</i> May 4, 2022
		<i>Continued from</i> September 7, 2022
		<i>Fourth Violation Correction</i> <i>Extension Approved</i> October 5, 2022
		Warren Township Council District: 12 Jason Larrison
IHPC COA: 2020-COA-498B (IRV) Violation correction update and violation correction extension for required replacement of vinyl windows and sliding door installed without approval.		

Violation Update

At the October 5, 2022 IHPC hearing the owner provided an update to the Commissioners. The owner stated that a window product had been selected but that he was having trouble obtaining a contractor. However, the owner had met with a contractor the day before the hearing and was prepared to move forward and purchase replacement windows for the entire house. The owner stated that he was still looking for a contractor for the sliding glass door work but noted that the plan was to just completely remove the door. Upon returning to the December hearing the owner believed he would have a more specific timeline in place on when the windows would be in, and when the violation would be corrected. The estimated time at the October hearing was 12 weeks.

On November 7, 2022, IHPC staff signed off on the finalized window quote to replace all the windows installed without approval. The approved windows are Jeld-Wen Siteline wood pocket, double hung windows. The windows have since been purchased and are expected to be delivered January 20, 2023.

Recommendation

Staff recommends approval of an extension of the COA and a continuance to the March 1, 2023 hearing with the goal that by that time windows will be on site and the install is underway or complete. At that time the owner will need to return to the Commission to provide an update, and request an additional extension if necessary.

STAFF RECOMMENDED MOTION

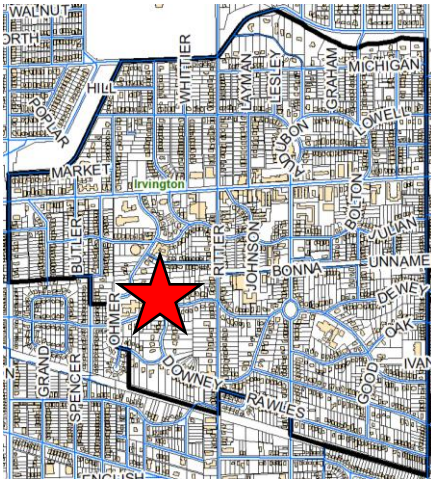
2020-COA-498B (IRV)

To approve an extension to March 1, 2023 for violation correction work including the replacement of vinyl windows and sliding door installed without approval.

Windows and door must be replaced no later than March 1, 2023. Once completed, the owner must contact IHPC staff for an inspection. The owner shall return to the March 1, 2023 to provide an update on the violation correction. *Final Inspection* _____ *Date* _____

Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement.

Staff Reviewer: Shelbi Long



Location in Irvington



Aerial view



Subject property



Sliding door on rear



Installed vinyl windows

CASE # 2022-COA-167 (IRV) & 2022-COA-223 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC. 07, 2022
5329 HILL ST. IRVINGTON		Originally Heard: August 3, 2022
Applicant mailing address:	AUSTIN AYNES (FOR TWO CHICKS) 1628 S. East St. Indianapolis, IN 46225	Updates: Sept. 7, 2022 Oct. 5, 2022 Nov. 2, 2022 Dec. 7, 2022
Owner:	TWO CHICKS & A HAMMER, INC. 1060 N. Capitol Ave., Ste. 240 Indianapolis, IN 46204	Warren Township Council District: 12 Jason Larrison
OLD BUSINESS – VIOLATION CHECK-IN		
IHPC COA:	2022-COA-167 (IRV)	Update on work progress: <ul style="list-style-type: none">Remove tree in front yard (WSWA);Restore original, multi-lite, wood windows;Alter enclosed porch on west elevation (WSWA);Replace driveway (WSWA);Alter front sidewalk (WSWA); andAlter openings on west elevation (WSWA).
IHPC COA:	2022-COA-223 (IRV)	Update on work progress: <ul style="list-style-type: none">Demolish non-historic sheds (WSWA);Repair masonry wall;Replace overhead garage doors (WSWA); andReplace man door (WSWA).

STAFF COMMENTS

Work Approved

At the August 3, 2022, Commission Hearing, the Commission approved the following work for the property:
House and Site:

- Remove tree in front yard (WSWA);
- Restore original, multi-lite, wood windows;
- Alter enclosed porch on west elevation (WSWA);
- Replace driveway (WSWA);
- Alter front sidewalk (WSWA); and
- Alter openings on west elevation (WSWA).

Garage:

- Demolish non-historic sheds (WSWA);
- Repair masonry wall;
- Replace overhead garage doors (WSWA); and
- Replace man door (WSWA).

The applicant is required to return to the Commission every month for a 30-day check-in until the projects are complete. The applicant will present a verbal progress report to the Commission for each project. If it is discovered that the applicant is not complying with the approved COA and plans, the IHPC staff will 1.)

forward the case to the Office of the City Prosecutor for enforcement; and 2.) notify the Department of Business and Neighborhood Services (DBNS) to issue stop-work orders.

Update for December 07, 2022

- All of the original wood window sashes have been removed. The applicant has approval for the restoration of the windows. The metal awnings have also been removed.
- Work has started to fill in the large whole in the rear (south) wall of the garage.
- Most of the vines, weeds and other invasive plant materials have been removed from around the house and garage.
- No other exterior work appears to be taking place, and no unapproved work appears to be taking place either.

Next Steps

- Two Chicks and a Hammer may continue to move forward with the physical work to the buildings.
- The IHPC staff will continue to monitor and revisit the site in mid-late December to see if any additional progress has been made.

PREVIOUS UPDATES:

Update for November 02, 2022

- Reminder - September 19, 2022:
 - In an e-mail, Mr. Aynes stated, *we have 3 other houses we need to finish for the show prior to the second week of october so a lot of our time and capital is being sucked up with that so currently a lot of Brittany and myself's focus is on getting work scheduled out. I believe the next thing we are looking to do is the window restorations on the main house as well as getting the side porch framed back correctly... I'll keep you updated when further developments take place, just might not be till 2nd week of october with our current house delivery dilemma.*
- There have been no changes or updates from October. No physical work has started on the house and garage. The only work that was completed, per the approved plans, were the driveway and sidewalks.

Update for October 5, 2022

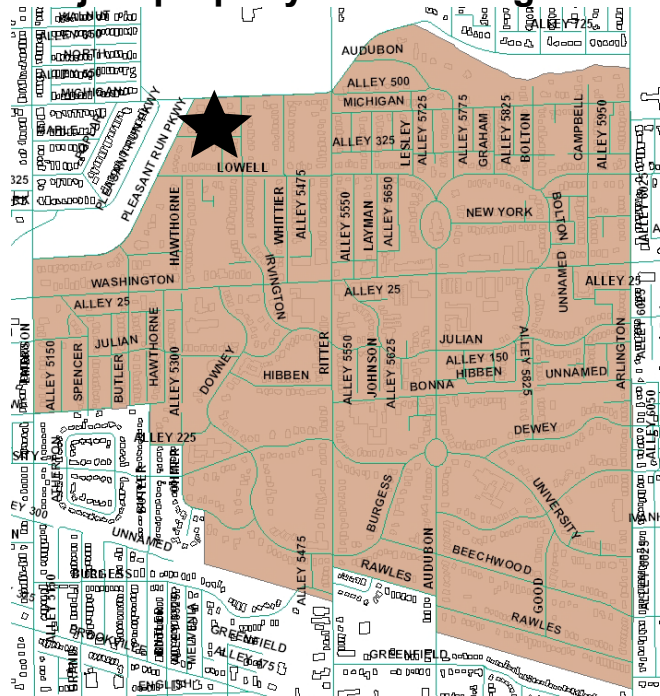
- September 2, 2022: Structural permits STR22-02846 (house) and STR22-03044 (garage) are issued for the rehabilitation work to the house and garage. Flood permit, FLD22-00377, and drainage permit, DRN22-02487, are issued for the driveway and sidewalk work within the public right-of-way and on the private property.
- The permitting division of the Department of Business and Neighborhood Services confirmed the IHPC approved plans included within this report were also provided to them before the permits were issued.
- September 19, 2022:
 - Austin Aynes provided Staff with photos of the finished driveway and sidewalk work, completed per the approved plans.
 - In an e-mail, Mr. Aynes stated, *we have 3 other houses we need to finish for the show prior to the second week of october so a lot of our time and capital is being sucked up with that so currently a lot of Brittany and myself's focus is on getting work scheduled out. I believe the next thing we are looking to do is the window restorations on the main house as well as getting the side porch framed back correctly... I'll keep you updated when further developments take place, just might not be till 2nd week of october with our current house delivery dilemma.*

Update for September 7, 2022

- August 15, 2022: Per stipulations 1 and 2 of the approved COAs, Staff met with Two Chicks and a Hammer representatives for a pre-construction meeting to review the final plans.
 - During the meeting, the Two Chicks representatives confirmed that the plans they would be using were not any different from what the Commission reviewed at the 8/3/2022 Commission hearing.
 - IHPC staff approved the plans the Commission saw as the final construction drawings.
- Building Permits: At the time this memo was written, no building permits had been issued for the house or garage.
 - The structural permits for both buildings were still in the “Review” stage with the permitting office at DBNS.
 - Our shared system indicates that both structural permits are on hold and waiting on building plans to be submitted for review.
- August 22, 2022: Austin Aynes e-mailed Staff stating that a reroof and brickmould/trim replacement are also needed for the garage.
 - Staff replied to Mr. Aynes that day and informed him that he would be required to apply for a new COA for the additional work.
 - Staff told Mr. Aynes that once the application is received and the new fee is paid for, Staff will ask the Commission at one of the check-ins for permission to approve the additional work at the staff level.
 - Staff also informed Mr. Aynes that the check-ins with the Commission are not to be used as or the opportunity for him to ask to amend the COAs or request changes/additions to the scope of work. Any amendments to the approved plans will require a brand new review and approval by the Commission during the public hearing portion of the Commission meeting.
- August 24, 2022: Staff visited the site. As of this date, when this memo was also drafted, no physical work to the buildings had begun.

Staff Reviewer: Dean Kessler

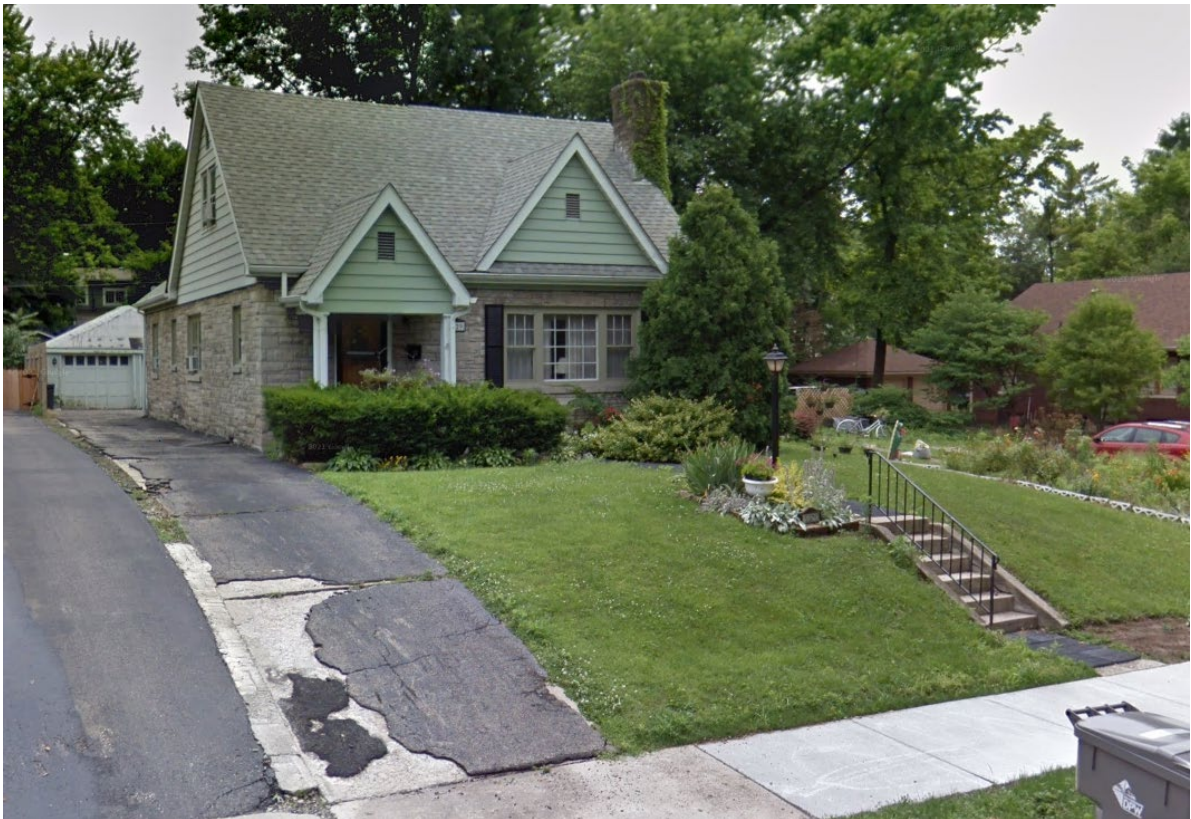
Location of subject property within Irvington Historic District





Subject property is outlined

SUBJECT PROPERTY



Google Street View image of before work started: Front (north) and east elevations



Front (north) and east elevations after work started



Google Street View image of before work started: Front (north) elevation



Front (north) elevation after work started



Google Street View image of before work started: Front (north) and west elevations



Front (north) and west elevations after work started



Rear (south) elevation



West elevation under porch. Modified openings



Garage: west elevation and partial north elevation

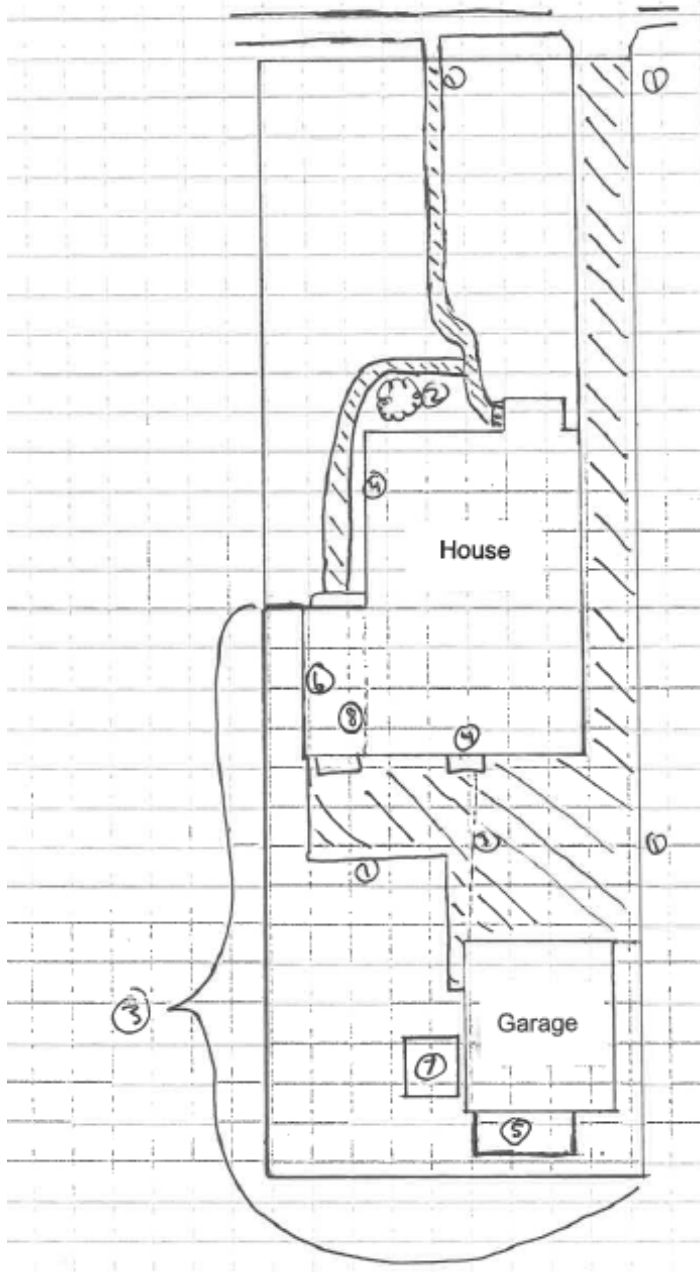


Opening in south exterior block wall of garage. Image on left was taken from inside.

APPROVED PLANS

5329 E Hill Street
Indianapolis, IN 46266

Demo Site Plan



Plan Details

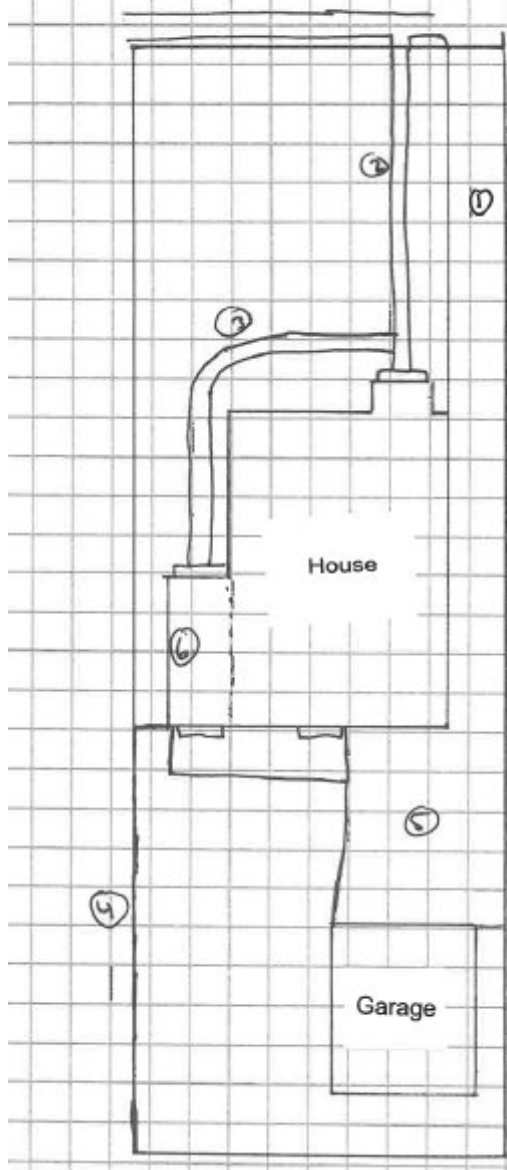
1. Remove damaged and broken asphalt and concrete
2. Remove tree that is now pushing against the house
3. Remove fence - privacy around lot perimeter and chain link fence dividing the back yard
4. Remove damaged aluminum awnings on back and western elevation of the house
5. Remove added shack to garage
6. Remove windows and doors for reframing and new windows
7. Remove detached shed in rear Yard
8. Open wall for new exterior door replacement

RECEIVED

July 22, 2022

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

Site Plan



Plan Details

1. Replace driveway with finished concrete in same footprint
2. Replace and relocate walkway to front door; centered to front porch
3. New walkway mimicking original to sun porch
4. New privacy fence in location of last one
 - 6 foot dog eared pickets
5. New "parking pad" in smaller footprint than original
6. Reframe sun porch walls
With new doors and windows; leaving the roof and siding alone

RECEIVED

July 22, 2022

Details

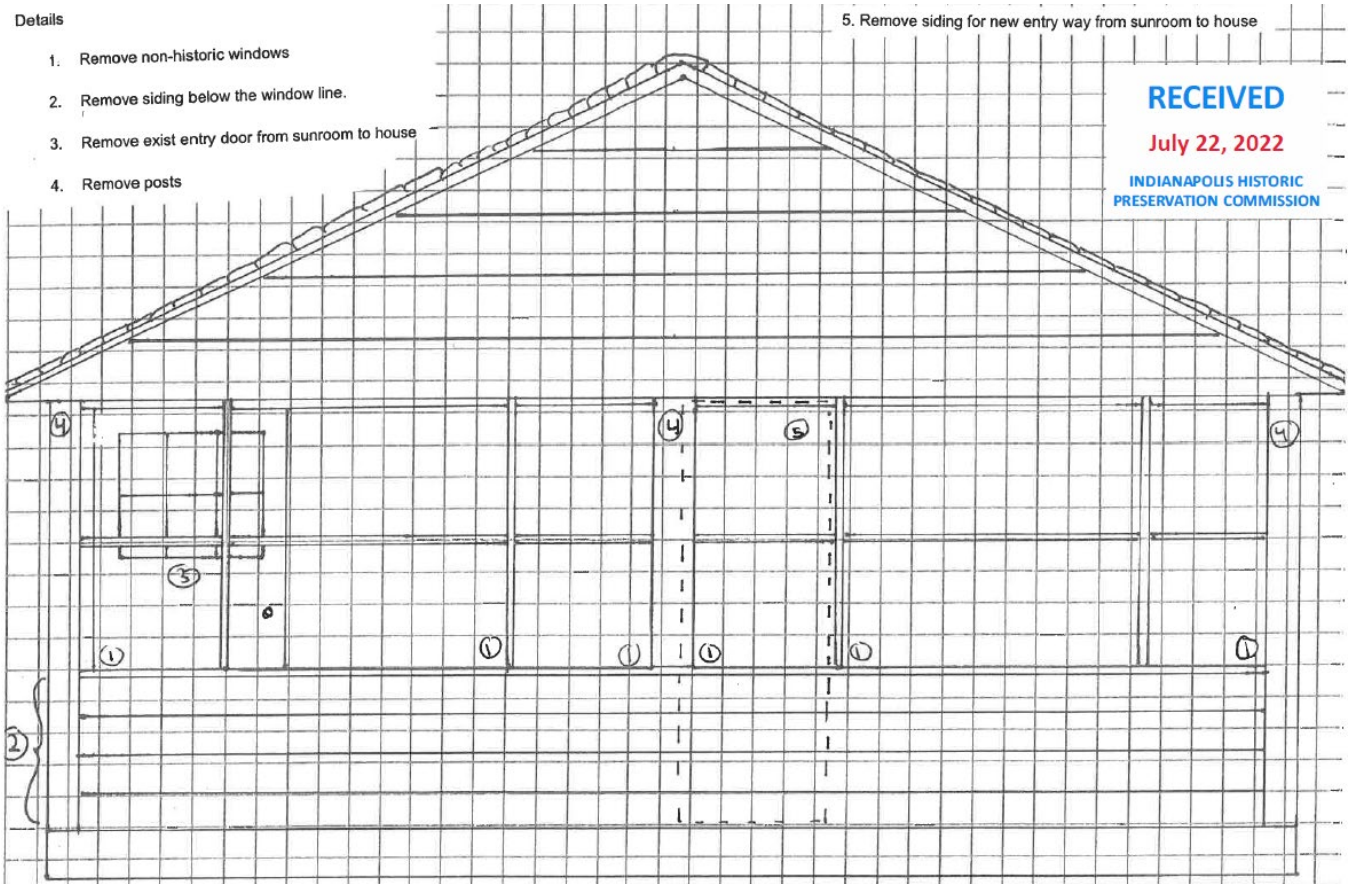
1. Remove non-historic windows
2. Remove siding below the window line.
3. Remove exist entry door from sunroom to house
4. Remove posts

5. Remove siding for new entry way from sunroom to house

RECEIVED

July 22, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Demo plan: enclosed porch, west elevation

Plan Details

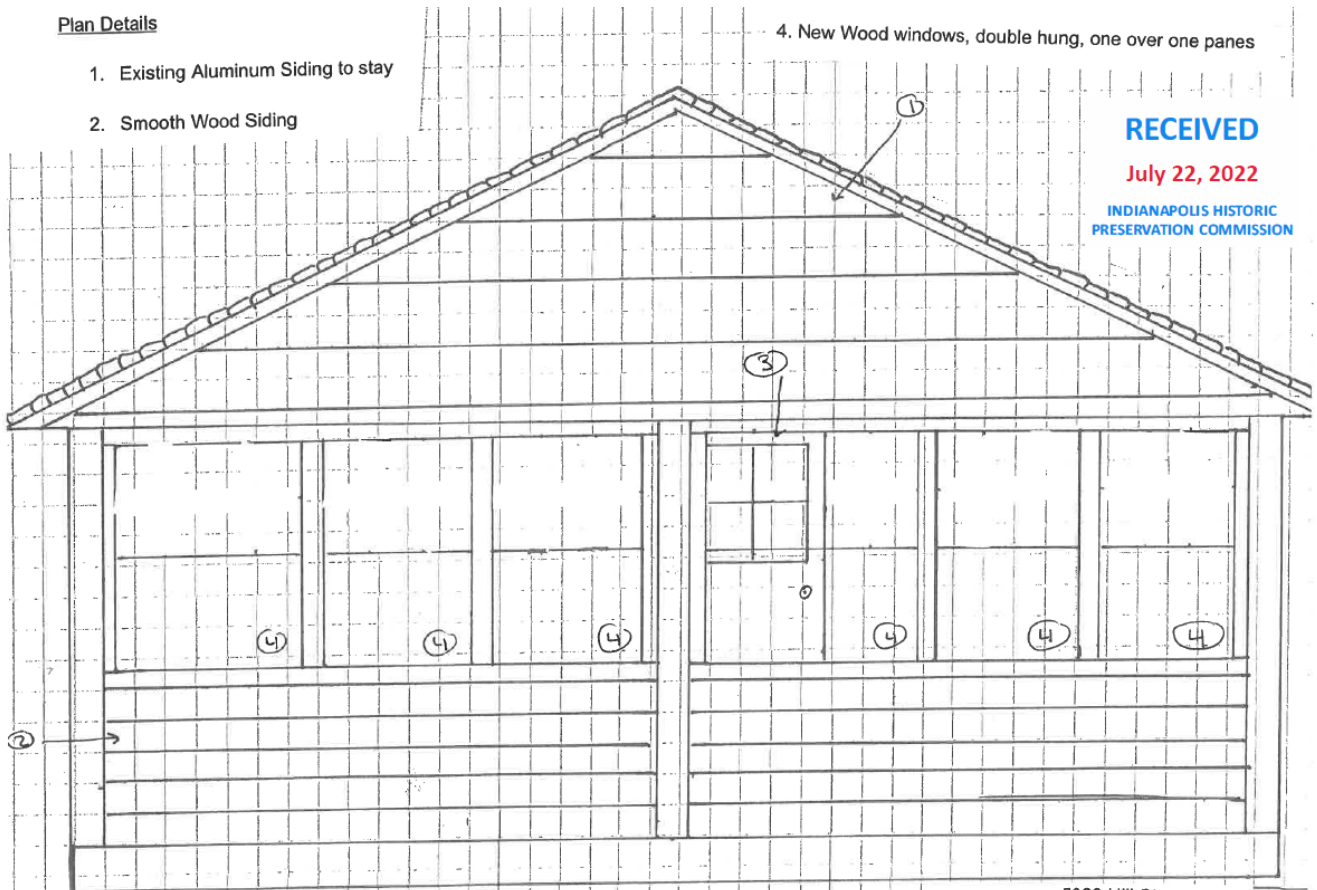
1. Existing Aluminum Siding to stay
2. Smooth Wood Siding

4. New Wood windows, double hung, one over one panes

RECEIVED

July 22, 2022

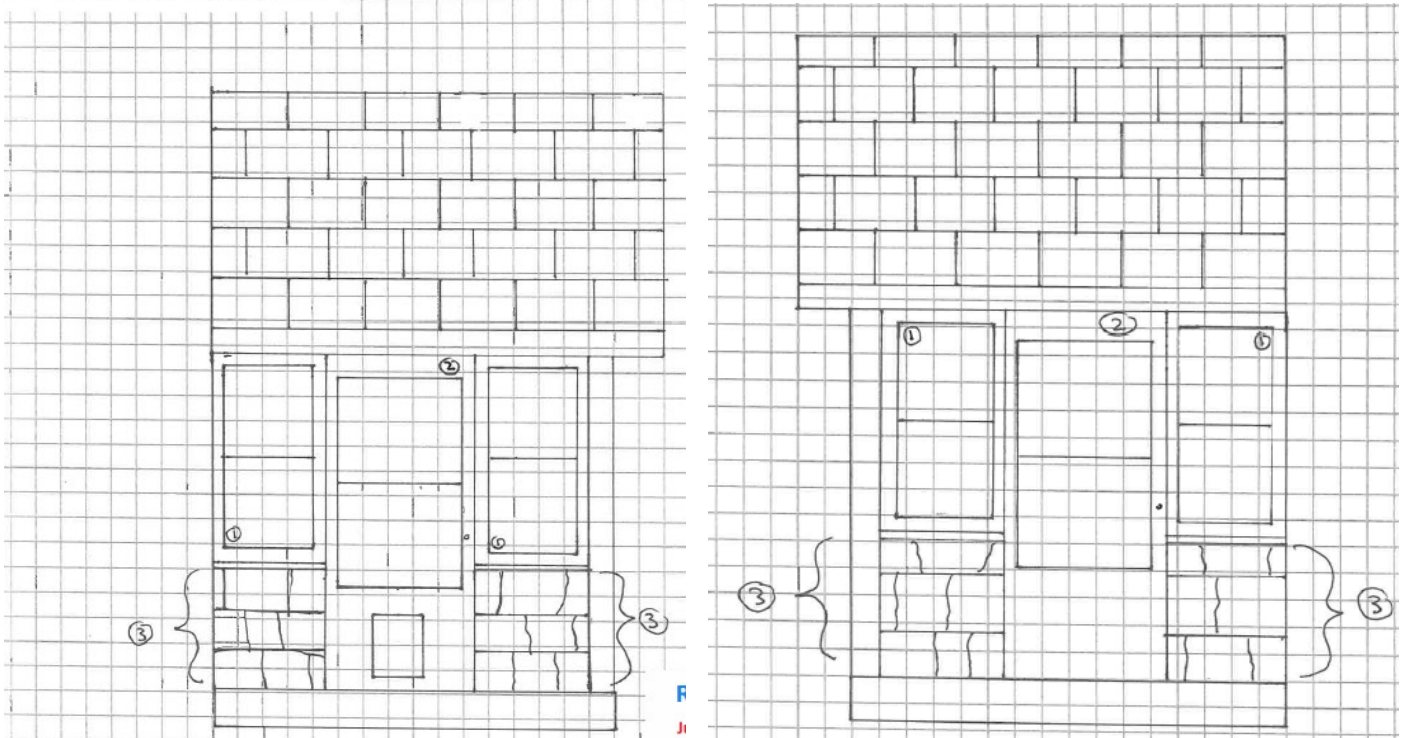
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Proposed plan: enclosed porch, west elevation

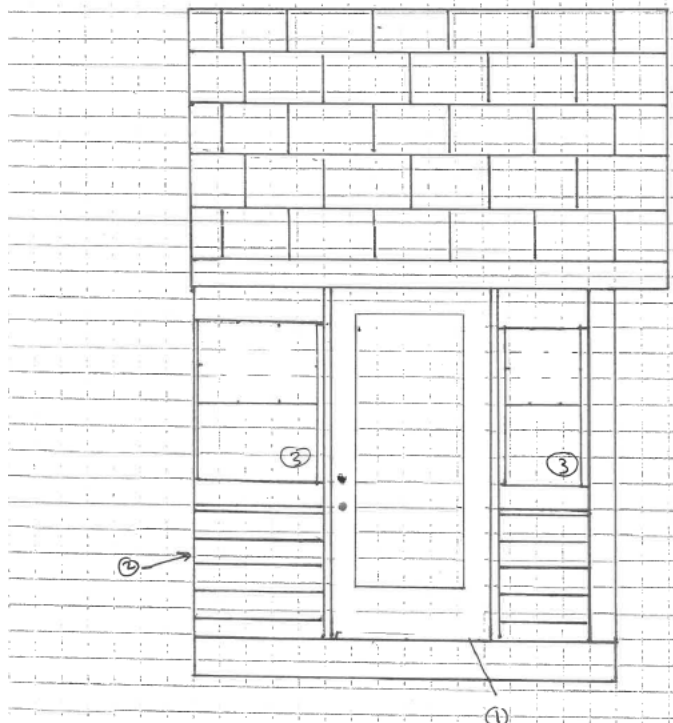
Details

1. Remove non-historic windows
2. Remove non-historic entry/storm door
3. Remove faux masonry siding below window line

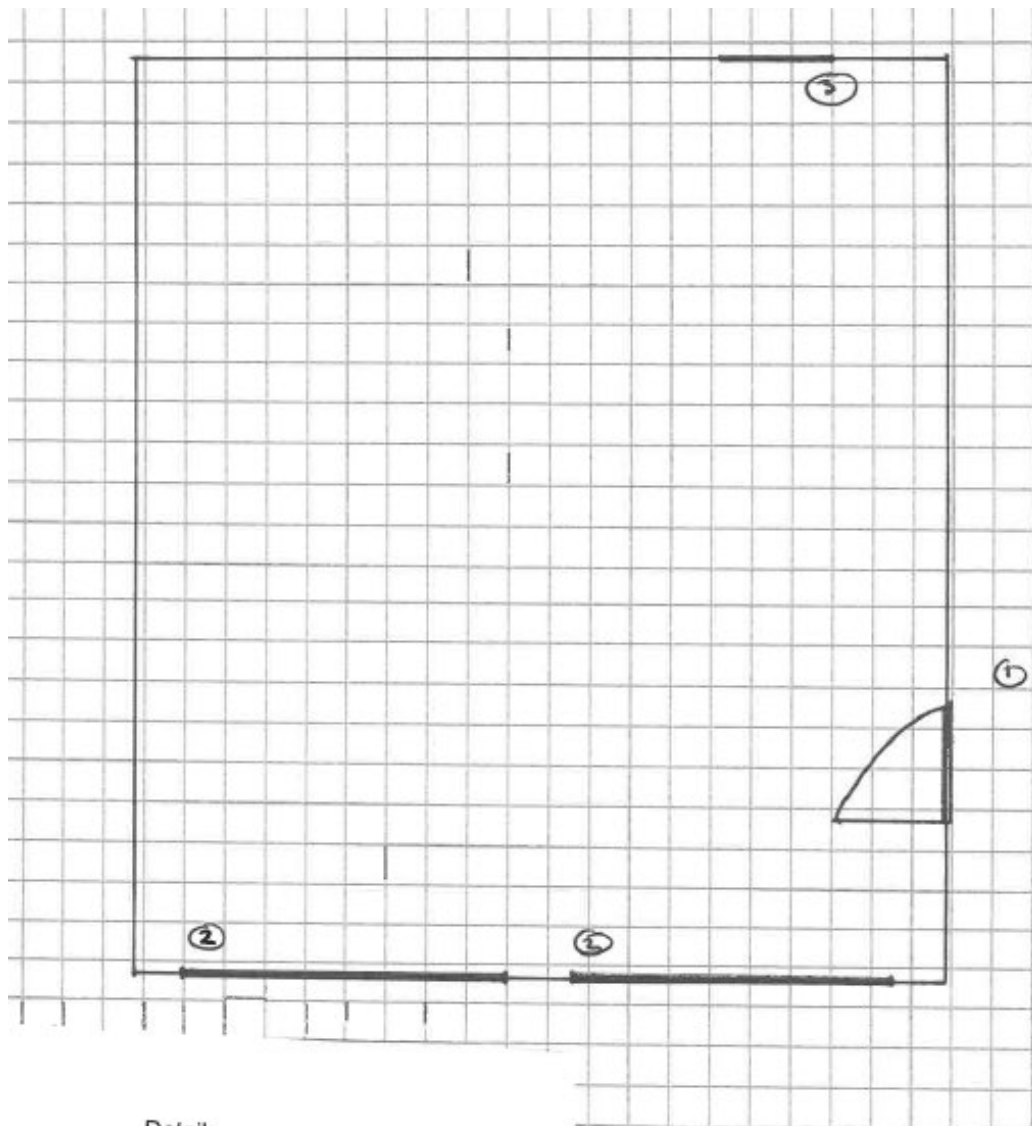


Demo plans: north and south elevations of enclosed porch on west elevation

1. Full Lite Fiberglass Entry Door
2. Smooth Wood Siding
3. New wood windows, double hung, one over one panes



Proposed plan for both north and south elevations of enclosed porch



Details

1. New Service Door like for like
2. New Garage Door like for like
3. Fill/Replace damaged Block

RECEIVED

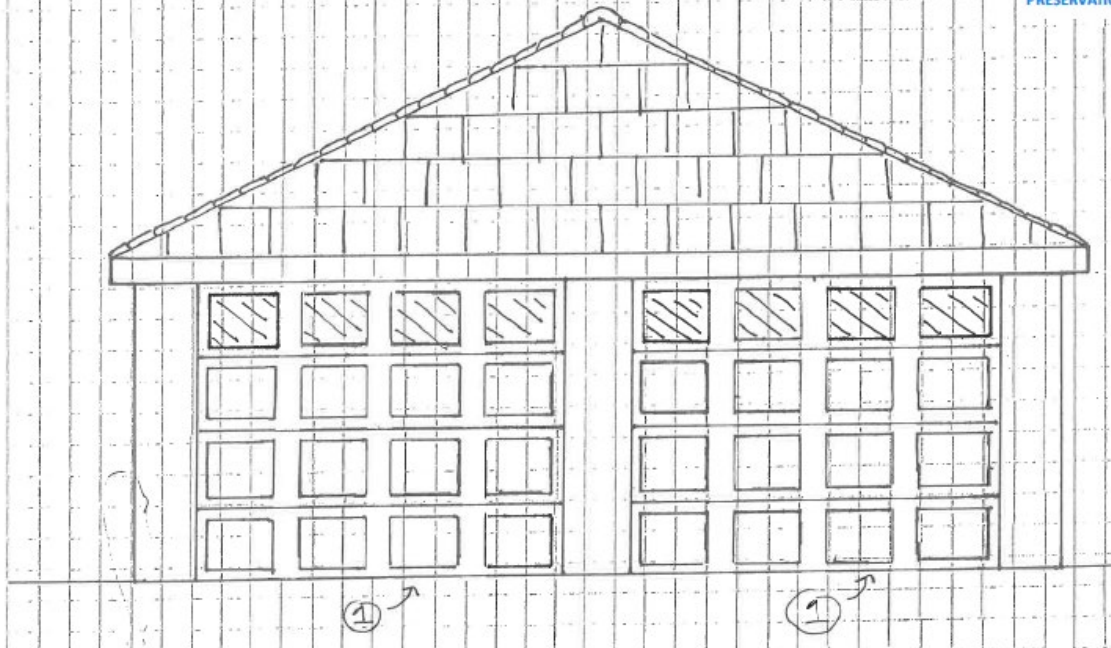
July 22, 201

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Proposed garage plans

1. Replace Garage Service Door with Irvington COA approved garage door in same size and place

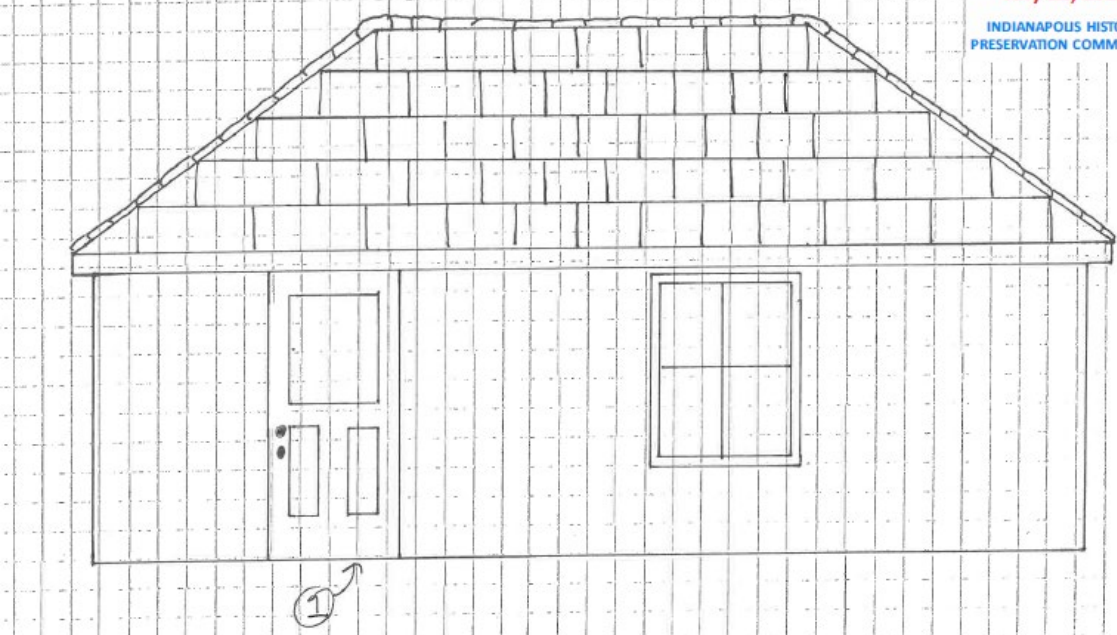
REC
July 2
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Proposed north elevation for garage

1. Replace Garage Man Door with Irvington COA approved door in same size and place

RECEIVED
July 22, 2021
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Proposed garage west elevation

Site Conditions as of November 23, 2022

IHPC staff visited the subject site on 11/23/2022 to assess the site as part of the check-in process.



Front (north) elevation on 10/18/2022 for 3rd check-in



Front (north) elevation on 11/23/2022



Front (north) and east elevations on 10/18/2022, for 3rd check-in.



East elevation on 11/23/2022



West elevation on 10/18/2022, for 3rd check-in



West elevation on 11/23/2022



Rear (south) elevation on 10/18/2022, for 3rd check-in



Rear (south) elevation on 11/23/2022



Garage: north elevation on 10/18/20221, for 3rd check-in



Garage: north elevation on 11/23/2022



Garage: west elevation on 10/18/2022, for 3rd check-in



Garage: west elevation on 11/23/2022



Garage: south elevation on 10/18/2022, for 3rd check-in



Garage: south elevation on 11/23/2022



Garage: east elevation on 9/21/2022 – no changes on 10/18/2022, for 3rd check-in



Garage: east elevation on 11/23/2022

COA # 2022-COA-268B (FP) 2022-AHP-001	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	HEARING DATE DEC 7, 2022
630 VIRGINIA AVENUE FLETCHER PLACE		<i>New case</i> Center Twp. Council District: 16 Kristin Jones
Applicant & mailing address:	DANIEL KOZLOWSKI FOR TBK II LLC 8721 Shetland Lane Indianapolis, IN 46278	
Owner:	TBK II LLC 6642 41st Street Circle East, Sarasota, FL 34243	
NEW CASE		
IHPC COA: 2022-COA-268B (FP)	Remove historic chimney, install patio, paint unpainted masonry, and modify commitments for 2014-VHP-040	
2022-AHP-001	Modification of Commitments for 2014-VHP-040 to allow additional seating, indoor live entertainment, and extend hours of operation	
STAFF RECOMMENDATION: Continue to the January 4, 2023 IHPC hearing.		

STAFF COMMENTS

The applicant has requested a continuance to the January 4, 2023 IHPC hearing.

Staff Reviewer: Shelbi Long

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COA # 2022-COA-277 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC 7, 2022
1340 NORTH PARK AVENUE OLD NORTHSIDE		<i>Work Started Without Approval</i>
Applicant: JEFFREY COWSERT Mailing address: 831 N Park Ave - Unit A, Indianapolis, IN 46202 Owner: JAMES BLEIER & COTTAGE DEVELOPMENT LLC 7623 North State Road 39 Lizton, IN 46149 & 8437 Bell Oaks Drive Unit 900 Newburgh, IN 47630		<i>Continued from August 3, 2022 November 2, 2022</i> Center Township Council District: 11 Vop Osili
WORK STARTED WITHOUT APPROVAL		
IHPC COA: 2022-COA-277 (ONS)	Work started without approval including: replace 3rd floor windows with double hungs to fit the existing openings/alter these openings for double hungs, relocate roof top A/C unit, install railings on front and rear of house, replace rear doors, install electrical equipment on north elevation	
STAFF RECOMMENDATION:	Continue to the January 4, 2023 IHPC Hearing to allow additional time for court-supervised compliance.	

At this time the pre-trial conference and compliance hearing with the City Prosecutor have not been held. The initial court appearance is scheduled for November 30th. IHPC staff recommends a continuance to January 4, 2023 to allow for the process with the Prosecutor's office to be completed.

Staff Reviewer: Shelbi Long

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COA # 2022-COA-278 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date DEC 7, 2022
	517 EAST 14 TH STREET OLD NORTHSIDE		Work Started Without Approval Continued from August 3, 2022 November 2, 2022 Center Township Council District: 11 Vop Osili
	Applicant:	JEFFREY COWSERT	
	Mailing address:	831 N Park Ave - Unit A, Indianapolis, IN 46202	
	Owner:	COTTAGE DEVELOPMENT LLC 8437 Bell Oaks Drive Newburgh, IN 47630	
WORK STARTED WITHOUT APPROVAL			
IHPC COA: 2022-COA-278 (ONS)		Install new door on east elevation and for work started without approval including painting, install windows, gutters/downspouts and metal coping, and infill space between carriage house and garage	
STAFF RECOMMENDATION:		Continue to the January 4, 2023 IHPC Hearing to allow additional time for court-supervised compliance.	

At this time the pre-trial conference and compliance hearing with the City Prosecutor have not been held. The initial court appearance is scheduled for November 30th. IHPC staff recommends a continuance to January 4, 2023 to allow for the process with the Prosecutor's office to be completed.

Staff Reviewer: Shelbi Long

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COA # 2022-COA-407 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date DEC. 07, 2022
	5820 BEECHWOOD AVE. IRVINGTON		NEW CASE Warren Township Council District: 12 Jason Larrison
	Applicant:	TIMOTHY & ROCHELLE STANTON	
	Mailing address:	5820 Beechwood Ave. Indianapolis, IN 462019	
	Owner:	SAME AS ABOVE	
WORK STARTED WITHOUT APPROVAL			
IHPC COA: 2022-COA-407 (IRV)		Retain front door and sidelites installed without approval.	
STAFF RECOMMENDATION:		Continue to staff level review	

The applicants' original request was to retain an inappropriate, steel, fanlight front door and sidelites that were installed without approval after an attempted break-in to the house. After the public notice had already been sent to the newspapers, the applicants decided to modify their request to work with the IHPC staff on finding and installing an appropriate replacement front door and sidelites that match the historic door and sidelites that were removed and disposed. Therefore, Staff is recommending a continuance to a staff level review, so that the applicants may continue to work with staff on finding appropriate replacements.

Staff Reviewer: Dean Kessler

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COA # 2022-COA-440 (FS) 2022-VHP-008	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC 7, 2022
860 VIRGINIA AVENUE FOUNTAIN SQUARE		<i>NEW CASE</i> Center Township Council District: 16 Kristin Jones
Applicant mailing address:	JOSEPH CALDERON FOR TWG DEVELOPMENT 11 South Meridian Street Indianapolis, IN 46204	
Owner:	JOHN & SUSAN BRENNAN 860 Virginia Avenue Indianapolis, IN 46203	
NEW CASE		
COA: 2022-COA-440 (FS)	Install canopy, signage, lighting, patio and fencing, alter openings and curb-cut, replace windows and doors, paint, demo addition and construct new vestibule, and for a Variance of Development Standards.	
VHP: 2022-VHP-008	Variance of Development Standards to allow a package liquor store within 100' of a protected district.	
STAFF RECOMMENDATION: Continue to January 4, 2023 IHPC hearing.		
STAFF COMMENTS		

The applicant has requested a continuance to the January 4, 2023 IHPC hearing.

Staff Reviewer: Shelbi Long

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COA # 2022-COA-125 (WP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DECEMBER 7, 2022
		NEW CASE
605 WOODRUFF PLACE MIDDLE DRIVE WOODRUFF PLACE		Center Twp. Council District 17 Zach Adamson
Applicant BOB ABBOTT mailing address: 11585 E 241 St Cicero, IN 46034 <hr/> Owner: RORY & DIANA BABB 605 Woodruff Place Middle Drive Indianapolis, IN 46201		
EXPEDITED CASE		
IHPC COA: 2022-COA-125 (WP) <ul style="list-style-type: none"> • Demolish historic, detached, 2-car garage • Construct new 2-story, 3-car carriage house 		
STAFF RECOMMENDATION: Approval of a Certificate of Appropriateness		
STAFF COMMENTS		

Background of the Property

The subject property has a 1 ½-story, frame, Arts and Crafts influenced house. The house has a clipped cross-gable roof with knee braces supporting the eaves, and a full-width brick porch. There is a two-car detached garage at the alley. The garage appears to have been constructed around the same time at the house. It is predominantly rusticated concrete block, which was popular for outbuildings in the 1920s and 1930s, with some double-drop siding. The garage has been slightly modified with a small extension at the alley to accommodate larger vehicles.

Proposed project

The owner proposes to demolish the existing garage, as it is not large enough to park their modern SUVs. As well, they want living space in the second floor of the carriage house. There has been some deterioration of the garage's concrete block, and sagging of the roof joists.

The Criteria for Demolition in the Plan says the following:

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this section only if it finds one or more of the following:

- 1. The structure poses an immediate and substantial threat to the public safety.*
- 2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.*
- 3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought, and/or*
- 4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.*

The Plan goes on to state the following about Replacement:

Demolition of a structure may be justified when the proposed new development with which it will be replaced is of greater significance to the preservation of the site than retention of the existing structure, and this will only be the case when the structure to be demolished is not of material significance, the loss of the structure

will have minimal effect on the historic character of the site and the new development will be compatible, appropriate and beneficial to the district.

Staff is recommending a Certificate of Appropriateness for the demolition, as the garage has minimal architectural significance, even though it is historic.

Design of the New Carriage House

The proposed carriage house has been designed with a clipped gable dormer on the alley façade, to better reflect the house and its massing. Overall it is a traditional design, with a long shed roof dormer facing the yard. It will have smooth fiber-cement lap siding and trim,

The Design Guidelines say the following regarding new accessory buildings:

1. *Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys unless the home is located so that there is no alley access.*
2. *The scale, height, size, and mass should relate to the existing building and not overpower it.*
3. *Additions and accessory buildings should be discernable as a product of their own time.*

STAFF RECOMMENDED MOTION

2022-COA-125 (WP):

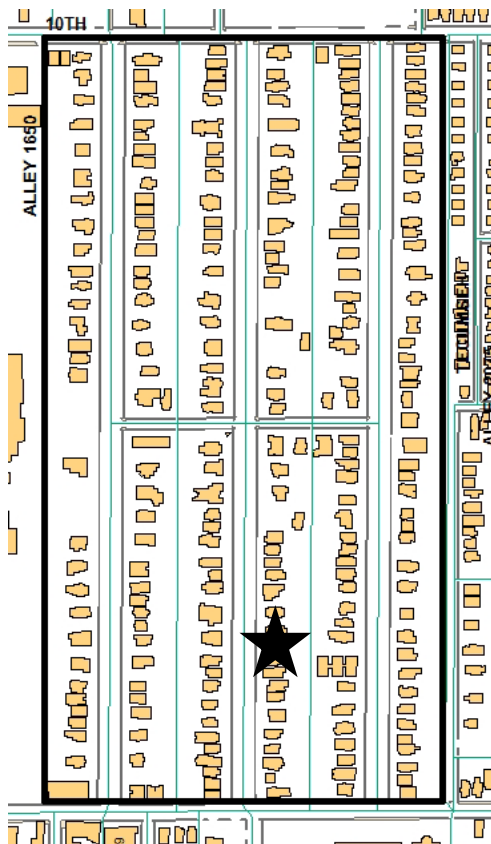
To approve a Certificate of Appropriateness to demolish the historic garage and construct new, 2-story, 3-car carriage house; per the submitted documentation and subject to the following stipulations:

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

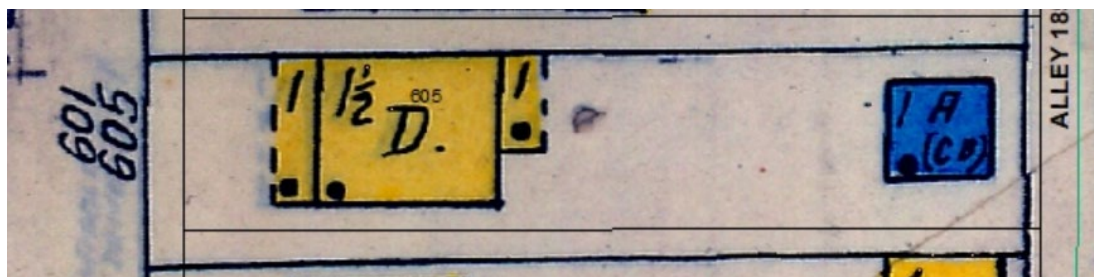
1. **Final construction drawings shall be approved by staff prior to commencement of work. *Approved: _____ Date: _____***
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____***
3. **Construction site must be field-staked, with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved: _____ Date: _____***
4. **Siding and trim materials shall be wood or fiber cement and shall have a smooth texture free of major imperfections. Rough-sawn finishes are not permitted.**
5. **Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
6. **Work on exterior details must not commence prior to approval by IHPC staff of each, including exterior lighting, doors and windows.**
7. **A durable marker indicating the date of construction must be incorporated into the alley side of the foundation of the carriage house.**
8. **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.**
9. **Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.**

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

Staff Reviewer: Emily Jarzen



Location of Subject Property



1915 Sanborn Map

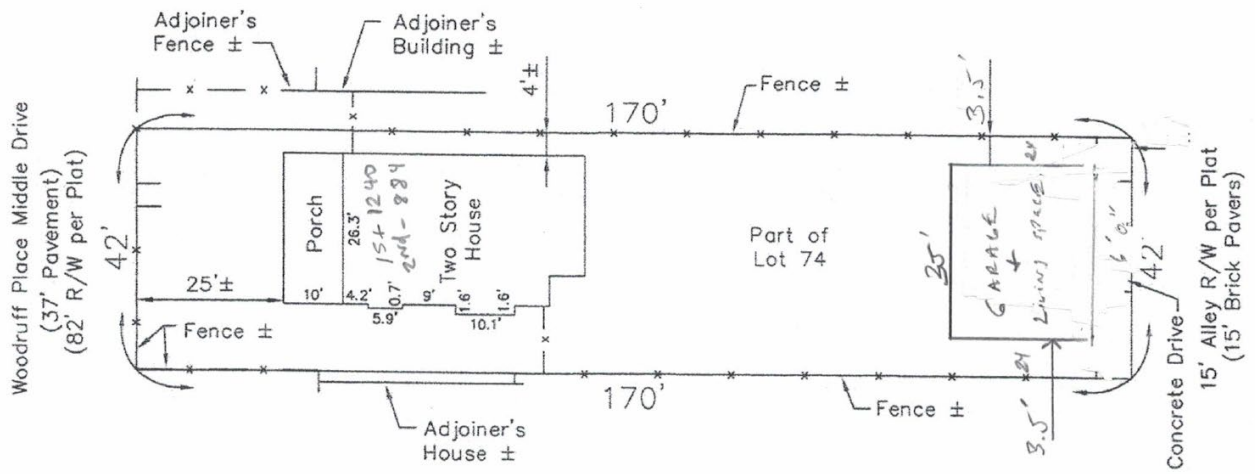


Subject property

Existing Garage



PROPOSED ADDITIONAL DRAWINGS IN PACKET



Proposed Site plan



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COA # 2022-COA-412 (WP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date DEC 7, 2022
	730 WOODRUFF PLACE WEST DRIVE WOODRUFF PLACE		Continued from: Nov. 2, 2022 Center Twp. Council District 17 Zach Adamson
	Applicant	PAUL RUSSELL	
	mailing address:	845 Woodruff Place West Drive Indianapolis, IN 46201	
	Owner:	CHARLES & MARY NEILL 720 Woodruff Place West Drive Indianapolis, IN 46201	
EXPEDITED (CONTINUED) CASE			
IHPC COA: 2022-COA-412 (WP)			• Construct new 2-story, single-family house and attached 1.5-story, 3-car garage.
STAFF RECOMMENDATION:			Approve

STAFF COMMENTS

Background of the Property

The subject site is currently vacant. According to the 1915 Sanborn Map, the subject property was once the location of a small, 1-story, single-family, frame house with brick veneer. Historic 1927 and 1941 Baist Maps show the house was most likely constructed sometime in the 1930s. The house sat very close to the southern property line. A small, 1-story, frame garage with brick veneer was located at the very southwest corner of the lot. A portion of the north end of the lot was originally right-of-way for a continuation of Woodruff Place Cross Drive. Only a curb cut exists today where the extension of Cross Drive was located. According to aerial photography, the house was demolished sometime between 1993 and 1995. It appears that the extension of Cross Drive was removed sometime during the 1980s, possibly before 1986.

The applicant will be purchasing the vacant lot from the current owner.

Design of Proposed New House and Attached Garage

The applicant has some mobility issues, due to a past injury. The intent of the overall floorplan of the house and the location of the connected garage is to allow the applicant to age in place. The house and garage are designed to allow for the easy addition of ramps for protected and safe accessible routes, if needed in the future. The proposed new 2-story house and attached, 1.5-story, 3-car garage have a traditional, Craftsman-like design. The house's design is reminiscent of a large, Craftsman bungalow. It features an almost symmetrical front (east) elevation; a steeply-pitched, side-gabled roof; two, evenly-spaced, front-gabled dormers, with a pair of ganged windows, at the second story; and a centrally-placed, eyebrow attic vent. The roof extends down over a full-width front porch. The porch features a brick base, brick piers and decorative wood or composite railings. Tapered, square columns extend up from the brick piers to support the roof.

A small, 1-story, hipped-roof bump-out is located near the front, northeast corner of the main body of the house. A 1-story pergola extends out to the north from the front porch, in front of the bump-out. The north end of the pergola is supported by brick piers with tapered, square columns on top that will match the porch. An even smaller, hipped-roof bump-out is located toward the rear, southwest corner of the main body of the house. A 1-story, hipped-roof wing extends across the back, west elevation of the 2-story body of the house.

A narrow, 1-story, 10-foot-long corridor – located at the northwest corner of the rear, 1-story wing – connects and separates the house to the 1.5-story, 3-car garage. This connection can be easily modified on the interior to allow for the installation of ramps for safe and protected accessibility, if needed in the future. The garage is located completely behind the house. It is oriented to the north and features a steeply-pitched, side-gabled roof to match the roof slope of the house. A centrally-placed, shed-roof dormer, with a pair of ganged windows, is located on both north and south slopes of the garage roof. One 2-car and one 1-car overhead garage door are both located on the front (north) elevation of the garage. Two windows and an entry door are located on the south (rear) elevation of the garage – all separated from one another by several feet. A pair of ganged windows is located under the western gable, at the half-story level, on the west elevation. Another entry door is located at the very southern end, on southwest corner, of the west elevation.

There are many windows located thorough the house and garage. Most of the windows will be 4-over-one, simulated-divided-lite, double-hung windows. There are some fixed, one-lite windows on the north and south elevations of the main house. The windows will be aluminum-clad, wood windows. The entry doors will be full- or partial-lite fiberglass doors. The foundation will be poured concrete. Most of the house will be clad in a smooth, composite, lap siding with a 5-inch exposure. The dormers and gable ends will be clad in a shingle or shake-like siding. The trim will also be a smooth, composite material and will be 5/4-inches thick to sit proud of the siding and create depth. The roofs will be covered by dimensional asphalt shingles.

Site Plan

The house and garage are almost centered on the lot. The house has about a 26-foot setback from the north property line and a 20-foot setback from the south property line. The front porch has a front setback of 37 feet from the east so that it falls very close in line with the front setback of neighboring front porches.

The location and orientation of the garage are purposeful for a few reasons. The short separation between the house and garage is allow for a shorter travel path. The applicant has some mobility issues that he anticipates may worsen, and he would like quick, safe accessibility to the garage. The garage is not oriented toward the street and located more toward the north property line, because there is an existing public utility easement for a gas line the runs the entire length of the north side of the property. The gas line is located in what was once public right-of-way, and it serves Arsenal Tech High School to the west. Citizens Energy Group (the utility company) has informed the applicant that buildings and structures cannot be built over or within a few feet of the gas line. There is also another Citizens Energy Group, utility easement for an existing sewer line located under the rear, western end of the property. Buildings and structures may not be constructed over or within several feet of this utility line either.

The new, concrete driveway will be located along the north side of the property, within the utility easement. This area is within the vicinity of the southern end of the existing curb cut on West Drive.

Woodruff Place Historic Area Plan

The Woodruff Place Historic Area Plan offers the followings about new construction:

New Construction:

- *The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate.*
- *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 historic area can be interpreted properly.*
- *The first step to take in designing new construction is to define the context within which it will exist.*
- *Setbacks, orientation, spacing, height, outline and mass are elements that generally relate to a building's fit within its surrounding street character.*

- *Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.*

Staff Recommendation

Staff believes that the proposed project is appropriate and meets the intent and recommendations of the Woodruff Place Historic Area Plan. Therefore, Staff is recommending approval for the following reasons:

1. The traditional detailing and form of the house are appropriate for the neighborhood.
2. The mass, height and size fit well within the surrounding context.
3. The proposed materials complement the historic materials within the context.
4. While the house and garage are connected, the main roof forms of the house and garage are separated from each other by 18.5 feet.
5. The 18.5-foot separation of the main roof forms provides a major distinction between the body of the house and the body of the garage.
6. The separation also helps to maintain the historically established spatial relationship between primary and accessory structures.
7. Despite the closeness of the garage to the house, the garage is smaller in size, height and massing, so that it is distinguishable as an accessory structure.
8. The attached garage is situated almost completely behind the 2-story body of the house, which helps to mask its visibility and the connection. The bump-out on the north side also helps to hide the connection.

STAFF RECOMMENDED MOTION

2022-COA-412 (WP):

To approve a Certificate of Appropriateness to construct a new 2-story, single-family house and attached 1.5-story, 3-car garage, per the submitted documentation and subject to the following stipulations:

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

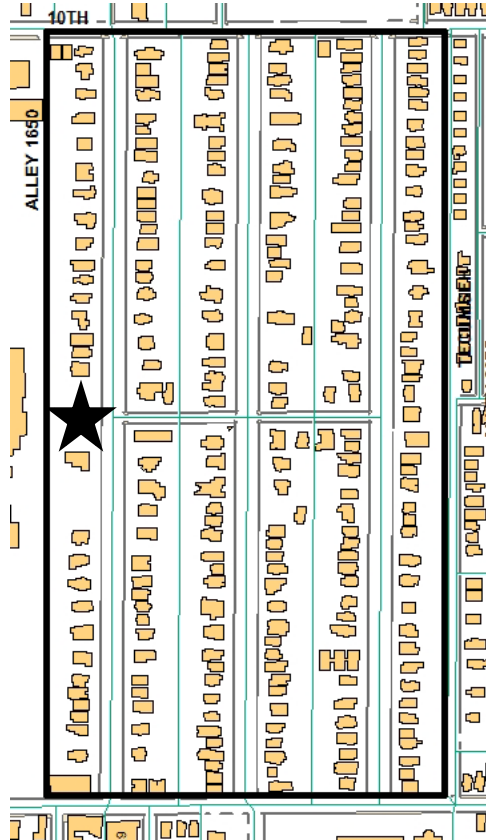
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved* _____ *Date* _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved:* _____ *Date:* _____
3. Construction site must be field-staked, with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved:* _____ *Date:* _____
4. Siding and trim materials shall be wood or fiber cement and shall have a smooth texture free of major imperfections. **Rough-sawn finishes are not permitted.** Siding reveal must match approved drawings.
5. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
6. Work on exterior details must not commence prior to approval by IHPC staff of each, including exterior lighting, doors and windows.
7. Foundation shall be smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.
8. A durable marker indicating the date of construction must be incorporated into the foundation at the front of the house.
9. 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.

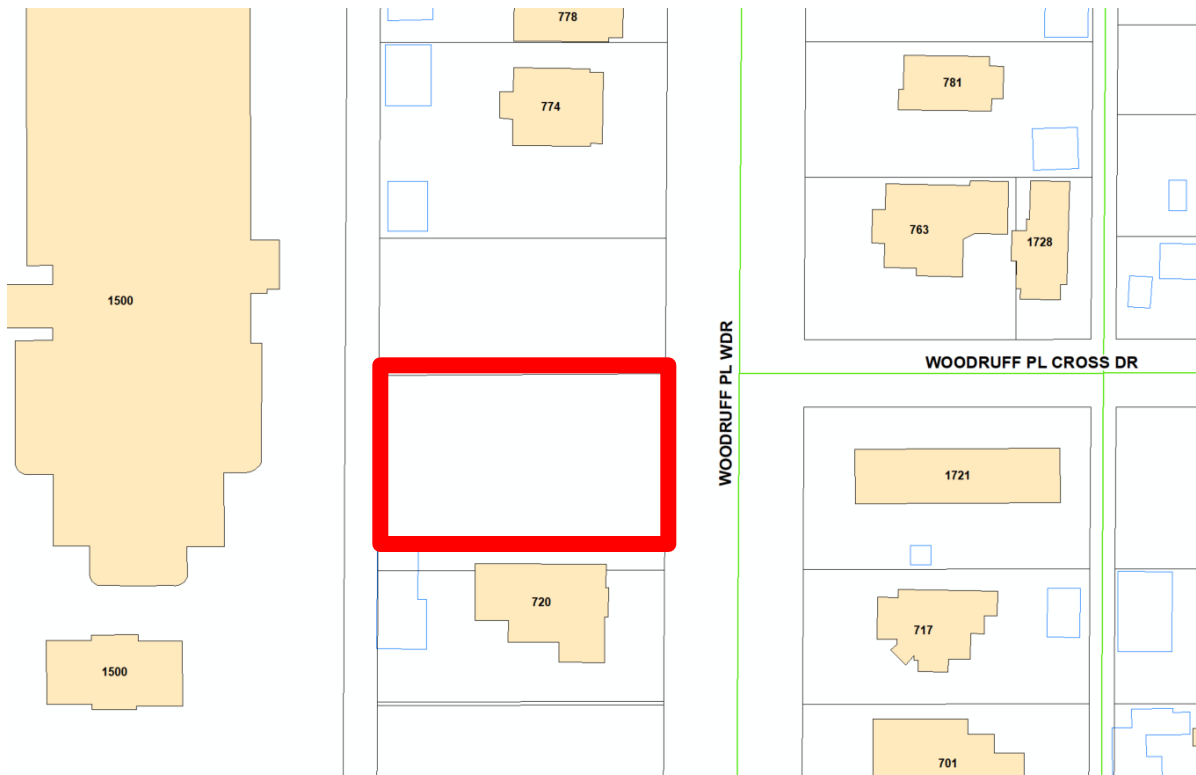
10. Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.

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

Staff Reviewer: Dean Kessler

Location in Woodruff Place

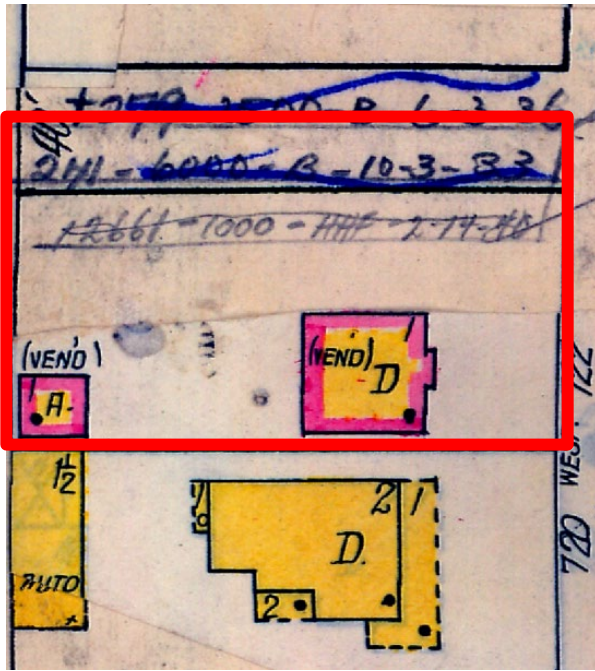




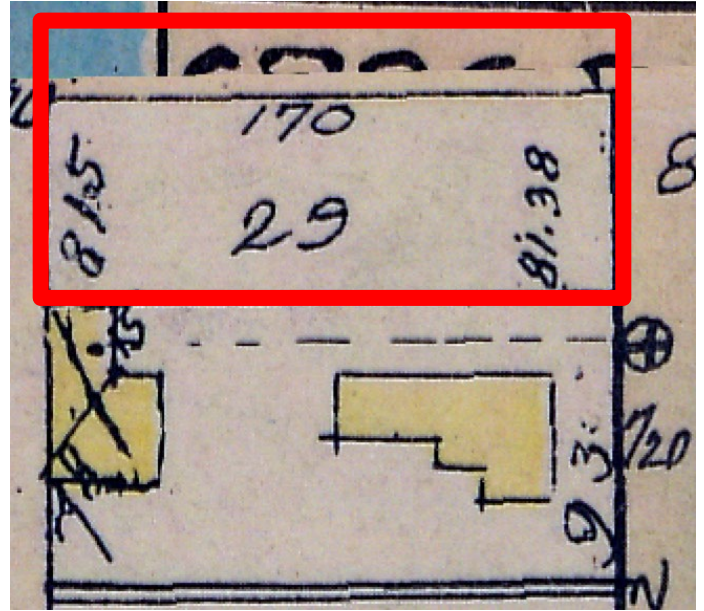
Subject property is outlined



Location of subject property is outlined



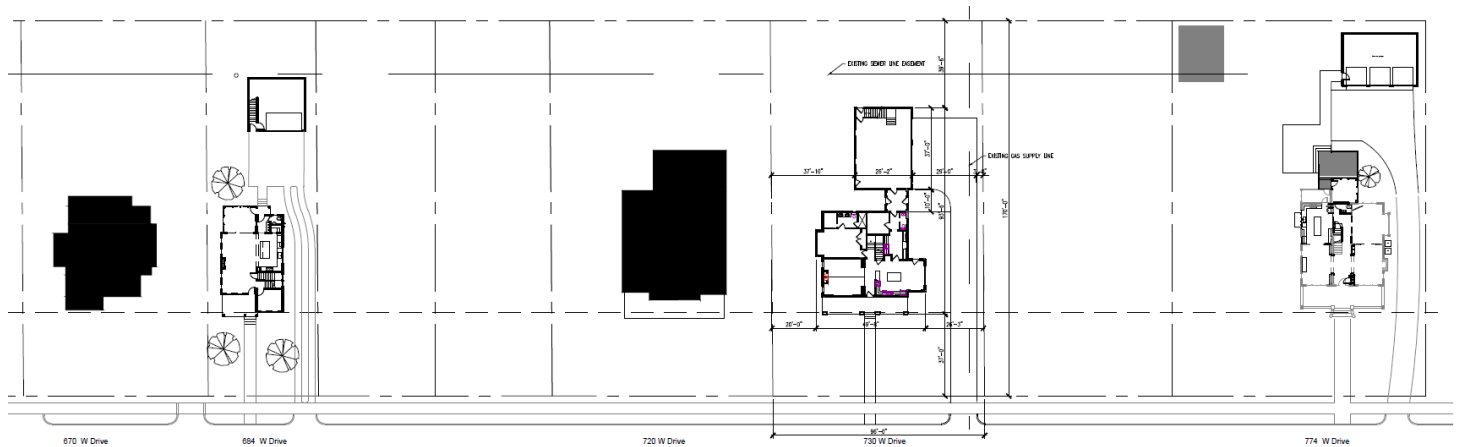
1915 Sanborn Map



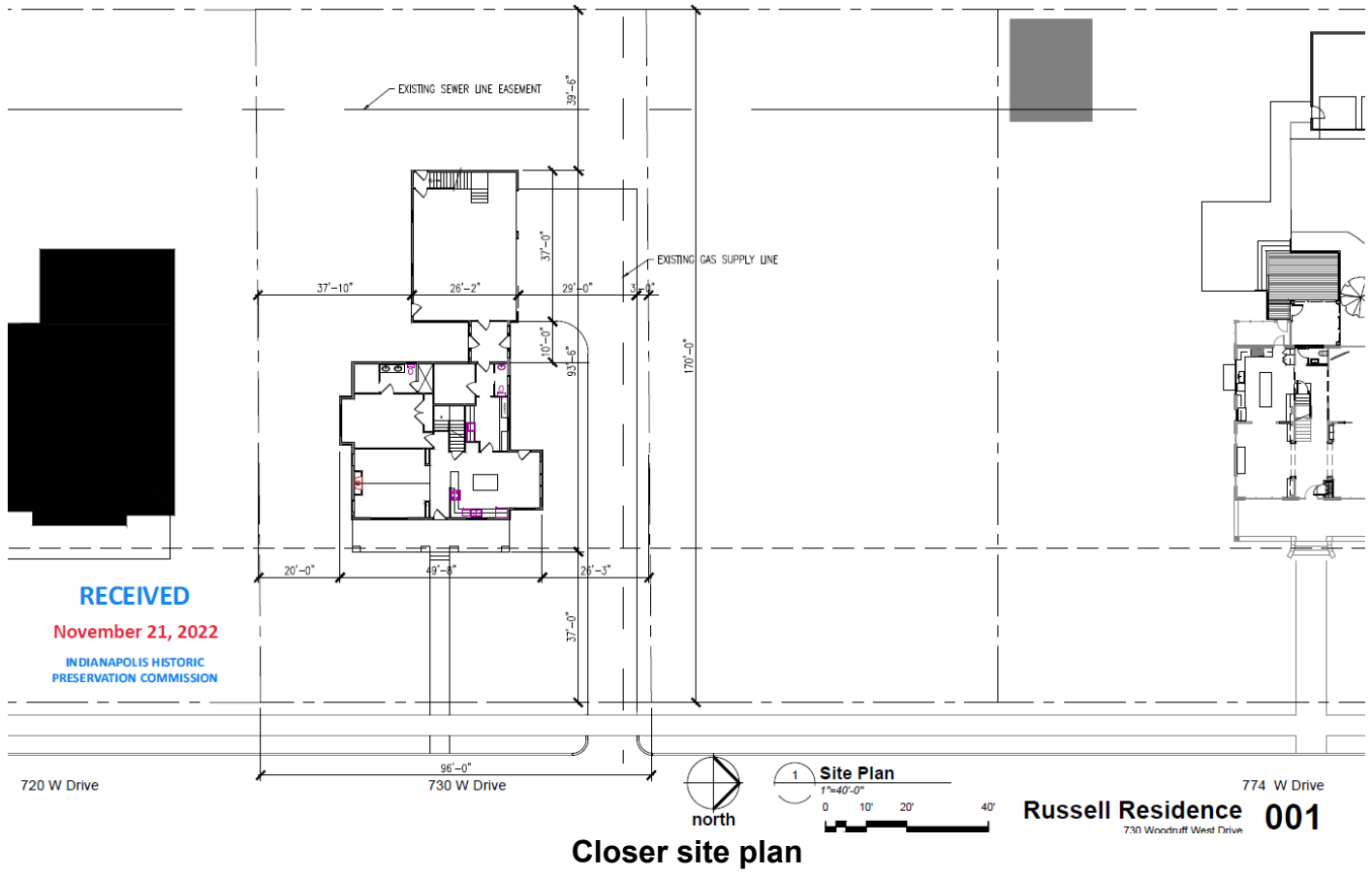
Subject property is outlined

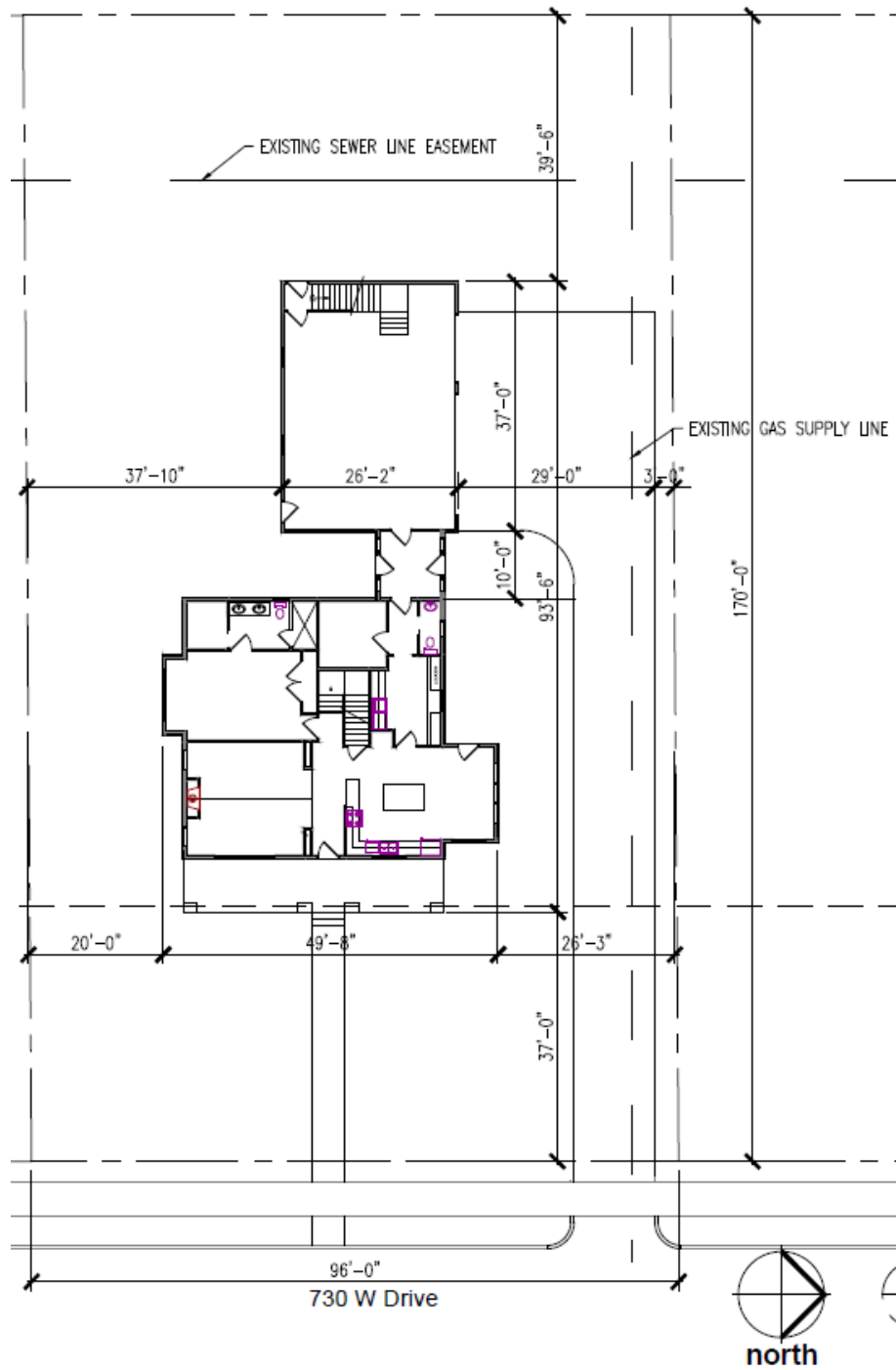
1927 Baist Map

New House and Garage Plans

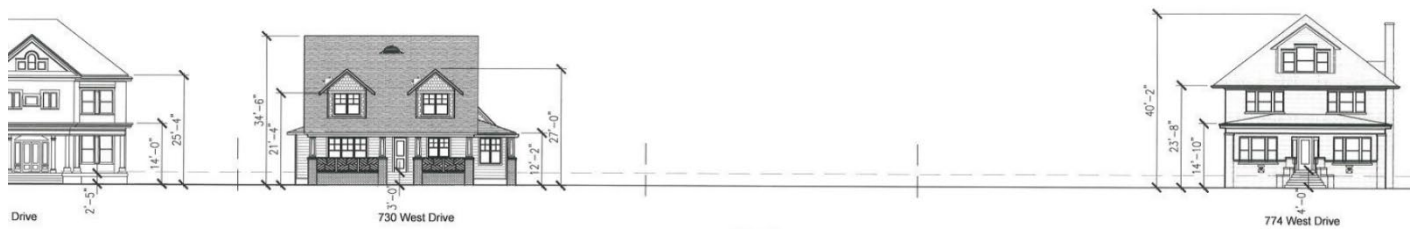


Steet site plan

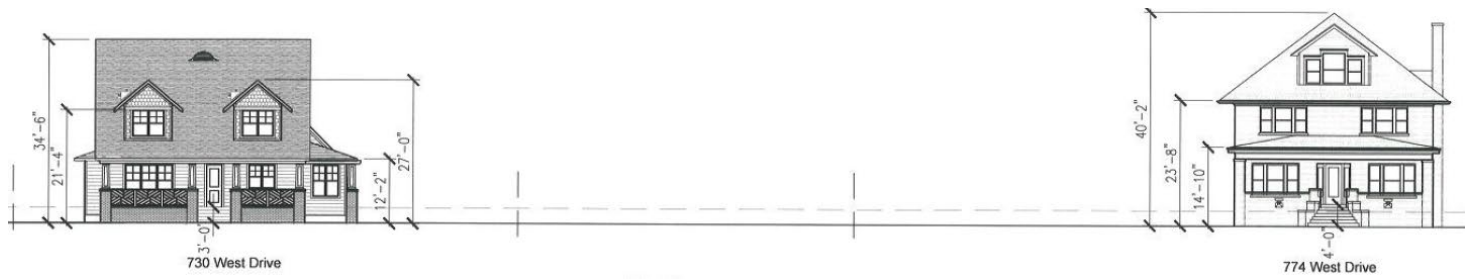




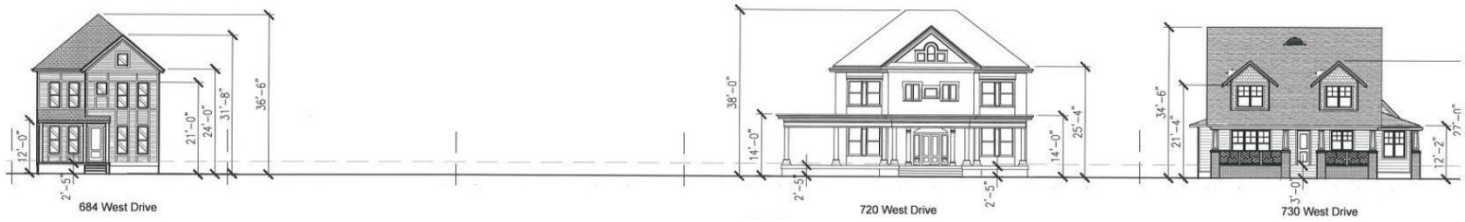
Site plan showing subject site only



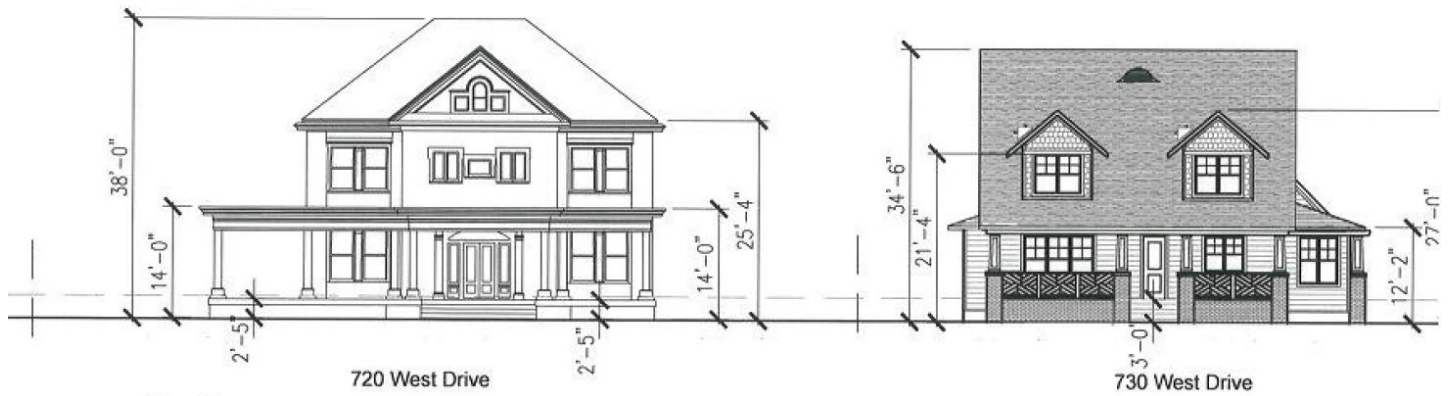
Streetscape – 720 West Dr. – 744 West Dr.



Streetscape – subject site at 730 West Dr. – 774 West Dr. (closest north neighbor)

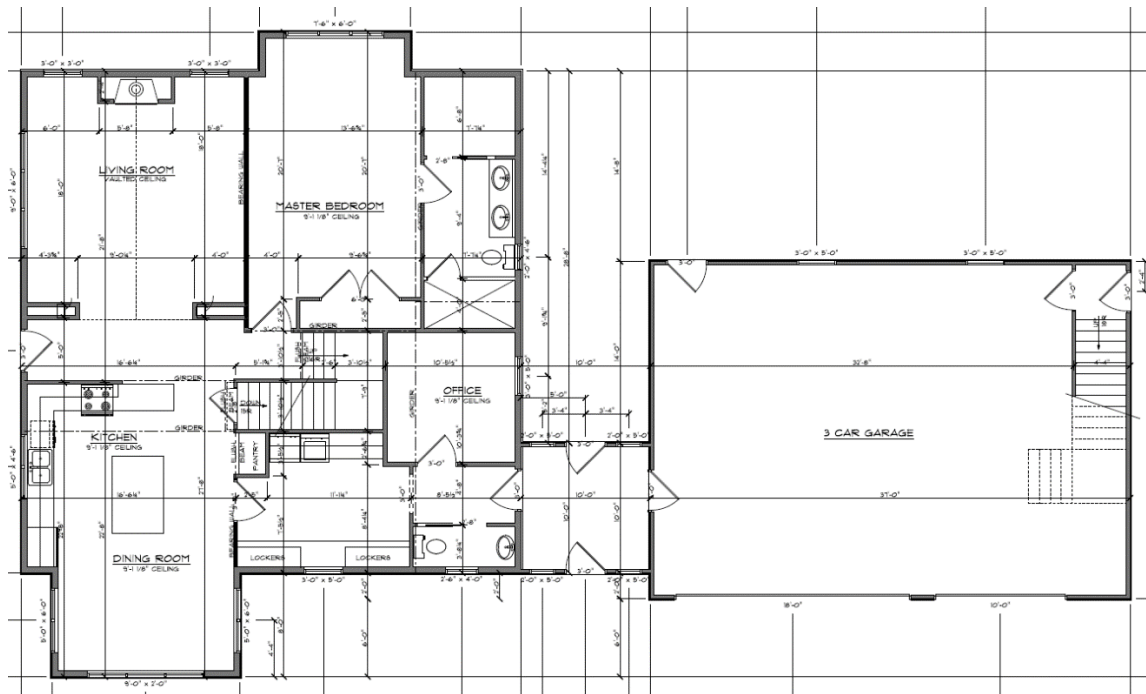
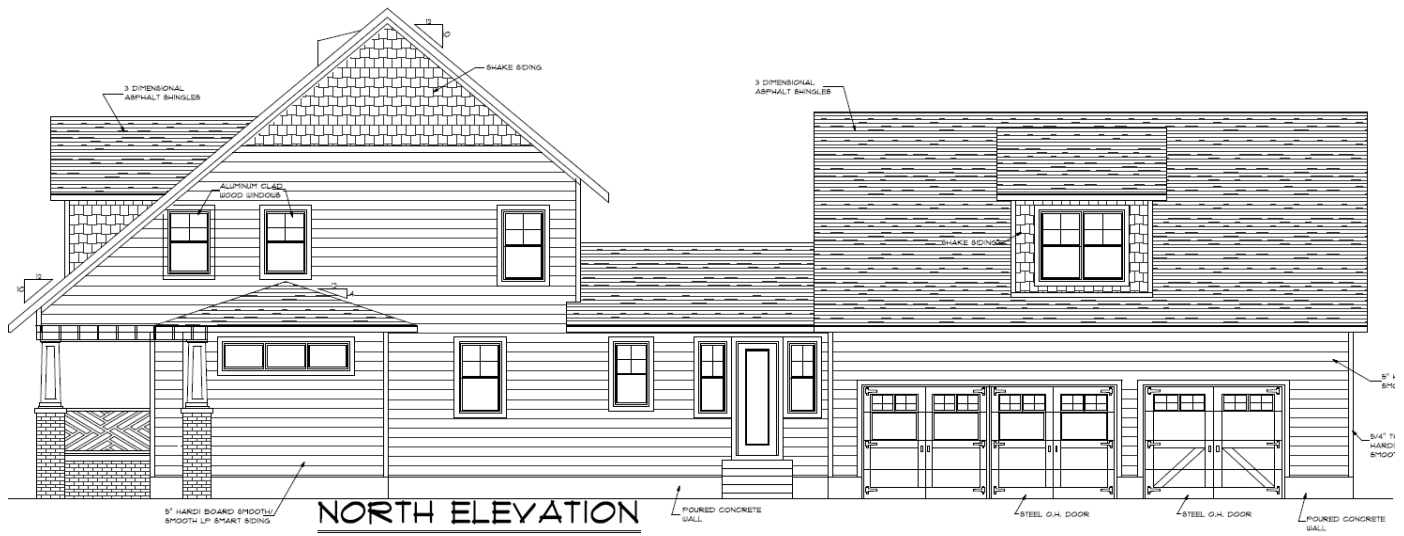


Streetscape – 684 West Dr. (new construction, built 2021) – 730 West Dr. (subject site)



Streetscape of subject property and next door neighbor directly to the south







Rendering of front (east) elevation



Rendering of front (east) and north elevations, looking southwest.

NOTE: The rendering does not accurately depict how far north the garage will project. The north exterior wall of the garage will actually be set back a few feet to the south.

Context Photos



Looking west at subject property from intersection of West Dr. and Cross Dr.



Looking west at subject property



Looking northwest from subject property



Looking southwest from subject property



Looking east across the street from subject property



Looking northeast across the street from subject property



Looking southeast across the street from subject property



720 Woodruff Pl. W. Dr. – House directly to the south of subject property.



Houses to the north of subject property on the west side of West Dr.



Houses on the west side of the 600 block of West Dr., several parcels to the south of subject site.

COA # 2022-COA-432 (LS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date DECEMBER 7, 2022
	514 N. PARK AVENUE LOCKERBIE SQUARE		NEW CASE Center Township Council District: 17 Zach Adamson
	Applicant	JASON WOLFE	
	mailing address:	1617 Cornell Avenue Indianapolis, IN 46202	
	Owner:	NAGA PANALLA 514 N. Park Avenue Indianapolis, IN 46202	
EXPEDITED CASE			
IHPC COA:	2022-COA-432 (LS)	Construct 2 nd floor addition on non-historic house	
STAFF RECOMMENDATION:		Approval	

STAFF COMMENTS

Background of the Property

In 2014, the IHPC granted a COA 2014-COA-419 (LS) to build two single-family houses at 514 N. Park Ave. and 518 N. Park Ave. The garages for the two houses shared a party wall, but the main body of each house was separated. The house at 514 N. Park Avenue was constructed in 2017.

Proposed Scope of Work

The house and attached garage create a U-shaped patio. At an administrative hearing earlier this year, an extended roof over the patio was approved. The owner then decided they would like to have a 2nd-floor addition. The existing windows will be relocated, and the new walls clad in smooth fiber-cement panels, matching the current connector walls. The addition will have little-to-no-visibility from the street.

Lockerbie Square Plan

- *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 Lockerbie Square can be interpreted properly.*
- *“The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area.”*
- *“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.”*

STAFF RECOMMENDED MOTION

COA #2022-COA-432 (LS):

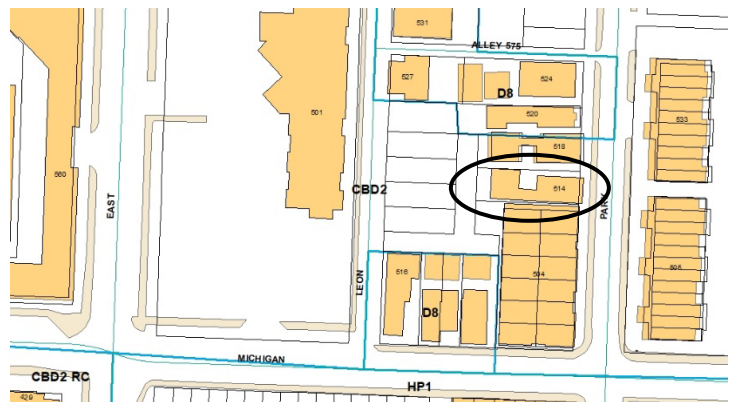
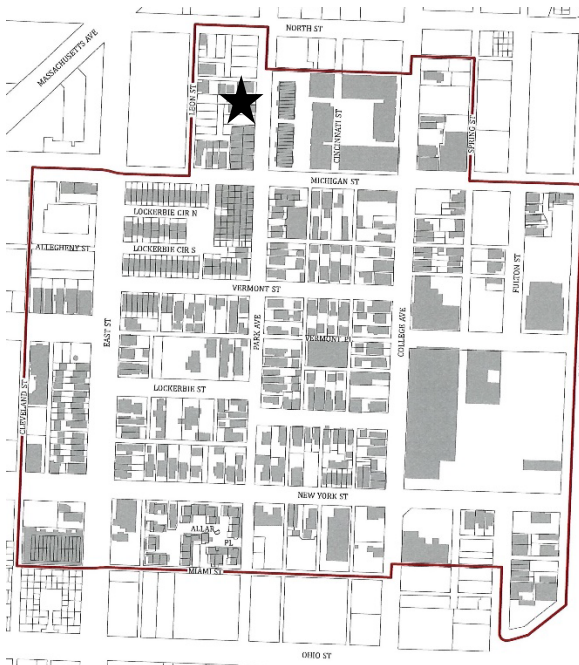
To approve a Certificate of Appropriateness to construct a second-floor addition, per the submitted documentation and in accordance with the following stipulations:

DBNS: Stipulations 1 & 2 must be fulfilled prior to permit issuance.

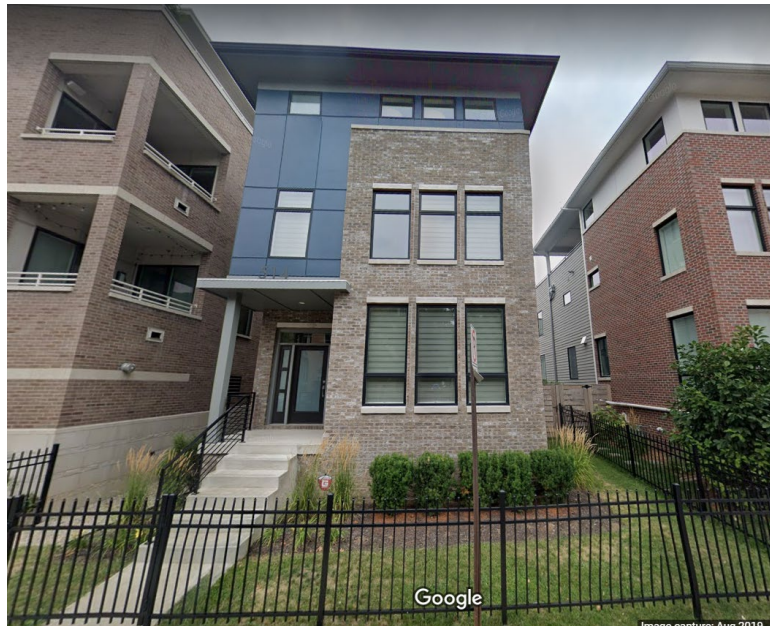
- 1) Construction must not commence prior to approval by the IHPC staff of final construction drawings.
Approved _____ Date _____
- 2) A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.
Approved _____ Date _____
- 3) All trim and siding shall be smooth finish, with no rough textured or faux wood grain permitted.
- 4) All debris from demolition work shall be removed from the site within 7 days of substantial completion.
- 5) 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.
- 6) Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.

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

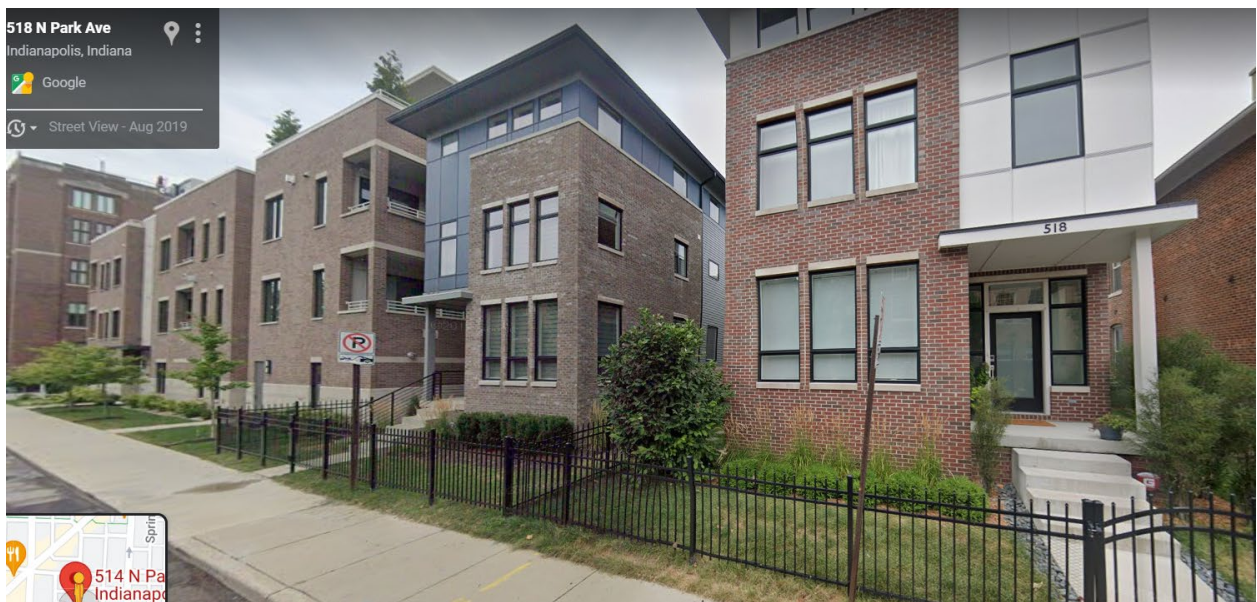
Staff Reviewer: Emily Jarzen



Location of subject property



Google Street Views of Subject property





Aerial Views

VIVA



Site plan



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COA # 2022-COA-439 (MCD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DECEMBER 7, 2022
50 N. PENNSYLVANIA STREET MONUMENT CIRCLE DISTRICT		<i>New Case</i>
Applicant MICHAEL RABINOWITCH mailing address: 211 N. Pennsylvania Street Indianapolis, IN 46204 Owner: 1530 Dominion Drive Zionsville, IN 46077		Center Twp. Council District 11 Vop Osili
EXPEDITED CASE		
IHPC COA:	2022-COA-439 (MCD)	<ul style="list-style-type: none"> • Install ATM • Replace storefront systems & install sunshades • Install signage
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This is a nine-story concrete parking garage. This parking garage was built in two phases: the south half in 1996 and the north half in 2000. It incorporates several businesses on the first floor facing. The garage was built on the site of two nineteenth-century and two twentieth-century commercial buildings, which were demolished in 1995 to make way for the south garage section. In 2000 two twentieth-century buildings were demolished for the north half of the current building.

Project Proposal

Indiana Members Credit Union is opening up a branch at this location. They have multiple projects proposed:

ATM

The tenant proposes to install an ATM on the north façade along N. Pennsylvania Street, and it will be accessed from the sidewalk. To accommodate the ATM, a storefront window will be removed, and metal panels installed, with the ATM inserted through the panel. The metal panels will be painted or pre-finished.

New Storefronts & Sunshades

New storefront systems will be installed to match existing finishes, in order to accommodate additional entry doors. Kawneer metal sunshades that match the storefront finish are proposed.

Signs

Channel letter wall signs are proposed for the corner, on both the east and north facades.

Staff is recommending approval of the changes to this non-historic property. The ATM prompted review by the full commission. This change is reversible, and staff believes the overall project will have minimal impact. The ATM is not backlit, and signage is limited to the bank's name. They have redesigned their typical plastic sign face with a routed letter metal panel instead.

Monument Circle District Plan

The Plan does not refer directly to ATM machines. Preservation directives include:

- *Recognize and preserve the significant historic and architectural character of the building and its context.*
- *Accommodate change, modernization, and energy efficiency without sacrificing significant historic or architectural character.*

STAFF RECOMMENDED MOTION

2022-COA-439 (MCD):

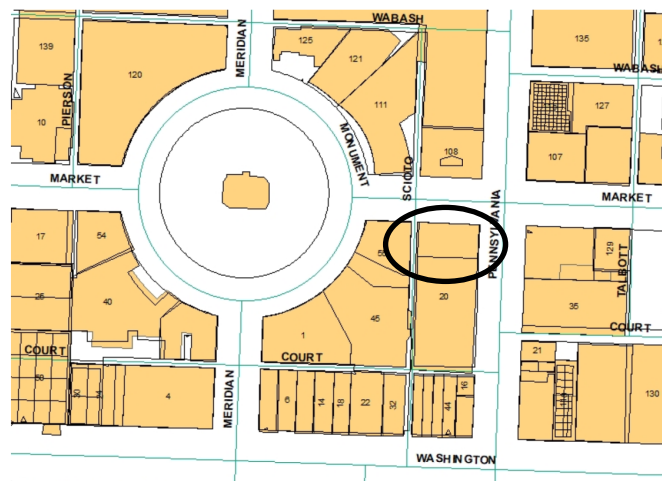
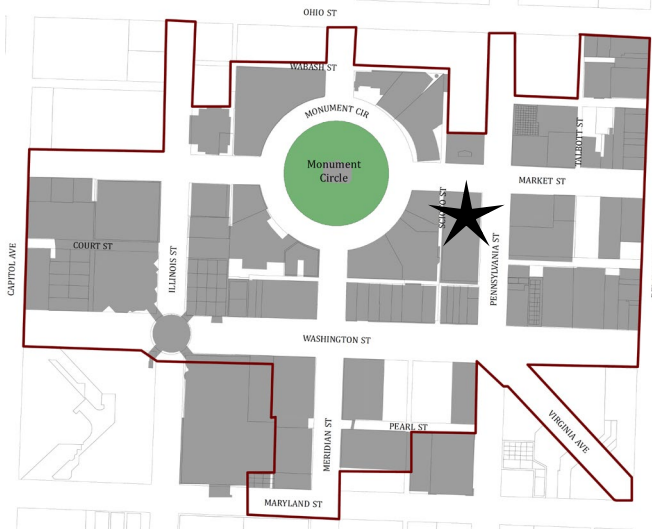
- **To approve** a Certificate of Appropriateness to install an ATM; replace storefront systems & install sunshades; & install signage per submitted documentation and subject to the following stipulations:

BNS Note: Stipulation number 1 must be fulfilled prior to issuance of permits.

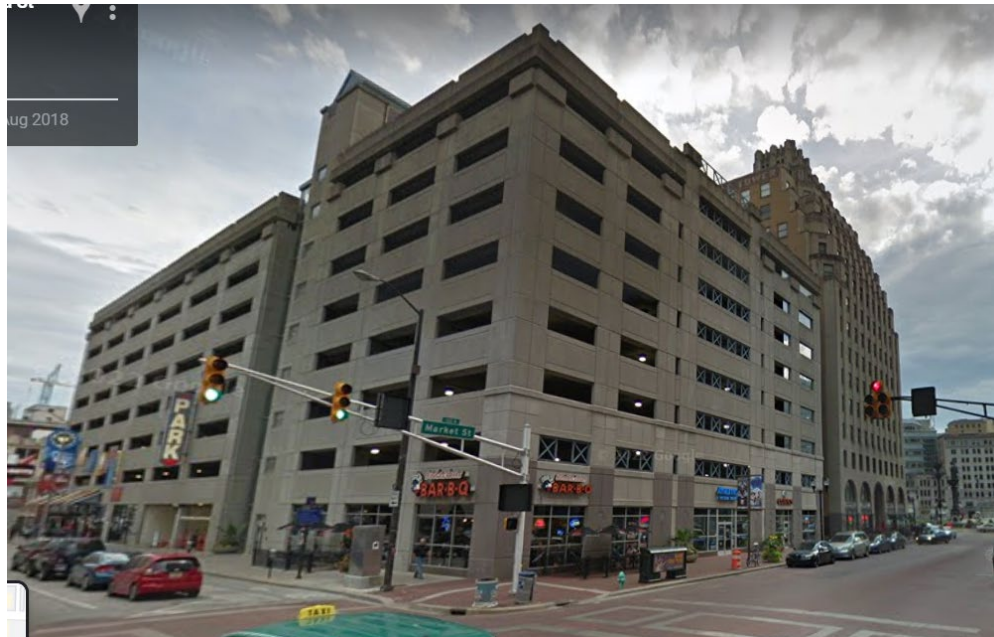
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. The ATM shall not be back-lit.
3. The metal panels shall be pre-finished or painted to match the surrounding storefront windows.
4. No exterior wiring permitted.
5. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each.
6. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

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

Staff Reviewer: Emily Jarzen



Location of subject property



Google Street View of subject property, opening indicated by arrow



Google Street View, Impacted north façade storefronts



Proposed changes
(Additional drawings in packet)



MODIFIED ATM SURROUND

Proposed ATM design

COA # 2022-COA-170 (RP) & 2022-VHP-003	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DECEMBER 7, 2022
806-826 DR. MARTIN LUTHER KING, JR. STREET RANSOM PLACE		<i>Continued from:</i> <i>November 2, 2022</i> <i>October 5, 2022</i> <i>September 7, 2022</i> <i>July 6, 2022</i> Originally heard: October 2014-December 2015 Center Twp. Council District: 11 Vop Osili
Applicant & mailing address:	Mark Beebe, Lancer + Beebe Architects 10322 Courageous Drive Indianapolis, IN 46236	
Owner:	JMK Development LLC 11028 Fall Creek Road Indianapolis, IN 46256	
CONTINUED CASE		
IHPC COA: 2022-COA-170 (RP)	<ul style="list-style-type: none"> Construct apartment development Variances of Use and Development Standards 	
VHP: 2022-VHP-003	<ul style="list-style-type: none"> Variance of Use to allow a medium apartment (13-50 units) Variance of Development Standards to allow a medium apartment to exceed 200' lot width (202' provided) 	
STAFF RECOMMENDATION:		Approval

November 2022 Hearing

At the November hearing, the developer presented their project, which was unchanged since the October hearing. There were commitments presented that were worked out between the developer, neighborhood representatives and IHPC staff.

Commission members were split. There was a comment that the infill design should “built upon the story”, but no specific recommendations on how to achieve that were provided. There were other members that stated compromises had been made and that the design fits within the context of that corner. Others indicated discomfort with the number of proposed units. The applicant stated that the project will not work at 12 units.

There were 6 members in attendance. A motion to approve did not get 5 votes, so the case was automatically continued.

December Revised Plans

The owner has reduced the number of units by two, to 16. This is accomplished by removal of the 3rd floor of the rear section of the corner building. That portion is now a 2-story flat-roof. The coloration, materials and other details remain reflective of the overall project design.

History of the Site

The 1887 Sanborn shows dwellings and a store on some of the current day parcels. By 1898 all of the parcels were built up with dwellings and one commercial storefront building. Between 1962 and 1972, some of the buildings were demolished for parking. More were demolished by 1979. Between 1981 and 1986 the rest of the buildings were demolished and MLK St. was widened and reconfigured, resulting in the parcels that make up this site being re-shaped (angled fronts) and shortened. The site is currently vacant.

Background of the case

The IHPC reviewed and approved this project in 2014 and 2015, with final approval granted at the December 2015 hearing. It was heard at a total of five separate hearings, and three architecture firms were used over the course of the review. The cases were 2014-COA-112 and 2014-VHP-033. The COA was never extended, and the development never constructed. The approvals were for the construction of an 18-unit apartment development, and 9 variances of development standards.

In early 2022, the architect returned to the IHPC staff indicating a desire to renew. Since the case was over 5 years expired, they were told to reapply.

2014/2015 Variances

The Variances of Development Standards granted in 2015 are listed below. Indy Rezone was adopted in April 2016. The variances of development standards granted in 2015 still stand, but some of them would no longer be required under Indy Rezone. Below is the list of granted variances, those italicized would no longer need to be sought under Indy Rezone changes.

- 1) Reduced required front yard setback
- 2) Reduced required perimeter yard
- 3) *Building to be constructed in the clear sight triangle*
- 4) *Reduced minimum yards between buildings*
- 5) Parking area to have deficient maneuvering
- 6) *Maneuvering in the right-of-way*
- 7) Trash to be accessed from public alley
- 8) Dumpster to be located in the required perimeter yard
- 9) *Exceed maximum building height*

Current Request

The number of units being requested and the overall site development and design remain the same as 2014/2015. The request is to construct 16 apartment units in three buildings. The multiple building concept was designed to better fit into the context of Ransom Place. Two concepts for a single building were presented and rejected by the IHPC.

The proposal is for three buildings: two 2-story buildings, and one 3-story building. These are two 4-unit buildings that front MLK, and a 3-story building at the corner of MLK and St. Clair. The 3-story building is broken up with an open breezeway at ground level along St. Clair. The larger building is intentionally set at the corner, with the quads serving as a transition to the single and two-family buildings along MLK.

The proposed materials are a mix of fiber-cement lap siding, cedar lap siding and brick. Gable roof forms are used to reflect the predominant massing of the neighborhood, including the houses along MLK. Bays are created using panels, windows, trim that extends past the plane of wall, “framing” segments of the building, as well as vertical cedar bands. Balconies are recessed, bringing further depth to the elevations. A strong sense of the corner is created using the balconies and masonry.

The 2-story units have been purposely designed to read as distinct units that are compatible with the mass, feel and design of the housing stock of Ransom Place. They utilize gable fronts, with bays that are broken by lower flat roof dividers.

A variance of use needs to be sought due to recent changes in the current zoning ordinance, Indy Rezone.

Variance of Use & Development Standards

Indy Rezone was adopted in April 2016, and subsequently revised in November 2021, which has led to new use limitations in D-8. Before the end of 2021, D-8 allowed for all types of residential development: from single-family to large apartment buildings. Most of the residential IHPC districts are zoned D-8.

In 2021, D-8 was limited by right to small apartments. “Small Apartments” are classified as 3-12 units. This proposal is for 18 units, pushing it into “Medium Apartment” category. “Medium Apartment” is classified as 13-50 units. Small apartment is limited to 3-12 units.

Medium apartment lot width requirements are 100’-200’. Once the lots are combined, they will be 202’ wide.

NAME/TYPE	LOT (MIN.) [1]		SETBACKS (MIN.)				BUILDING	
	AREA (S.F.)	WIDTH	FRONT	SIDE	CORNER SIDE	REAR	HEIGHT (MAX.) [2]	OPEN SPACE [3]
Small Apartment (3 – 12 units)	4K – 12K	40’ – 100’	See Section 744.	5’	10’	10’	50’ / 2-4 story	100 s.f. / unit
Medium Apartment (13-50 units)	12K – 1ac.	100’ – 200’		5’	10’	10’	75’ / 3-6 story	75 s.f. / unit
Large Apartment (51+ units)	≥ 1 ac.	150’ min.		5’	10’	10’	150’ / 3-12 story	60 s.f. / unit

Table outlining dimensional standard differences for Small Apartment & Medium Apartment classifications



Zoning code examples of Medium & Small Apartment

Parking

The proposal includes 20 parking spaces. 16 spaces are required.

Context

To the north are historic frame buildings. The closest to the site is a larger multi-family residence with a parking lot encompassing the entire rear yard. Beyond that are historic frame cottages and a newer single-family residence. Further north is Greater Gethsemane Church and its parking lot. Across the alley is a vacant lot, and a mix of historic and new construction houses that front California Street. There is a mix of garages and driveways/parking pads fronting the alley.

Across St. Clair (outside of the historic district) is the ca. 1990 Goodwin Plaza apartment complex.

Ransom Place Conservation Area Plan

The lots are located in “Sub-area B” as outlined in the Plan. This encourages residential development on the vacant lots at MLK and St. Clair, and to consider commercial development if complementary to existing residences. The lots, which have been rezoned to D-8 since the Plan was adopted, are recommended for “rezoning from I3U to D8 to allow residential development, or rezone to CBD-2 to allow commercial development consistent with the Land use and Development recommendations.” There was no limitation on the number of units of an allowed apartment building in D-8 when the Ransom Place Plan was drafted.

The Plan also gives guidance for new construction:

- *Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.*
- *When vinyl, aluminum or hardboard siding is used to simulate wood clapboard siding, it should reflect the general direction and dimensional characteristics found historically in the neighborhood.*
- *Cornice heights, porch heights and foundation heights of surrounding buildings should be considered when designing new construction.*
- *No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.*
- *Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.*
- *A new building’s setback should relate to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.*
- *The total mass and site coverage 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.*

Proposed commitments

In September, the developer proposed some commitments. In October, Ransom Place proposed some changes to those commitments. These are listed out below. Staff believes there is some common ground with these, and the developer has agreed to some changes based on the neighborhood input.

Staff recommendation

Staff is recommending approval of the application that is before the commission at this time. The scale is greatly helped by using separate buildings and transitioning from the larger building on the corner to the

lower scaled quads. The townhome design cleverly and considerately has a broken mass to achieve a smaller scale that is respectful of the neighboring historic residences and overall neighborhood.

The corner building engages both MLK and St. Clair, per earlier direction by the IHPC. The materials are combined in ways that make sense and create visual interest, and that are consistent with the Plan. The design has a cohesive feel even though it is comprised of separate buildings. The proportions, height and mass are in scale with the neighborhood.

For the variances, staff is also recommending approval for the following reasons:

- The number of units, scale of the project, and site measurements are closer to Small Apartment than they are to Medium.
- The height and number of stories is in keeping with a Small Apartment development.
- The lot width is only exceeded by 2': this is negligible and does not impact the design or feel of the project.

STAFF RECOMMENDED MOTION

2022-COA-170 (RP):

To approve a Certificate of Appropriateness for construction of an apartment complex and for a Variance of Use and Development Standards, as per the submitted documentation and subject to the following stipulations:

DBNS: 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 including any changes required by the Commission at the December 7, 2022 IHPC hearing. *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. Final artwork design to be brought back for review and approval at a regularly scheduled IHPC hearing, under Old Business. *Approved:* _____ *Date:* _____**
- 6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
- 7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
- 8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**
- 9. All siding and trim must be smooth, and free of embossed wood grain or rough-sawn textures.**

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

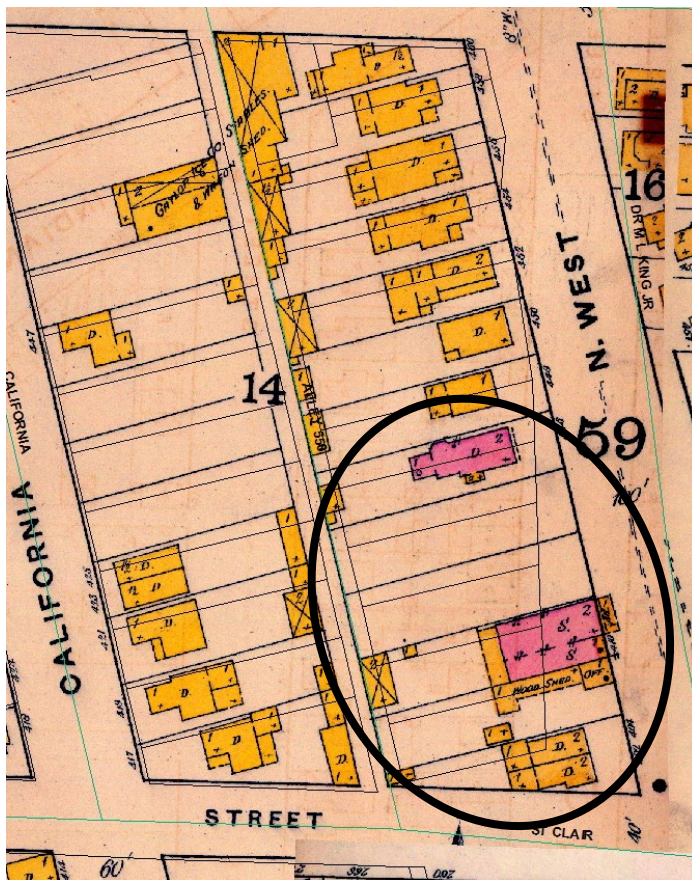
VARIANCE 2022-VHP-003:

To approve a Variance of Use to allow a medium apartment (13-50 units), and a Variance of Development Standards to exceed 200' lot width (202' provided). Subject to the commitments date stamped October 25, 2022 and presented at the public hearing on December 7, 2022, being reduced to writing on the Commission's Exhibit A and properly recorded.

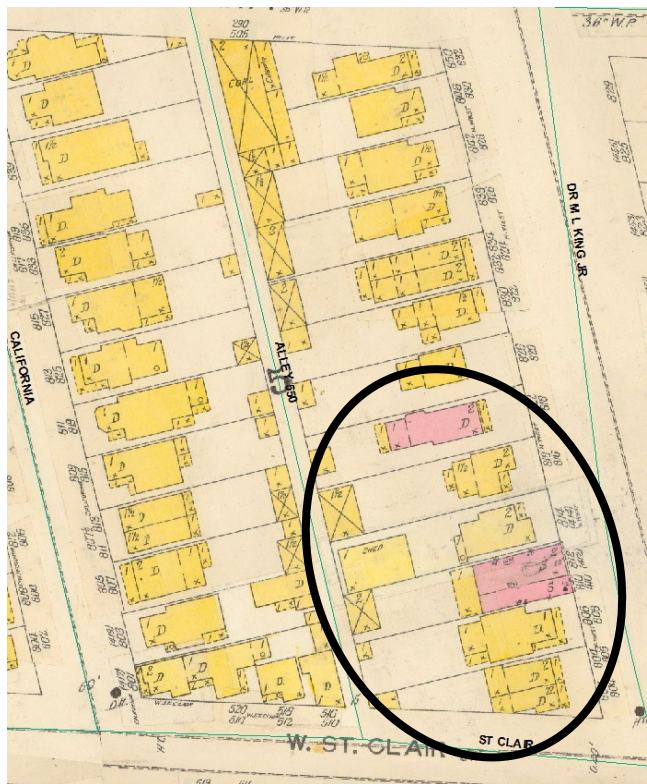
Staff Reviewer: Emily Jarzen



Location of Project Site



1887 Sanborn map



1898 Sanborn map



1962 Aerial

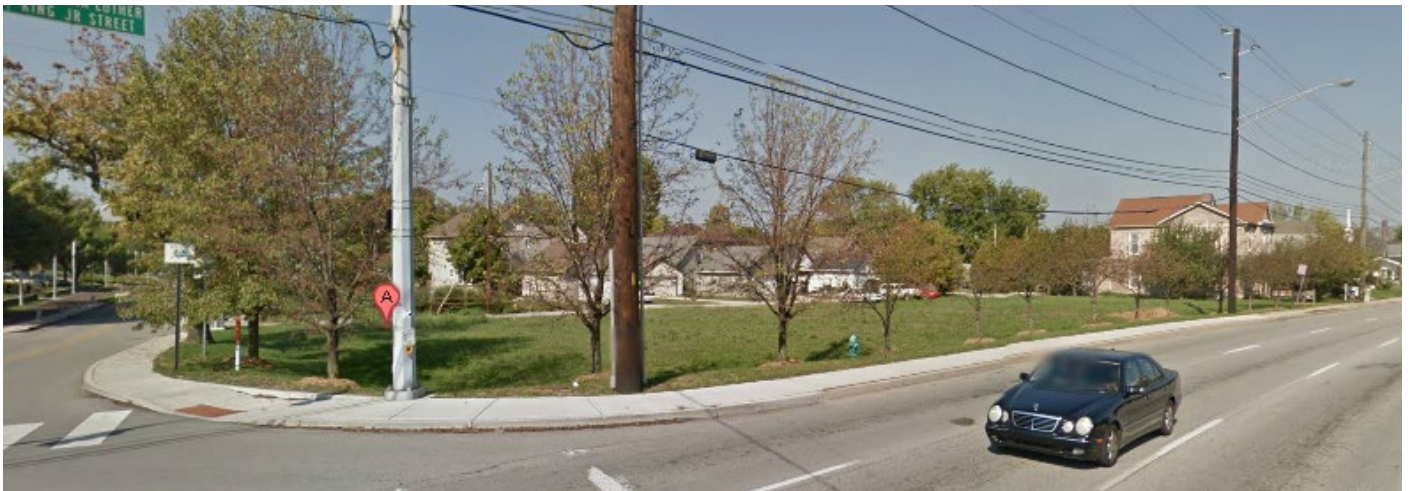


1972 Aerial



Aerial Views

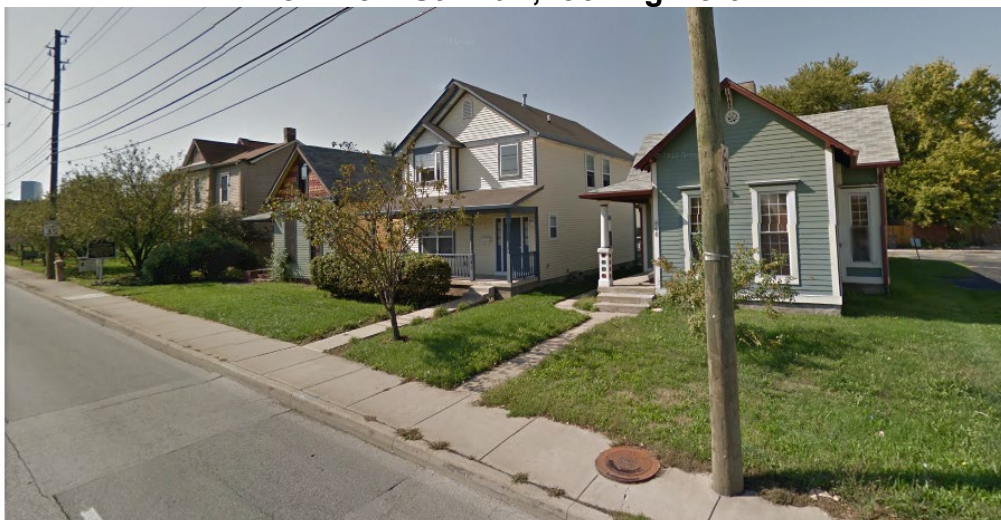




View of site from MLK & St. Clair, looking NW



View from St. Clair, looking North



Google street view of adjacent properties on MLK



View from alley, looking southeast

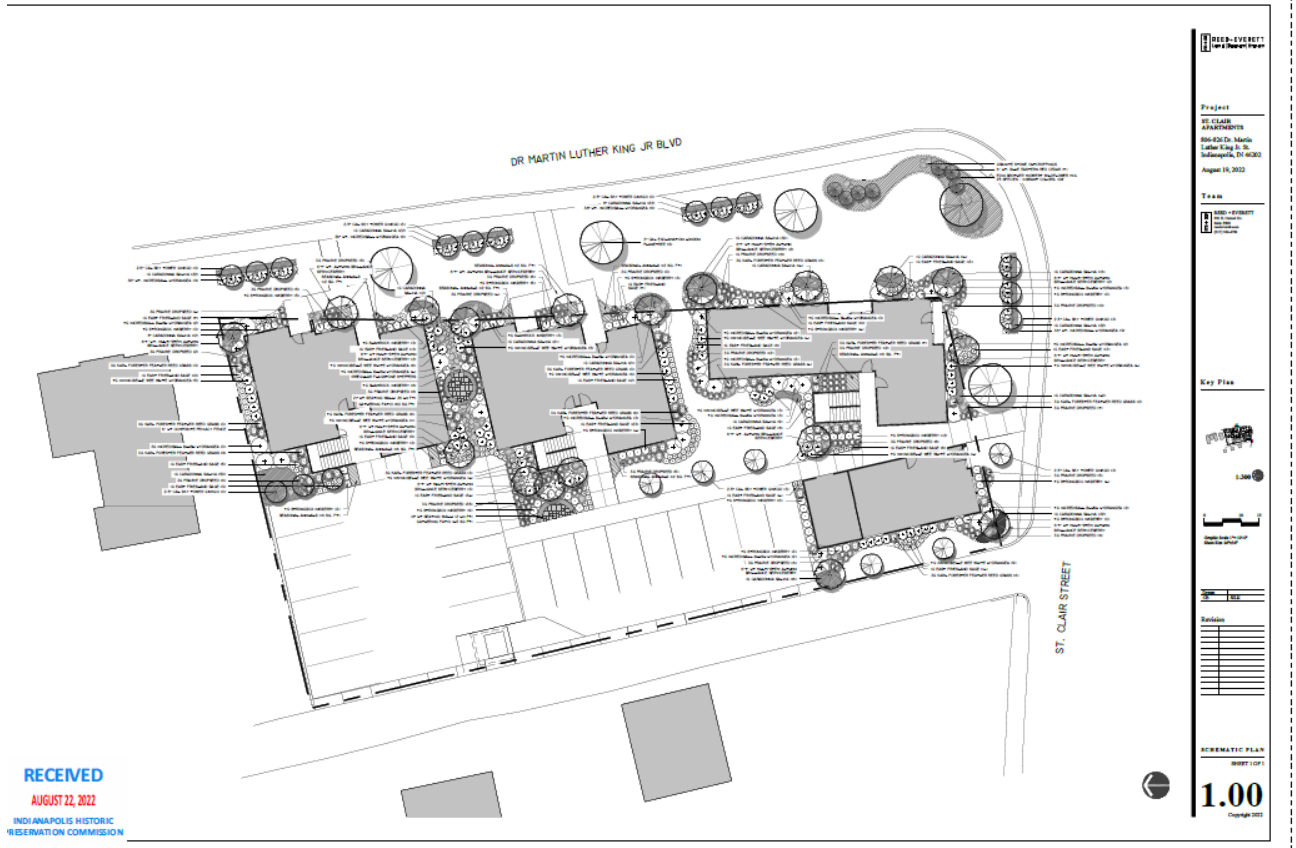


Google street view from MLK, looking towards neighboring properties

Iterations Reviewed 2014-2015 before final IHPC-driven changes & approval



Current Proposal



Proposed site & landscaping plan



② ST CLAIR SITE ELEVATION
SCALE: 1/32" = 1'-0"



① MLK SITE ELEVATION

Proposed Streetscapes, July (approved 2015)



② ST CLAIR SITE ELEVATION
SCALE: 1/16" = 1'-0"



① MLK SITE ELEVATION
SCALE: 1/16" = 1'-0"

September 2022



② ST CLAIR SITE ELEVATION
SCALE: 1/16" = 1'-0"



① MLK SITE ELEVATION
SCALE: 1/16" = 1'-0"

October/November/December 2022



Perspective Streetscape, July (Approved 2015)



September 2022



October/November/December 2022



Aerial perspective, July (Approved 2015)



September 2022



October/November 2022



December 2022



MLK perspective, July (Approved 2015)



September 2022



October/November 2022



December 2022



St. Clair perspective, July (Approved 2015)



September 2022



October/November 2022



December 2022

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

This development is just above the threshold for a 'small apartment' project, and is subdivided into (3) buildings so as to meet the prescriptive requirements of a 'small apartment' project within each of the individual buildings.

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

This project has been designed to align with the scale and setbacks of adjacent properties.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The limitations of a 'small apartment' project, which is permitted under D-8 are 12-units maximum; this project contains 18 units total, although each of the individual buildings in this development fall under this maximum threshold. The largest building of the three is a 10-unit building.

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

This development is split into (3) buildings, with the largest one being a 10-unit building, which would in fact be permitted within this D-8 district.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The project design scale of each of the three individual buildings will align with a 'small apartment' project which is permitted within D-8.

**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:

This actual lot width (202') is marginally above the maximum lot width (200') for a for a 'medium apartment' project.

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:

This project has been designed to align with the scale and setbacks of adjacent properties, and the design is very complimentary to the neighborhood.

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

This development is split into (3) buildings, with the largest one being a 10-unit building, which would in fact be permitted within this D-8 district, and enable the design to fit within the 'spirit' of a 'small apartment' project, which would be acceptable without the need for any variances. Furthermore, the actual total width of parcels (202') is nearly indistinguishable from the permissible 200' maximum width.

COMMITMENTS

1. Owner agrees to inform prospective residents and include leasing language allowing one reserved parking spot per unit. Owner will notify residents curbside parking in Ransom Place (California, Camp, 900 block of MLK, 9th, and Paca Streets) is not available. Owner agrees to sanction tenants who ignore the parking restriction.
2. The Owner agrees to increase the frequency of trash pick-up during anticipated move-in and move-out periods and to monitor trash accumulation during the balance of the year to increase the frequency of trash pick-up if needed if requested by the Ransom Place Neighborhood Association and/or adjoining property owners.
3. The Owner will ensure that all snow removed from the property will be deposited on the owner's property and not within the public ROW.
4. The Owner will install green infrastructure elements and the appropriate landscaping using native plants and trees to reduce runoff and pooling.

**October 5th owner proposed commitments (black)
and changes suggested by the neighborhood (red).**

RE: 2022-VHP-203, 2022-COA-170 (RP) - Proposed owner commitments

1. Owner agrees to inform prospective residents and include leasing language allowing one reserved parking spot per unit. Owner will notify residents that curbside parking in Ransom Place (California, Camp, 900 block of MLK, 9th, and Paca Streets) is not available.
2. The Owner agrees to increase the frequency of trash pick-up during anticipated move-in and move-out periods and to monitor trash accumulation during the balance of the year to increase the frequency of trash pick-up if requested by the Ransom Place Neighborhood Association and/or adjoining property owners.
3. The Owner will ensure that all snow removed from the property will be deposited on the owner's property and not within the public ROW.
4. The Owner will install green infrastructure elements and the appropriate landscaping using native plants and trees to reduce runoff and pooling.
5. The Owner will work with Ransom Place Neighborhood Association to include a memorial to Flanner House in its development plans to be approved by the IHPC at a later date.
6. Property owner agrees to maintain the memorial.
7. Ransom Place Neighborhood Association is a party able to enforce the commitments.

**October 25, 2022 developer proposed commitments,
based on neighborhood requests and staff feedback on enforceability.
Have not changed since the November 2022 hearing.**



November 29, 2022

A diverse group of neighbors from Ransom Place have met repeatedly with the architects and developer for the St Clair Apartments, proposed for 802-826 Dr. MLK Jr. Drive. We were encouraged by their willingness to meet with concerned neighbors, and to offer commitments regarding trash pickup and parking. We want to recognize their first step toward a compromise, acknowledging that the new plan reduces the bedrooms by two. Rather than insisting on 12 units, we now also take steps toward meeting in the middle, and ask that the development is reduced by just three more bedrooms, to a total of 18 bedrooms.

RPNA continues to be against the development as planned, but would support a development of 18 bedrooms or fewer, even if it is divided into more than 12 units.

1. Although the neighborhood would prefer that the development were limited to 12 units, we acknowledge that some density is appropriate to the traffic of MLK/West. This should be achieved in a way that fits the language of the neighborhood. We are not trying to push for single family homes or even duplexes; three quads would be an appropriate scale for the property, and would allow the developer to use the quads from the existing plans without incurring additional architectural design expenses. Other possible changes could be to increase the square footage for 2 bedroom units, or eliminate the building right on the alley, so that snow and people could move a little better.
2. The 3-story part of the building proposed at the southwest corner was too large for the location, blocking the sunlight of neighbors to the west and skyline views for neighbors across the alley. Three stories feels inappropriate in scale for this northeast corner of the neighborhood. While the 946 development at the corner of 10th street was across from a commercial center, this corner of Ransom Place is adjacent to a multi-use trail, a senior housing complex, and a church. St. Clair is not the commercial corner and should not receive the same treatment as the corner adjacent to a major road connecting the hospital complexes to I-65/70.
3. The angle of the alley at the southwest corner and the inadequacy of the existing sidewalk infrastructure continue to be a major safety concern for traffic entering and exiting the alley to and from St. Clair. The radius required to enter and exit at St. Clair makes safe turns difficult. Drivers must pull into the oncoming eastbound traffic to make the turn into the westbound lane, a difficult maneuver even with the currently clear line of sight. Tire mark "desire lines" show that cars frequently mount the curb attempting a better turning angle, and the video shown at the September 7th hearing illustrated how difficult movement can be when St. Clair is backed up and cars must hold space in both directions for egress.
4. Our neighborhood is a popular choice for groups of students. The majority of off-campus students live with roommates, but each have their own car. If there are 18 units with three or four roommates per unit, the development could add as many as 72 cars. The resident-only curbside parking in Ransom Place is not available (per city ordinance) to the building's residents or their guests. Will there be handicap parking spaces? Will spaces be reserved for visitors? Tenant's guests will not be able to park in the neighborhood. How will delivery vehicles be handled?

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NOVEMBER 29, 2022

THE ANNAPOLIS HISTORIC
AND SEVERALTY COMMISSION



5. The size of development coupled with the amount of trash typically produced by students would necessitate more frequent emptying, introducing noise which disturbs quiet enjoyment and heavyweight traffic which puts more wear and tear on our crumbling alley. Ultimately, the proposed solitary dumpster as diagrammed on the current site plan would result in overflow at move-in and move-out periods; there is not enough space to hold mattresses and other large items residents would be disposing of once or twice a year.
6. Drainage has been an ongoing issue in the area. With this much additional impermeable paving, we would ask that the landscape plan address storm runoff, in addition to the planting of native flora as previously committed, with a solution like the Cultural Trail's bioswales, as we have seen that without this care, similar parking lots in the neighborhood create runoff that fills the street with mulch and landscaping rocks. The landscaping between the sidewalk and parking lot of the church (adjacent to 923 California St), for instance, has had to be redone six times and still fills the gutters. The sewage pipes that run east-west along 9th St. frequently backup into the street. (see attached photo) Previous construction projects have also caused flooding in nearby buildings and we want to ensure this won't happen during or after construction. Where should the bioswales be placed?
7. Snow removal is an increased concern with the 19 paved parking spaces. When IUPUI plows the Greater Gethsemane lots, they already don't have a place for the snow to go, and in the past have plowed-in residents and caused damage to fences by packing the snow against the pickets. The latest site plan does not leave room for snow storage on the property or in the right of way. Mark previously stated the snow would be removed from the property, but we would like to understand where exactly is the snow going? Is there going to be a truck to remove the snow?

While some items may be resolved with commitments, we would like assurance that all commitments transfer at sale and are commitments are for eternity. In considering how the development impacts existing neighborhood residents, it may also be helpful to know that the property sitting to the west of the three story portion will soon be developed by the owner.

Thank you for your time hearing the concerns of our neighbors. Without additional changes to the design, we ask the board to enforce the current zoning for a development of 12 units or less, rather than granting a variance.

Candye Offett,
President, RPNA

Sylva Zhang
Vice President, RPNA

RECEIVED
NOVEMBER 15, 2022
CITY OF INDIANAPOLIS
PLANNING AND COMMUNITY DEVELOPMENT



TO: Commissioners of the Indianapolis Historic Preservation Commission
RE: **2022-COA-170 (RP) and 2022-VHP-003, 806-826 DR MLK JR ST**
DATE: 29 November 2022

Thank you for the opportunity to learn from and work with you, the Ransom Place Neighborhood Association, Architect Mark Beebe and project owner Mark Young on this very important proposed development. This project will sit on some very hallowed ground at the corner of St. Clair and Dr. Martin Luther King Jr Sts. It is the legacy of Flanner House - this city's first Black settlement house built in 1918 on this land (but created 20 years before) - that guides us forward. And even more importantly, it is the future of Historic Ransom Place that makes our decisions today so key for this celebrated neighborhood. We should not let that future down.

Throughout these past four months, as both sides have voiced their concerns, there has been acrimony over the right to proceed. Today sees concessions from both sides regarding design and definition, and while not in complete agreement, with the Commission's help there should rise a development that shows the worth of all concerned.

ULLI has three points with this letter:

1. ULLI supports the RPNA request for fewer units in this development. In this case, less is more. RPNA is very eloquent and accurate in stating their reasoning.
 2. To assist the developer and the neighborhood in bringing to life commemoration space that shows the history and pride of Ransom Place - and the extraordinary position Flanner House played in the Black community of one hundred years ago - ULLI reiterates its offer to work with the developer and the City of Indianapolis in designing exterior space(s) to tell the expansive and inclusive story of people and place. It was estimated by our design architect that this remembrance space could cost \$300k to \$400k depending on layout and materials. ULLI stands by its offer to raise the money for this part of the project. Historic Ransom Place and Flanner House history deserves no less.
- Our design consultants were asked to lay out design elements that should be considered in

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NOVEMBER 29, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

ULLI Inc 1220 Waterway Blvd - HQ 256

Indianapolis IN 46202

www.ulli1.org

info@ulli1.org

this development. Some have already been addressed. ULLI also had its architect create alternate development drawings for the November IHPC meeting that reflected a bit more the grace of the Historic Ransom Place neighborhood. The developer's new design submitted with this December meeting, except for size, is welcomed with thanks.

- a. A note from our architect suggests making the window units similar to existing neighborhood windows with the added window trim. Also include gable vents similar to existing housing.

We hope all of our suggestions and offers of support will be noted and recommended to the developer by the Commission to assure Historic Ransom Place (and the greater Indianapolis heritage-facing community) that this development will be the best it can be.

We look forward to attending the meeting on the 7th, and thank you and IHPC staff for allowing the best path forward to surface. Now to finalize our hopes, the developer's dreams, and get good construction underway!

Respectfully submitted,



Claudia Polley
President
ULLI Inc

Design consultant suggestions:

https://drive.google.com/file/d/1d9eTGqVeyqB0EnSI8ljeHkeuGfpoiDq5/view?usp=share_link

Architectural drawings:

https://drive.google.com/file/d/1z2nex4jqlkESwStx7zqdYKR_H92Jtqx0/view?usp=share_link

https://drive.google.com/file/d/1aTZQvVv-ek8XLzp0MLBChaoqsTileAAh/view?usp=share_link

https://drive.google.com/file/d/1i1ChP3mZ7S-PzCFBuvxy6smZv0KM1MX/view?usp=share_link

<div>COA # 2022-COA-435 (MCD)</div>	<div>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</div>	<div>Hearing Date DEC 7, 2022</div>
<div>33 NORTH CAPITOL AVENUE MONUMENT CIRCLE DISTRICT</div>		<div>NEW CASE</div> <div>Center Township Council District 11 Vop Osili</div>
<div>Applicant</div>	<div>BRIAN SCHUBERT</div>	
<div>mailing address:</div>	<div>10 West Market, Suite 800 Indianapolis, IN 46204</div>	
<div>Owner:</div>	<div>COURT STREET ASSOC INC % SIMON PROP GRP PO BOX 6120 Indianapolis, IN 46206</div>	
<div>NEW CASE</div>		
<div>IHPC COA: 2022-COA-435 (MCD)</div>		<div>Reclad exterior with phenolic panels, install metal fin system with programable LED lights and new storefront.</div>
<div>STAFF RECOMMENDATION:</div>		<div>Approval</div>

Background of the Property

The subject property is a parking garage that was constructed in 1967. It was created to serve the William H. Block Company department store to the east of the site.

Proposal

The request is to renovate the first floor, west/front façade of the parking garage. Black, phenolic panels would be installed above the storefront and garage entry openings. New storefront systems would be installed within the two southern most openings of the façade. Over the most northern opening, which is the entry and exist into the garage, an aluminum fin system with LED lighting would be installed. The white, aluminum fins would be hung vertically. At the top and bottom of the fins would be an aluminum, horizontal channel. These channels would house programable LED lights that would shine light up and down the fins. White phenolic panels would be installed behind the fin system. The lights could be programmed to be any color. The applicant is proposing that the regular coloration of the lights be a slow changing light in various colors (proposed maximum speed of 5 seconds between colors). The lights could also be programed for certain events, for example red and green for Christmas, blue and yellow for Pacer games, etc. No flashing or other effects are proposed for the lighting system.

Context

The subject property sits in a mixed-use context. Directly to the north is the Renaissance Revival, Hotel Harrison-Harrison Building constructed 1927-1928 and to the south is the modern, One North Capitol Office Building completed in 1981. To the east outside of the district is the classical, Renaissance Revival styled Indiana State Capitol Building which was finished in 1888. Architectural styles within the same block include Italianate, Renaissance Revival, Art Deco, Spanish Baroque and modern.

Monument Circle Historic District Plan

- Recognize and preserve the significant historic and architectural character of the building and its context.
- Accommodate change, modernization, and energy efficiency without sacrificing significant historic or architectural character.
- Encourage a high standard of design contributing to the significance and integrity of the building and district.
- Encourage design complementary to the historic fabric and respectful of the features, based either on historic reference or contemporary design.
- Encourage design contributing to the continuum of architectural expressions in the district.
- Encourage design that promotes interaction with the streetscape and preserves its integrity and continuity.

Staff Recommendation

Staff is in support of the request. While the structure is over 50 years old, we don't believe it is contributing to the historic district. The building is described as having "little in stylistic or materialistic significance" in the district plan so therefore staff believes the façade changes will be a improvement to the visual quality of the structure. The proposed LED programable lighting system was initially of concern to staff. However, the proposed system would be aimed up and down, therefore minimizing any wash or glare onto neighboring properties, most notably the State Capitol Building across the street. The proposed changing of lights is slow and staff believes this will create a visually interesting effect but will not create a negative impact on the surroundings. Lighting isn't a permanent alteration so staff believes the proposed lighting scheme will not negatively impact the integrity of the district.

STAFF RECOMMENDED MOTION

2022-COA-435 (MCD)

To approve a Certificate of Appropriateness to reclad exterior with phenolic panels, install metal fin system with programable LED lights and new storefronts, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulation number 1 is fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings reflecting any changes requested by the Commission at the hearing.

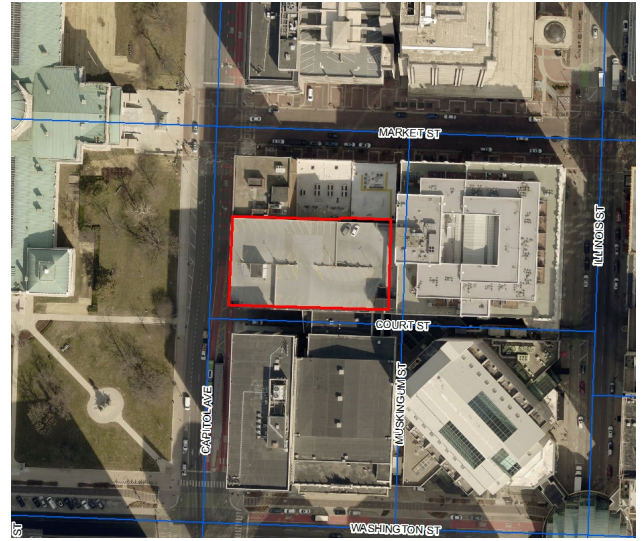
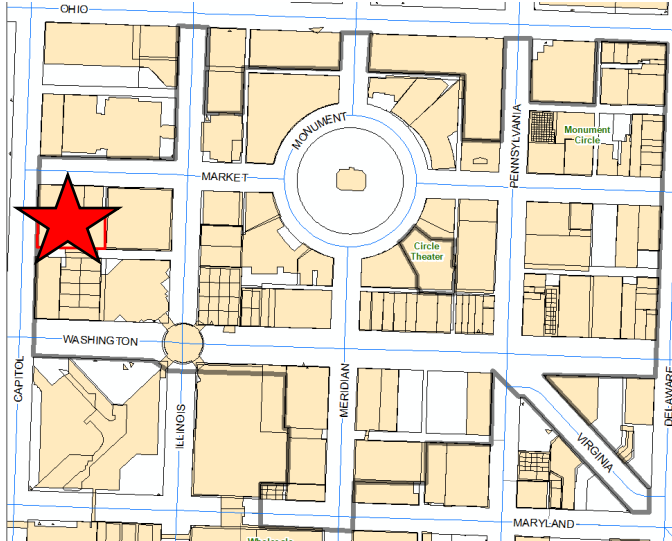
Approved: _____ Date: _____

2. Glass shall be clear; any addition of tinting, beveling, frosting, etching, coming, or stained glass is NOT permitted under this approval.
3. Signage is not permitted by this certificate. Any text, numerals, logos, or other signage will require a separate certificate.
4. Any changes to the proposed scope of work must be approved by IHPC staff prior to commencement of work.

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

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY



EXISTING SITE & CONTEXT



Existing front/east elevation



Properties to the north

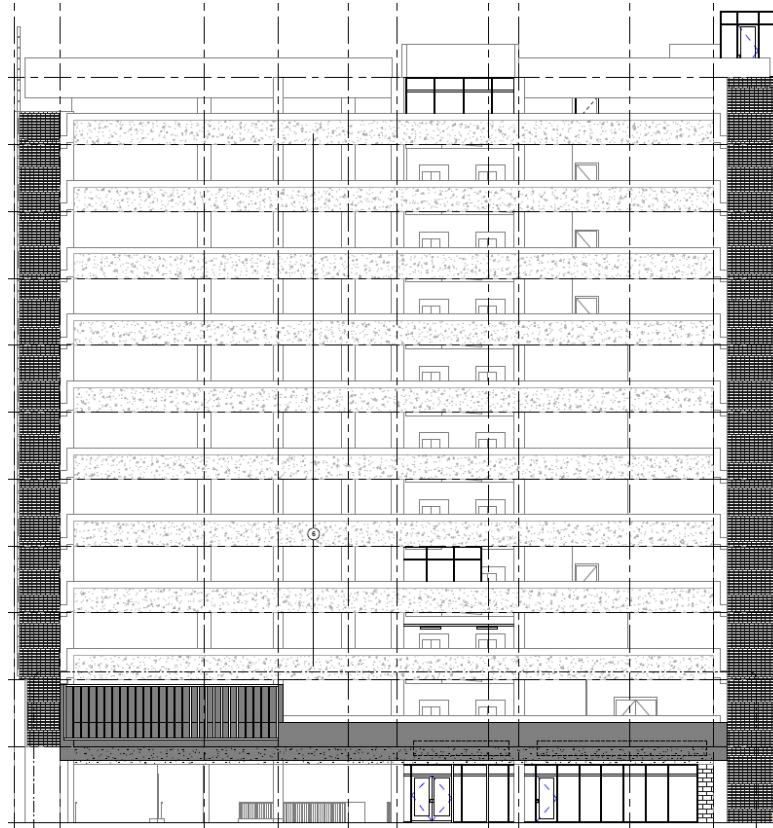


Properties to the south

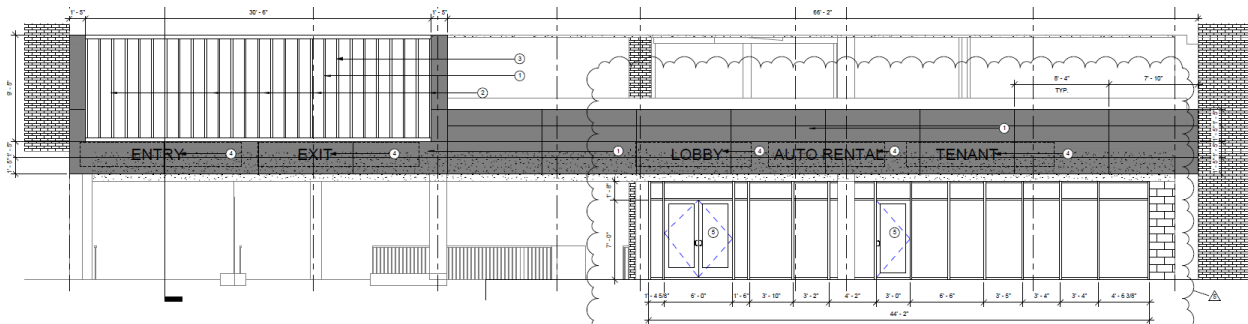


Indiana State Capitol Building to west

PROPOSAL



Proposed west/front elevation



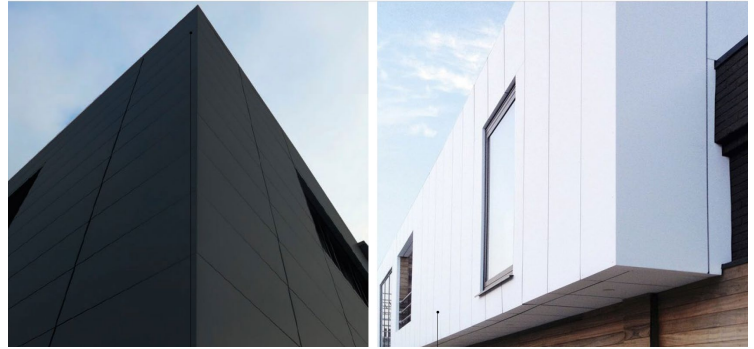
Proposed west/front elevation (enlarged view of first floor)



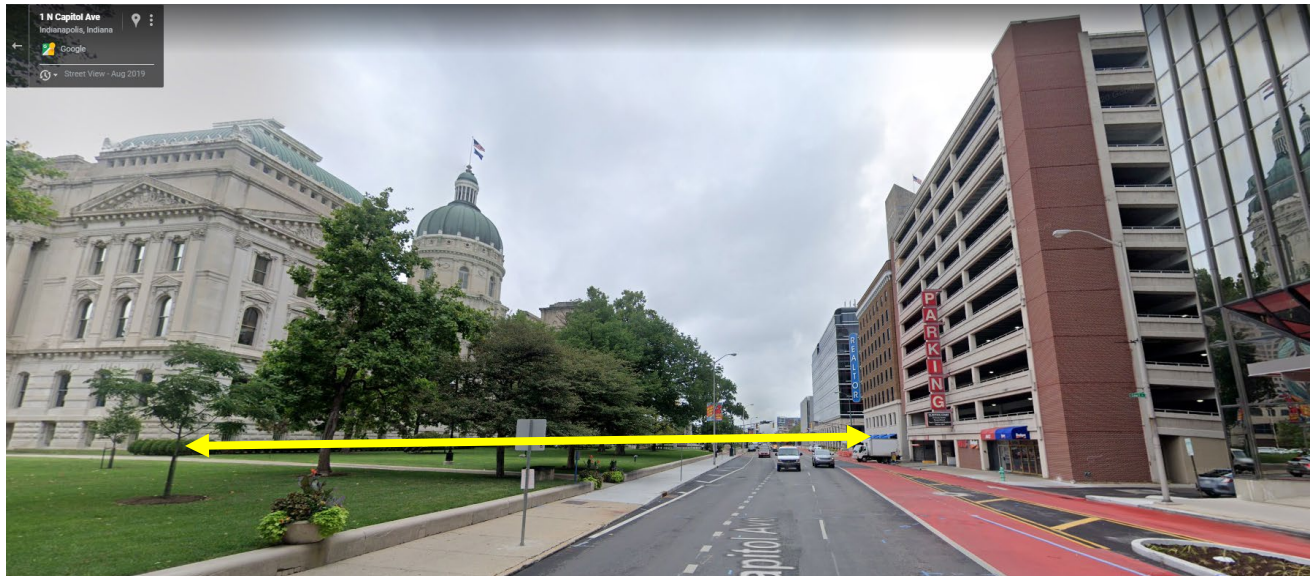
Renderings of proposed west elevation



Example image of proposed fin system



Proposed cladding material and finish



The façade of the State Capitol Building (outside the district) is approximately 230 feet away from the façade of the subject property. The State Capitol Building and the Hotel Harrison-Harrison Building / Realtor Building to the north are the two historic buildings closest to the subject property.

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COA # 2022-COA-436 (MCD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC 7, 2022
110 WEST WASHINGTON STREET MONUMENT CIRCLE DISTRICT		<i>NEW CASE</i>
Applicant BRIAN SCHUBERT mailing address: 10 West Market, Suite 800 Indianapolis, IN 46204 Owner: CLAYPOOL COURT LLC % CORPORATE PARALEGAL 225 West Washington Street Indianapolis, IN 46204		Center Township Council District 11 Vop Osili
NEW CASE		
IHPC COA: 2022-COA-436 (MCD)	Reclad exterior with phenolic panels and install metal fin system with programable LED lights	
STAFF RECOMMENDATION:	Approval	

Background of the Property

The subject property is the Claypool Court / Embassy Suites Hotel building, constructed 1983-1985. This site was the historic location of the Bates House Hotel from 1852-1901, where Abraham Lincoln stayed in 1861 and then later the Claypool Hotel from 1902-1969. The existing structure is clad in pre-cast concrete panels and the façade is stair stepped with a broken Post-Modern Chippendale pediment roof line.

Proposal

The request is to renovate the south façade along Washington Street and the east façade along Illinois Street. Black, phenolic panels would be installed above the garage entry openings. On the south façade of Washington Street above the garage opening an aluminum fin system with LED lighting would be installed. The white, aluminum fins would be hung vertically. At the top and bottom of the fins would be an aluminum, horizontal channel. These channels would house programable LED lights that would shine light up and down the fins. White phenolic panels would be installed behind the fin system. The lights could be programmed to be any color. The applicant is proposing that the regular coloration of the lights be a slow changing light in various colors (proposed maximum speed of 5 seconds between colors). The lights could also be programed for certain events, for example red and green for Christmas, blue and yellow for Pacer games, etc. No flashing or other effects are proposed for the lighting system.

Context

The subject property sits in a mixed-use context. Directly to the west is the Spanish Baroque Indiana Theatre, designed by Rubush & Hunter and constructed 1927. To the east is the modern, Conrad Hotel completed in 2006. To the north is the William H. Block Company Building in the Renaissance Revival and Art Deco styles, originally constructed in 1911. Architectural styles within the same block include Italianate, Renaissance Revival, and modern.

Monument Circle Historic District Plan

- Recognize and preserve the significant historic and architectural character of the building and its context.
- Accommodate change, modernization, and energy efficiency without sacrificing significant historic or architectural character.
- Encourage a high standard of design contributing to the significance and integrity of the building and district.
- Encourage design complementary to the historic fabric and respectful of the features, based either on historic reference or contemporary design.
- Encourage design contributing to the continuum of architectural expressions in the district.

- Encourage design that promotes interaction with the streetscape and preserves its integrity and continuity.

Staff Recommendation

Staff is in support of the request. We believe the color change to the façade will help differentiate the structure from the surrounding historic buildings, most notably the Indiana Theatre building. The proposed LED programable lighting system was initially a concern to staff. However, the proposed system would be aimed up and down, therefore minimizing any wash or glare onto neighboring properties. The proposed changing of colors is to be slow and staff believes this will create a visually interesting effect but will not create a negative impact on the surroundings. Lighting isn't a permanent alteration so staff believes the proposed lighting scheme will not negatively impact the integrity of the district.

STAFF RECOMMENDED MOTION

2022-COA-436 (MCD):

To approve a Certificate of Appropriateness to re clad exterior with phenolic panels and install metal fin system with programable LED lights, per the submitted documentation and subject to the following stipulations:

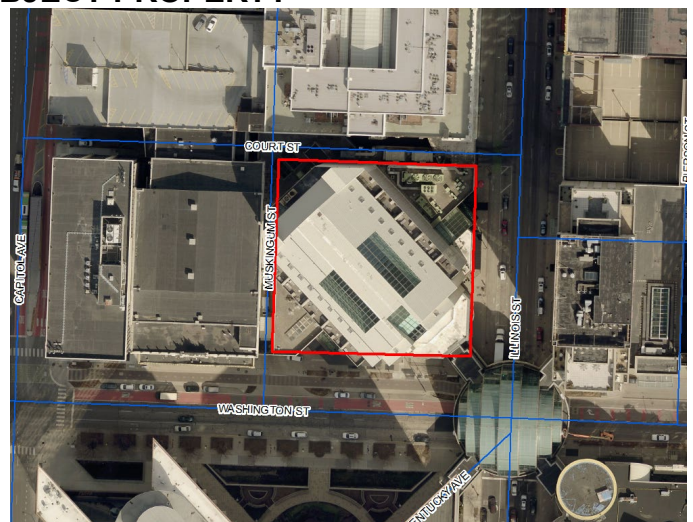
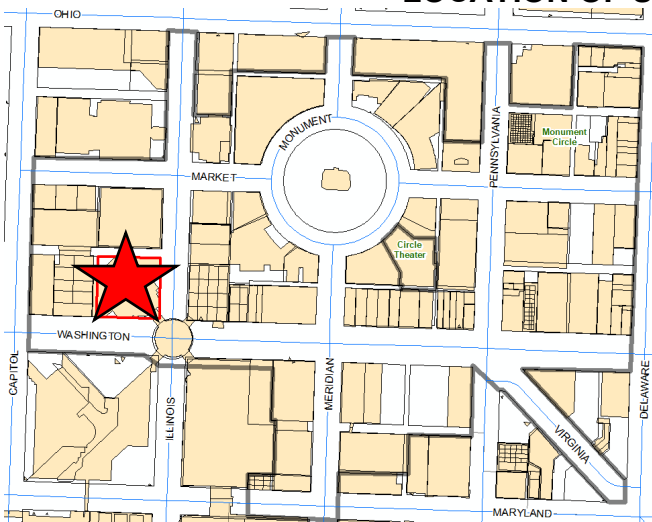
DBNS: PERMITS MAY NOT BE ISSUED until stipulation number 1 is fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings reflecting any changes requested by the Commission at the December 7, 2022 IHPC hearing.
Approved: _____ Date: _____
2. **Signage is not approved with this certificate. Any text, numerals, logos, or other signage will require a separate application and certificate.**
3. Any changes to the proposed scope of work must be approved by IHPC staff prior to commencement of work.

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

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY



EXISTING SITE & CONTEXT



Subject property (left Washington St frontage, right Illinois St frontage)



Properties to the west

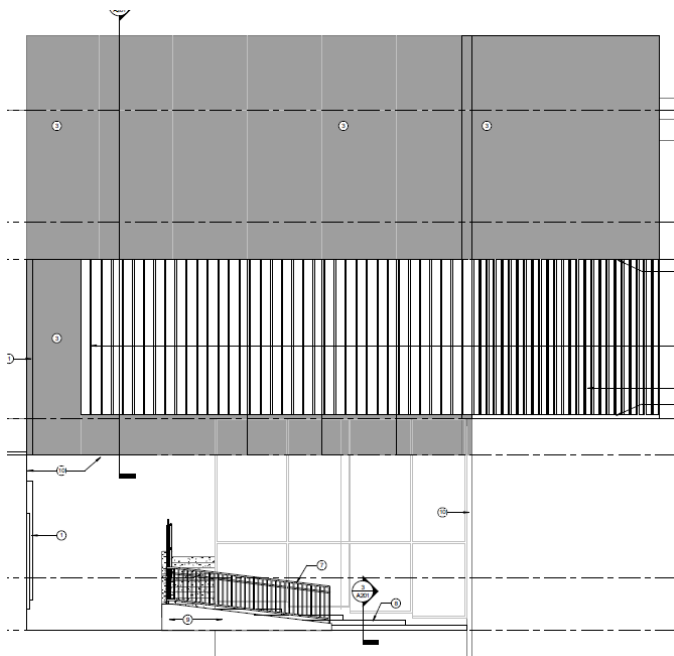


Properties to the east

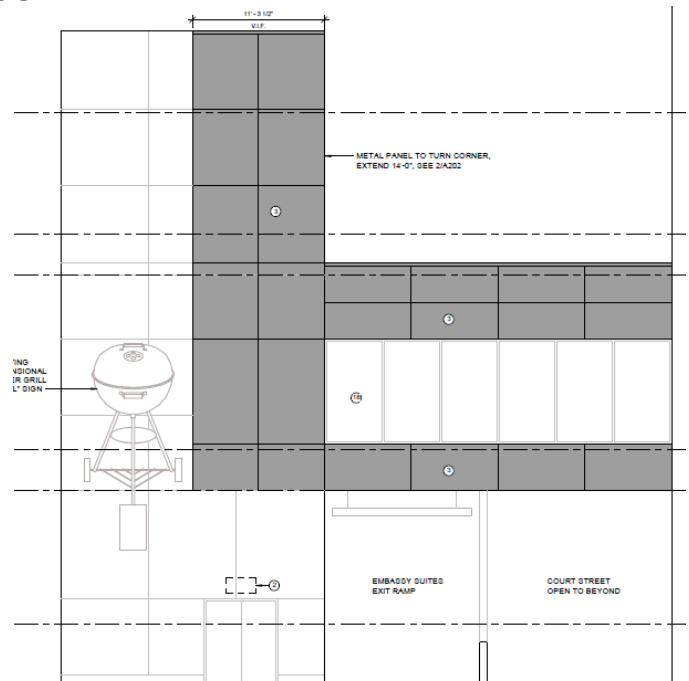


Property to the south

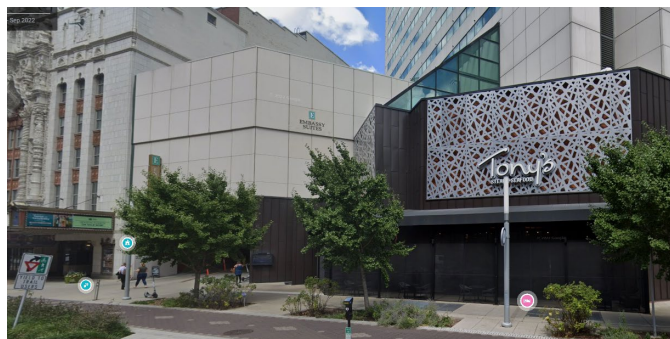
PROPOSAL



Proposed south elevation –
Washington frontage



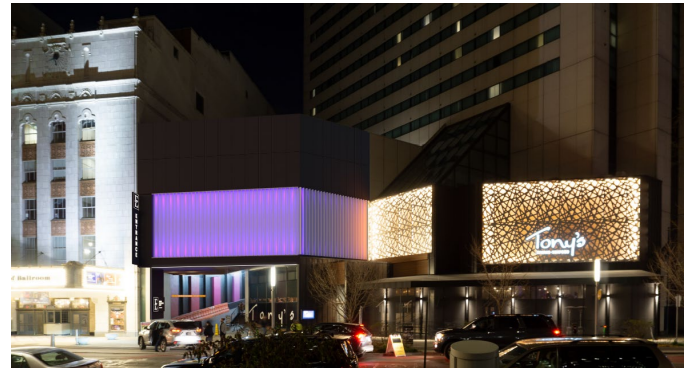
Proposed west elevation –
Illinois frontage



Existing south/Washington Street elevation



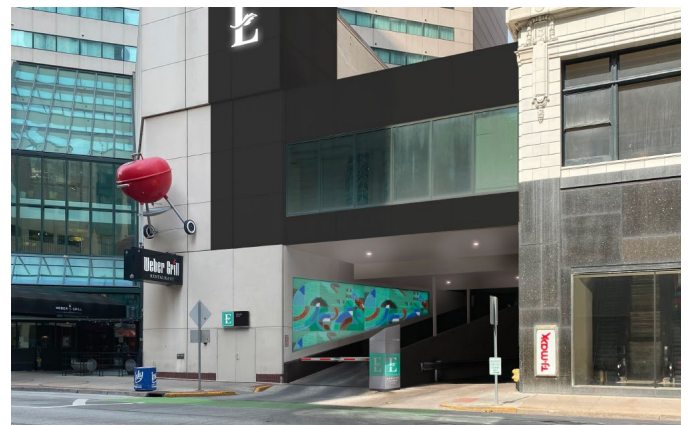
**Proposed south/Washington Street elevation
(signage in rendering is not part of this application)**



Night rendering south/Washington Street elevation



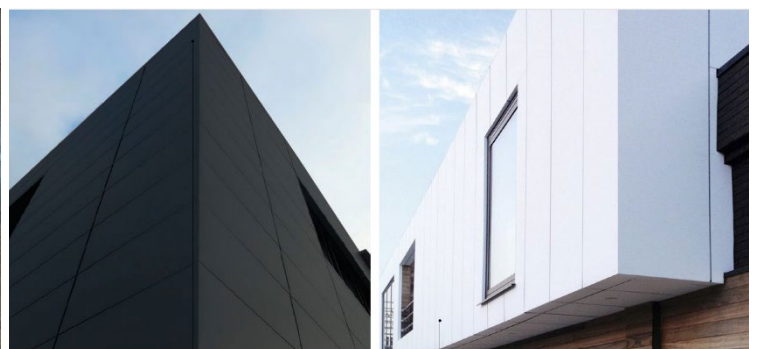
**Existing east/Illinois Street elevation
(signage in rendering is not part of this application)**



Rendering of proposed east/Illinois Street elevation



Example image of proposed fin system



Proposed cladding material and finish

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COA # 2022-COA-447 (IURS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT		Hearing Date DEC 7, 2022
	39 JACKSON PLACE UNION STATION		Preliminary Review Center Twp. Council District: 16 Kristin Jones
	Applicant mailing address:	MICHAEL EICHENAUER FOR CITY OF INDIANAPOLIS DMD % MARY HAUSER 8450 Westfield Blvd. Suite 300 Indianapolis, Indiana 46240	
	Owner:	CITY OF INDIANAPOLIS DMD % MARY HAUSER 6100 West 96 th Street Indianapolis, IN 46278	
	PRELIMINARY REVIEW		
IHPC COA: 2022-COA-447 (IURS) Preliminary Review for repair & restoration of bridges, addition of stairs, elevator tower & construction of plaza space on the Meridian Street bridge, street and sidewalk improvements, & the installation of art & lighting			
STAFF RECOMMENDATION: Preliminary Review – No Recommendation			

Preliminary Review

A preliminary review is an opportunity for a project proposer to have a public conversation with the IHPC about a project prior to an actual public hearing. The comments given by commissioners are their personal opinions and nothing said should be construed as binding on any future decision. In requesting a preliminary review, both the proposer and the IHPC understand and agree to the following ground rules:

1. The proposal being presented is a “concept,” and not an actual request.
2. The proposer will still be required to provide notice and have a public hearing where a decision will be made, unless a hearing is announced at the end of the preliminary review.
3. IHPC members will be speaking as individuals, and not as the IHPC as a whole.
4. Because at the public hearing there may be revised plans, public testimony and staff recommendations to consider, the IHPC reserves the right to substantially change the opinions or suggestions expressed during the preliminary review.
5. Nothing presented at a preliminary review or said by any IHPC member during a preliminary review shall be considered binding on the commission.

Background on Subject Property

The subject property is the Indianapolis Union Station. The original portion of the station was constructed between 1886-1888 in the Romanesque Revival Style and was designed by Thomas Rodd. Between 1916 and 1922 the station was expanded with the Concourse building and trainshed. The Concourse and trainshed were designed by Price and McLanahan in the Art Nouveau style. This section of the building is said to be the only major surviving example of Art Nouveau design in the city. The structure and raised railway tracks were constructed above Capitol Avenue, Illinois Street, Meridian Street and Pennsylvania Street. The façades of the bridges were decorative to various degrees, some of which have been altered over time, while the underpasses were left in their utilitarian form with their steel columns and structure exposed.

Proposed Project

The project proposal is to repair and restore the Capitol Avenue, Illinois Street, and Meridian Street bridges. The proposed work would include restoration of the decorative features on the bridges’ façades, including the reconstruction of the east section of the north façade of the Meridian Street bridge that was demolished, repair and painting of the steel structure and columns under the bridges, repair of bridge downspouts and leaks, and some proposed alterations to the southern side of the Illinois Street bridge façade. The proposed structural repair of the steel columns of the bridges would include some alterations. There are two proposed options: Option A encasing the bottom of the columns in concrete and Option B adding steel plates and

channels to the bottom of the columns. Each underpass would also be revitalized with new lighting, art, and programming to make each a more welcoming and lively public space. As part of the revitalization of the underpasses, streets and sidewalks under each bridge and to the north and south would be redesigned. The changes proposed to the streets and sidewalks include widening sidewalks, reducing street width, removal of street parking in locations, dedicated biking lanes, improved crosswalks and intersections, decorative pavements, street trees, and other traffic calming measures. The street improvements to the north of the subject property along Meridian and Illinois Street would extend into the Wholesale District.

The proposal also includes the creation of a public plaza space on top of the Meridian Street bridge. To access this plaza, the proposal includes the construction of two staircases on the north side of the bridge and an elevator tower near the center. The plaza plan includes public spaces for seating, a viewing platform that would double as a performance space, a lawn space, and a rooftop bar.

Union Station District Plan

- Any development, construction, reconstruction, restoration, or alteration of the subject exterior structure or site or its interior shall be appropriate to the property's historical and architectural values and significance.
- Any exterior or interior development, construction, reconstruction, restoration, or alteration shall be visually compatible and appropriate in function, general design, arrangement, color, texture, and material to the design and character of the subject.
- Adaption of the exterior and interior of the subject property to a feasible new use may be undertaken, provided that such rehabilitation scrupulously follows the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Wholesale District Plan – Public Space/Infrastructure Guidelines

Street Trees

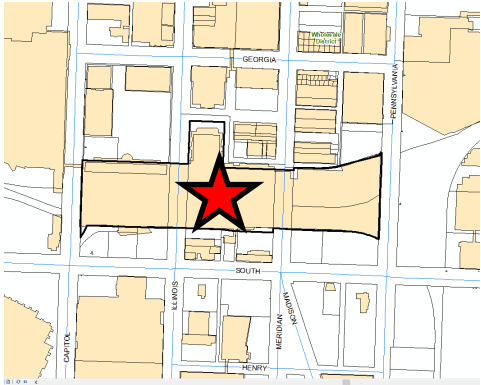
- Restoring the early streetscape elements such as lights, benches, plantings, etc. can put the buildings in their historic setting as well as add identity to the entire Wholesale District.
- The streetscape elements in the Wholesale District should be gradually modified through municipal improvements and private endeavors associated with building rehabilitation and new construction. It is recommended that the streetscape character reflect, but not mimic, the early 1900's when the Wholesale District was at its height of activity and electric lights were in place.
- Since street trees were not historically found in this area, it is inappropriate for them to be used to achieve a "tree-lined" street effect. However, they may be installed near parking lots or parking garages and may be considered for use in a sidewalk as an accent, but not on Meridian Street. They should never obscure a historic building. Street trees should not interfere with traffic nor should they inhibit pedestrian circulation. Trees located in the public right-of-way should avoid commonly used pedestrian paths. They should be installed in pits with metal tree gates flush with the walk. Grates can be square, round, or rectangular in plan and a minimum of 18.5 sq. ft. in area.
- When installed, street trees should be straight and high branching with no foliage below 7 feet from walk surface. The best types of trees are those that produce little seed or leaf litter.

Street/Sidewalk Surfaces

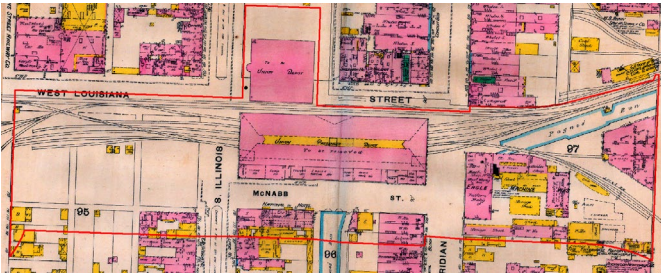
- The current widths of the streets and sidewalks should be maintained. It is encouraged to eventually return street surfaces to original brick paving thus creating a visual tie to the Monument. Brick Streets could take various forms including total brick, brick centers of streets, or brick gutters. Sidewalks should remain concrete as they were in the early 20th century.

Staff Reviewer: Shelbi Long

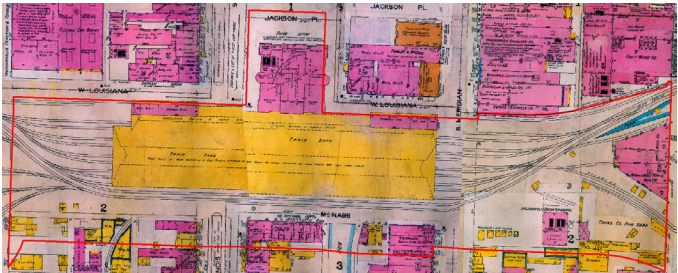
LOCATION OF SUBJECT PROPERTY



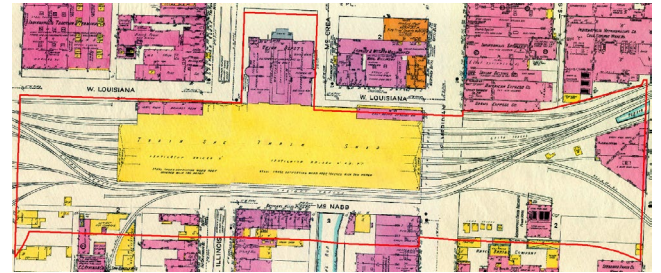
SANBORN MAPS



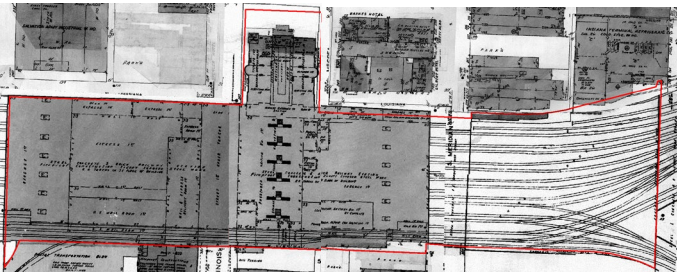
1887



1898



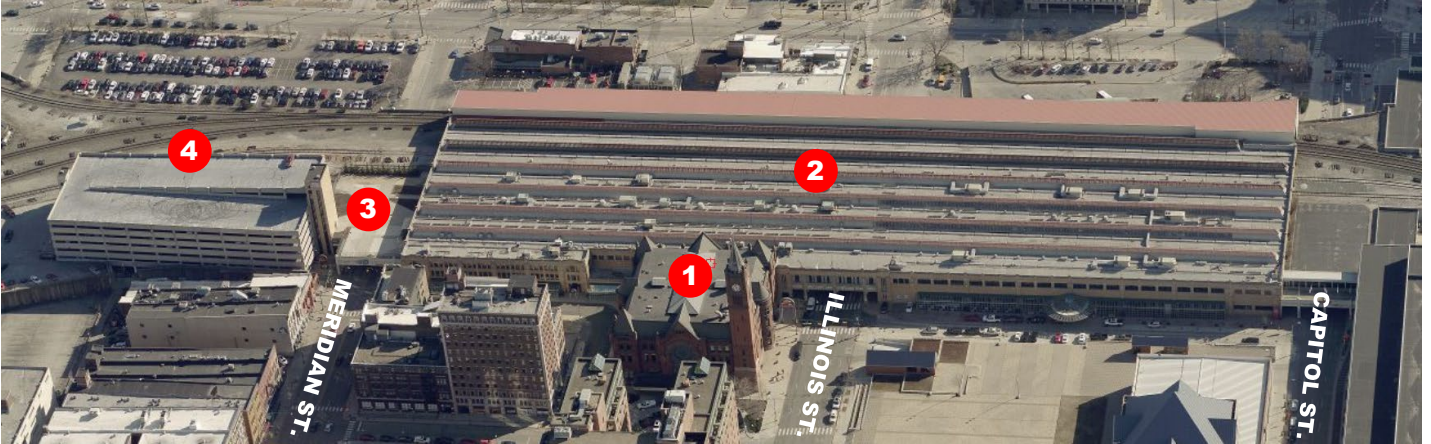
1915



1956

EXISTING SITE & CONTEXT

1. 1888 Union Railway Station
2. 1916-1922 Concourse and Train Shed
3. Plaza over Meridian Street
4. Train Yards and Modern Parking Garage



View of Union Station from the north (looking south)



View of Union Station from the south (looking north)



1. 1888 Union Railway Station (north elevation)



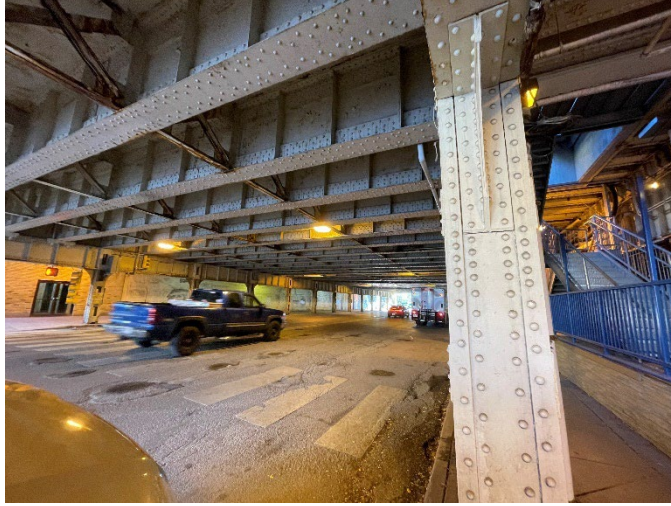
2. 1916-1922 Concourse and Train Shed (north elevation, between Meridian and Illinois)



2. 1916-1922 Concourse and Train Shed (north elevation, between Illinois and Capitol)



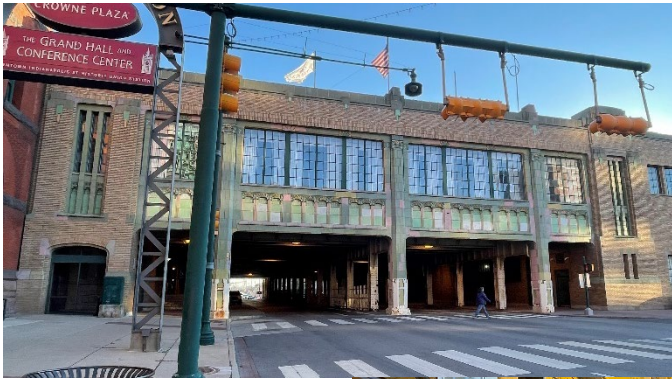
2. 1916-1922 Concourse and Train Shed (rear/south elevations)



Meridian Street Bridge (top left north elevation, also showing parking garage #4, top right south elevation, bottom underneath bridge)



Example of support column conditions under Meridian Street bridge



Illinois Street Bridge (top left north elevation, top right south elevation, bottom underneath bridge)



Example of support column conditions under Illinois Street bridge

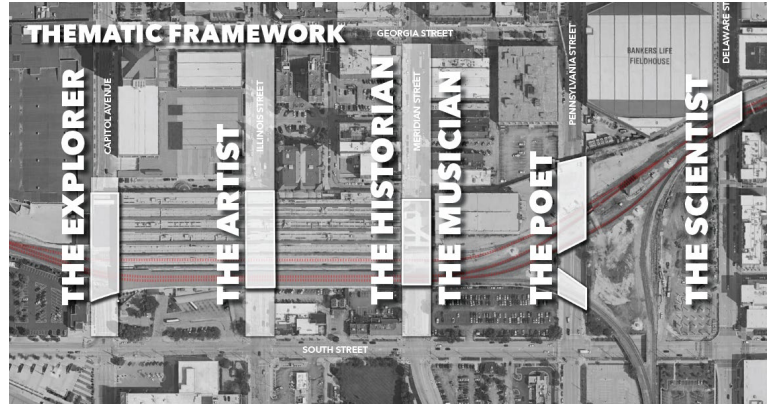


Capitol Avenue Bridge (top left north elevation, top right south elevation, bottom underneath bridge)



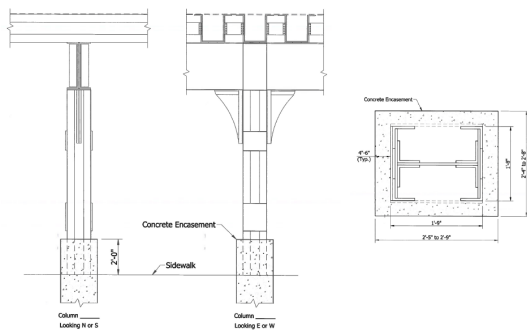
Example of support column conditions under Capitol Avenue bridge

PROPOSAL



Project overview

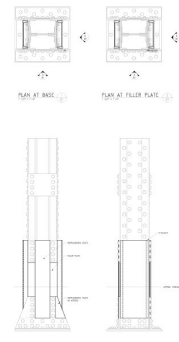
BRIDGE REPAIR - COLUMN REPAIR DETAIL



OPTION A

- Structural repair and stabilization of bridge columns with partial concrete encasement.

BRIDGE REPAIR - COLUMN REPAIR DETAIL

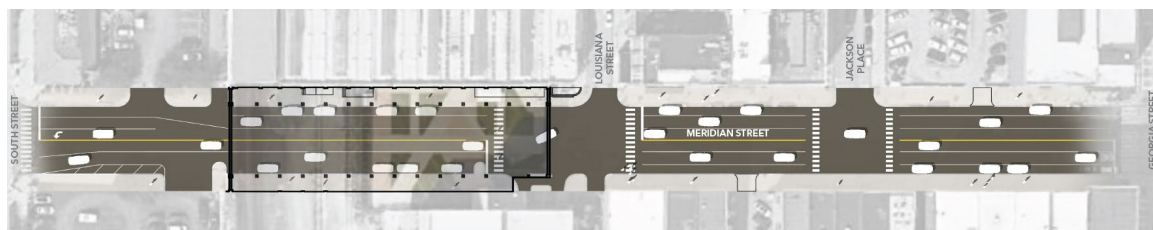


OPTION B

- Structural repair and stabilization of bridge columns with welded steel plates and channel.



Bridge structural column repair options (left Option A, right Option B)

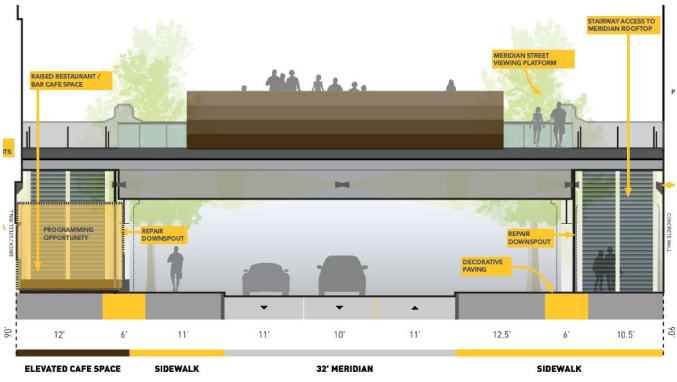
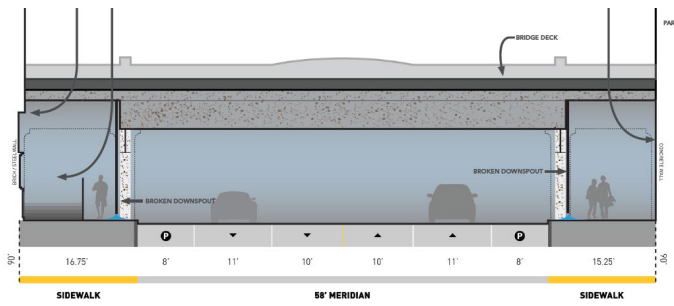


EXISTING CONDITION

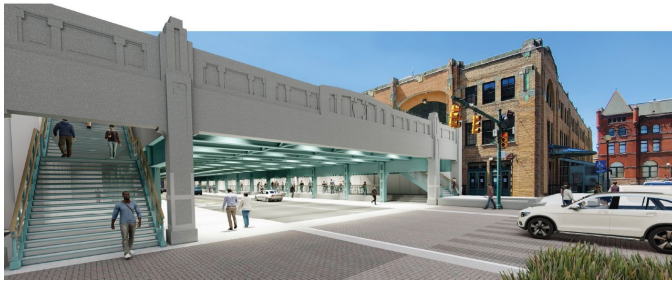


PROPOSED ENHANCEMENTS

Meridian Street street improvements (top existing, bottom proposed)



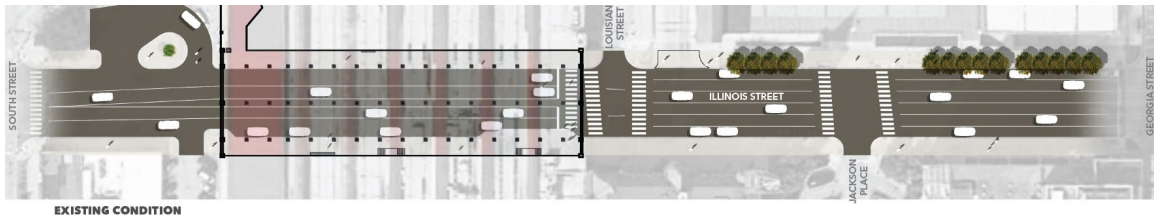
Meridian Street street improvements (left existing, right proposed)



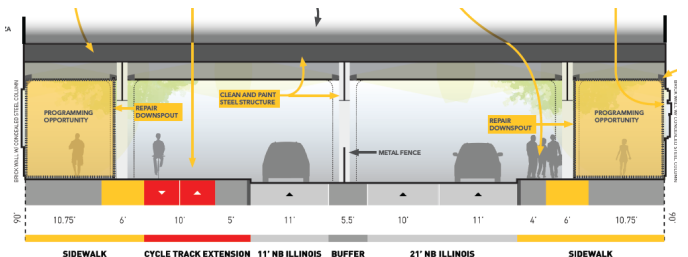
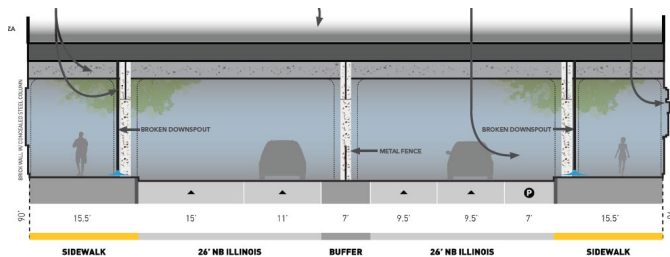
Meridian Street bridge – north façade restoration and renovation



Meridian Street bridge – south façade restoration



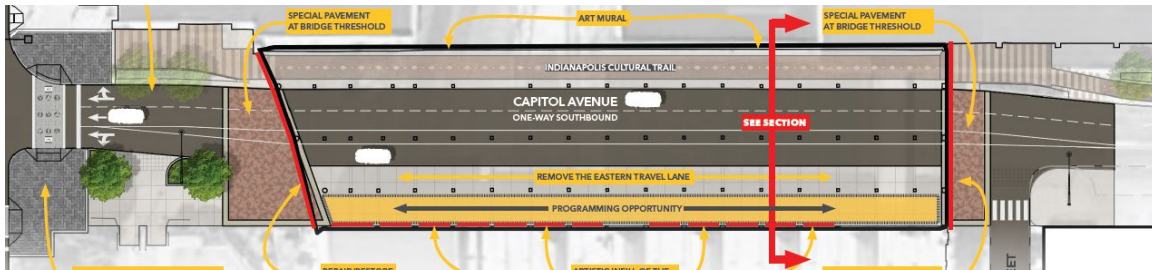
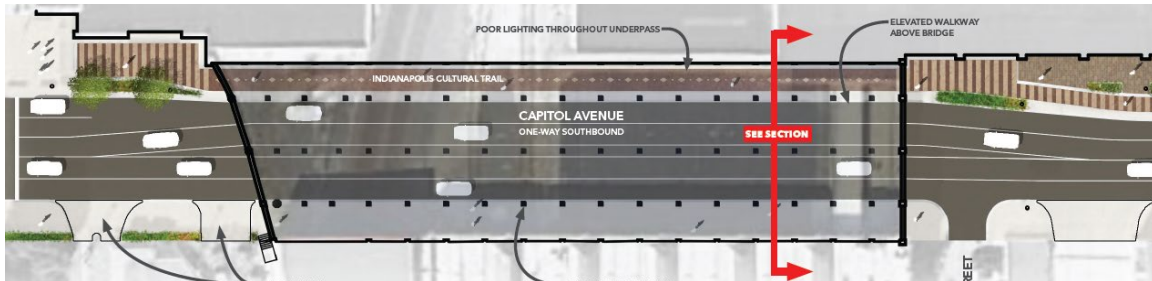
Illinois Street street improvements (top existing, bottom proposed)



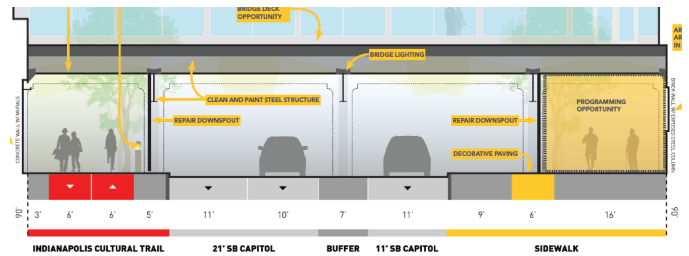
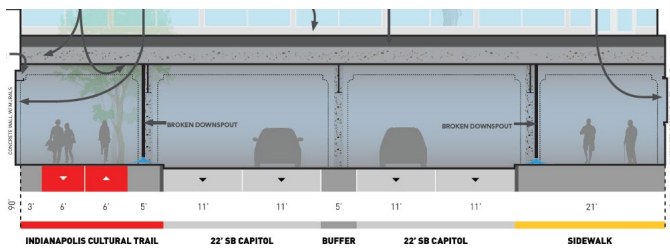
Illinois Street street improvements (left existing, right proposed)



Illinois Street bridge – south façade alterations



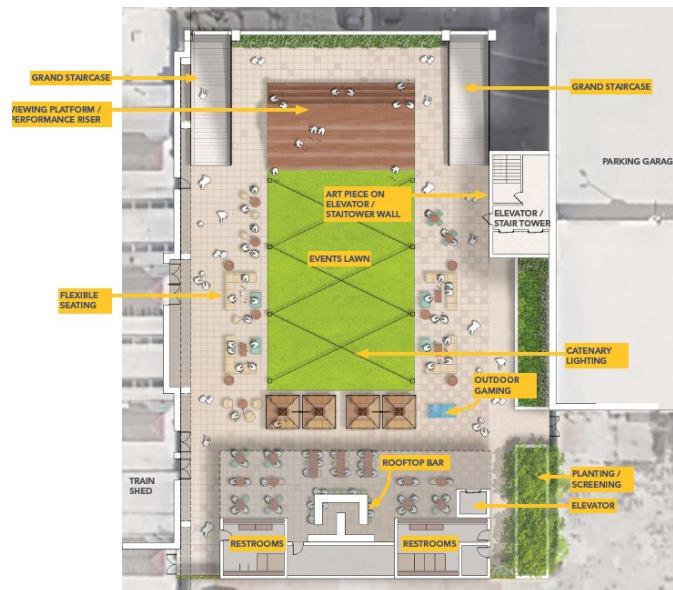
Capitol Avenue street improvements (top existing, bottom proposed)



Capitol Avenue street improvements (left existing, right proposed)



Capitol Avenue bridge – north façade restoration



Meridian Street bridge plaza - aerial view



Meridian Street bridge plaza (left looking south, right looking north)

COA # 2022-COA-451 (LS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC. 7, 2022
Allegheny St. (between Cleveland St. and N. East St.) LOCKERBIE SQUARE		New Case
Applicant: INDIANAPOLIS DEPT. OF PUBLIC WORKS Mailing address: 1200 S. Madison Ave Indianapolis, IN 46225		
Owner: SAME AS ABOVE Mailing address:		Center Twp. Council District 17
WORK STARTED WITHOUT APPROVAL		Zach Adamson
IHPC COA: 2022-COA-451 (LS)		DPW Project No. ST-20-094: <ul style="list-style-type: none"> Retain temporary paving of Allegheny St. between Cleveland St. and N. East St. with asphalt, to be restored with original brick pavers in spring 2023.
STAFF RECOMMENDATION: <ul style="list-style-type: none"> Approval of Waiver of Notice for 5 days Approval of a Certificate of Appropriateness 		

STAFF COMMENTS

Waiver of Notice

The applicant is requesting a five (5) day waiver of the required notice. Notices were required to be put in the mail by Monday, November 14, 2022. The applicant did not mail the notices until Friday, November 18. The applicant told the IHPC staff, “The notices were mailed after the deadline due to confusion about the requirements/process.” The IHPC staff provided the notice paperwork and the standard, detailed instructions to the applicant on Monday, November 7, 2022. A 5-day waiver of notice is typically a bit longer than the Commission has allowed in the past, and it is for work that has typically not already been completed. The paving of Allegheny Street was completed around October 31, 2022, and the neighborhood is already aware.

Background of Violation

- October 31, 2022:
 - The IHPC staff is notified by the Commission president that paving work is taking place on Allegheny Street between Cleveland Street and N. East Street.
 - IHPC staff contacts DPW staff to confirm what work is taking place.
 - IHPC staff informs DPW staff that a COA is required for the work, even if the paving is only temporary.
- November 3, 2022: DPW submits a COA application for the temporary paving.
- November 9, 2022: A representative from the Lockerbie Square neighborhood reached out to the IHPC staff inquiring about the pavement. (No additional complaints have been received.)

Description of Project

The Department of Public Works has placed a thin layer of asphalt paving on Allegheny Street between Cleveland Street on the west and N. East Street on the east. According to DPW, the paving is only temporary and was done for the maintenance of traffic for the Block 20 development at 428 N. East Street. The

temporary paving will allow safe access to Block 20 during the winter months, while construction is completed on the development. The temporary paving does not cover any of the historic brick pavers. The historic brick pavers were removed in 2021 during the construction of Block 20. The pavers are currently being safely stored at a DPW facility near Brookside Park.

DPW staff informed the IHPC staff that in mid- to late-March 2023, the temporary paving will be removed, and this portion of Allegheny Street will be restored, using the historic brick that was removed and stored. A simple, new, concrete curb will outline the reconstructed street. The restoration work will match the restoration work previously completed on the western section of Allegheny Street, between N. New Jersey Street and Cleveland Street. The restoration of that portion of Allegheny was completed in November 2021, to match the existing. A COA was not required for this work, because the IHPC Policies do not require a COA for *resurfacing, repair, or repainting of a street or alley with material, pattern, and dimensions to match the original*.

Note: Cleveland Street, between Allegheny Street and E. Michigan Street, is also being reconstructed in 2023, per a January 2021 approval. This project entails reconstructing Cleveland Street with mostly new brick pavers in a new pattern that will closely match the alleys that have been reconstructed in Chatham-Arch. A one-time extension was given for this project, with a new expiration date of August 31, 2023.

Condition of Allegheny Street

Brick alleys and backstreets tend to fall into one of three categories:

1. Relatively Intact: Never entirely paved over. Mostly brick with some asphalt and/or concrete patches.
2. Significant Loss of Integrity: Mostly paved over, with some patches of original brick showing.
3. Lost to repaving: Completely paved over in the past with concrete or asphalt.

Allegheny Street fell into category one. It was relatively intact with most of the historic brick pavers exposed; although, the street was very uneven and worn.

Lockerbie Square Historic Area Plan

The Plan recommends the following regarding Streets, Alleys and Curbs:

The location of all streets, sidewalks and alleys in the Lockerbie Square Historic Area should be preserved. They have a pattern and scale that contribute greatly to the identity of Lockerbie Square. The street, sidewalk, alley paving and construction techniques are part of Lockerbie's legacy, and should be treated accordingly. The plan recommends that all existing historic paving materials be preserved and restored. Streets, curbs, sidewalks and alleys that are too badly deteriorated to be restored should be resurfaced. The resurfacing material should be a durable material that will enhance or duplicate the paving material used historically on other streets, gutters, sidewalks and alley within the area.

Staff Recommendation

Because the asphalt paving is only temporary, Staff believes the proposal will not result in a diminishment of the existing character of the area. The intent is to restore the original character of the brick street; therefore, Staff recommends approval.

STAFF RECOMMENDED MOTION

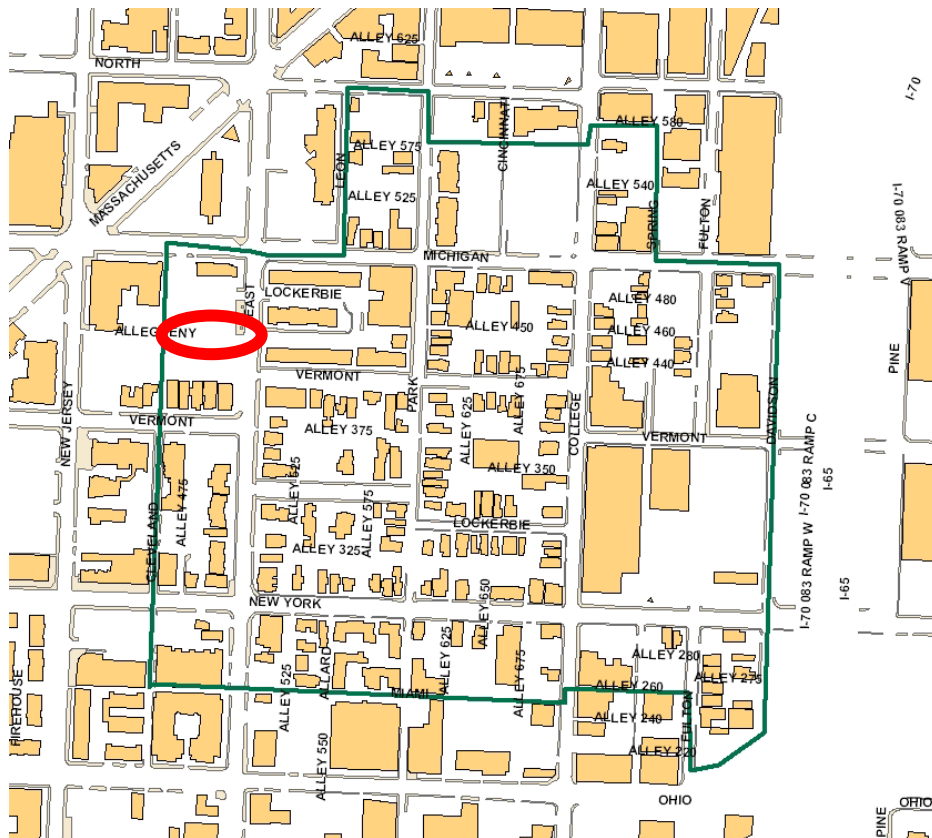
2022-COA-451 (LS)

To approve a Certificate of Appropriateness to retain temporary asphalt paving of Allegheny St. between Cleveland St. and N. East St., which is to be restored with original brick pavers in spring 2023, as per submitted documentation and subject to the following stipulations:

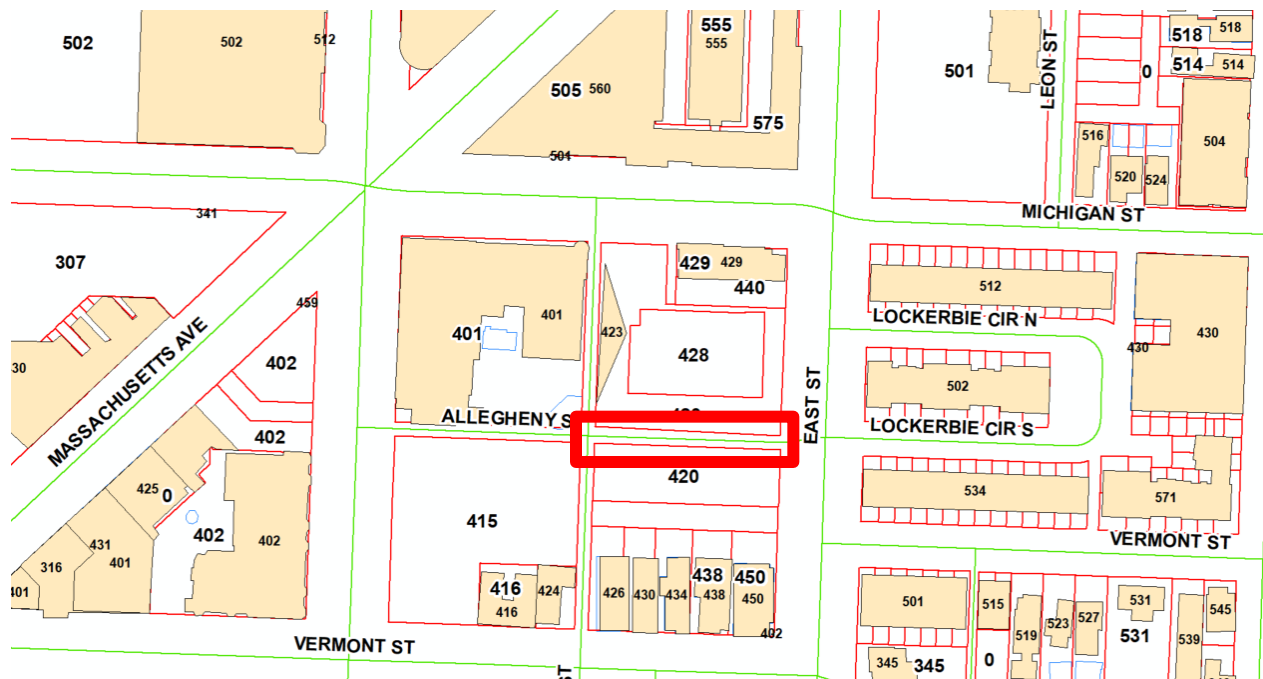
1. Temporary paving **MUST** be removed by April 1, 2023. *Approved _____ Date _____*
2. Any replacement brick pavers shall be provided to IHPC staff for review and approval prior to installation. *Approved _____ Date _____*
3. No alterations to the dimensions of the street are permitted.
4. Damage or alterations to properties adjacent to the street or their accesses is not permitted.
5. Any changes to the proposed scope of work shall be approved by IHPC staff prior to commencement of work.
6. All work shall be done using care to protect all historic surfaces in the area including the historic bricks, adjacent buildings and walls, and any historic curbing or other infrastructure. If necessary, plywood shall be placed against surfaces for their protection during construction.
7. Notify the IHPC with any unexpected repairs.

NOTE: DPW and its contractor are responsible for complying with all applicable codes.

Staff Reviewer: Dean Kessler



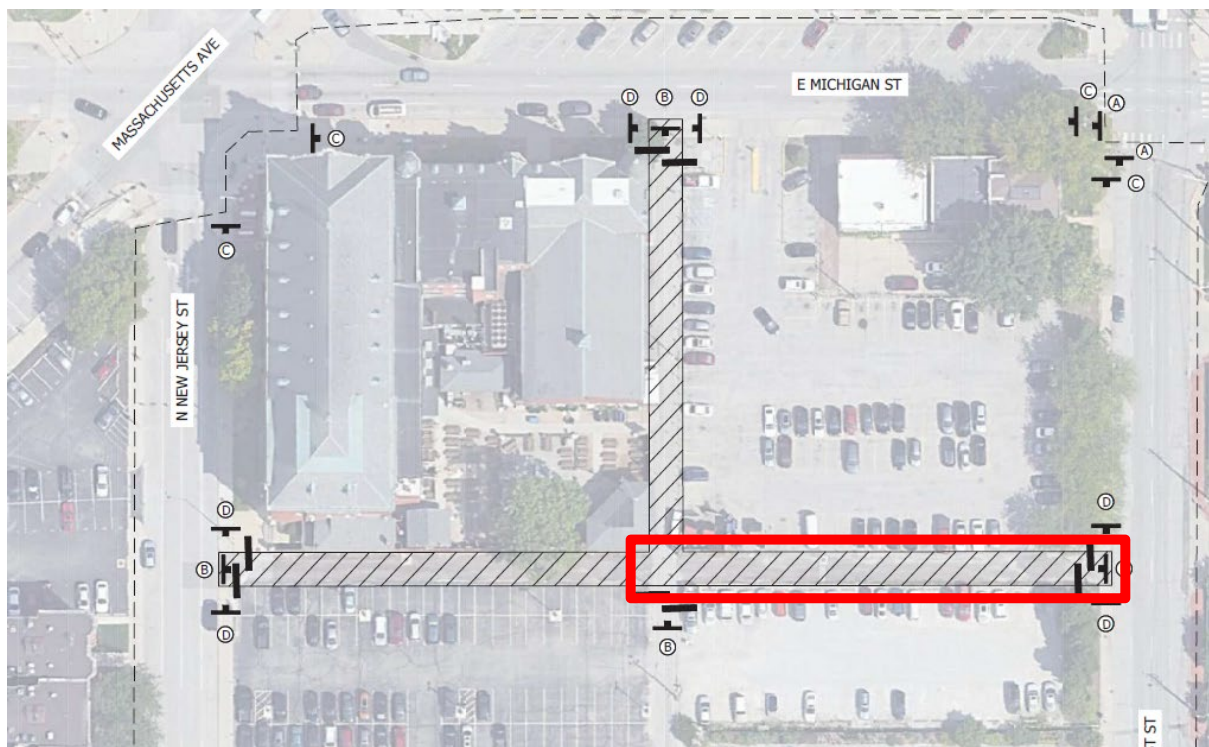
Location of proposed project in Lockerbie Square



Location of Proposed Project: Subject Section of Allegheny Street Outlined

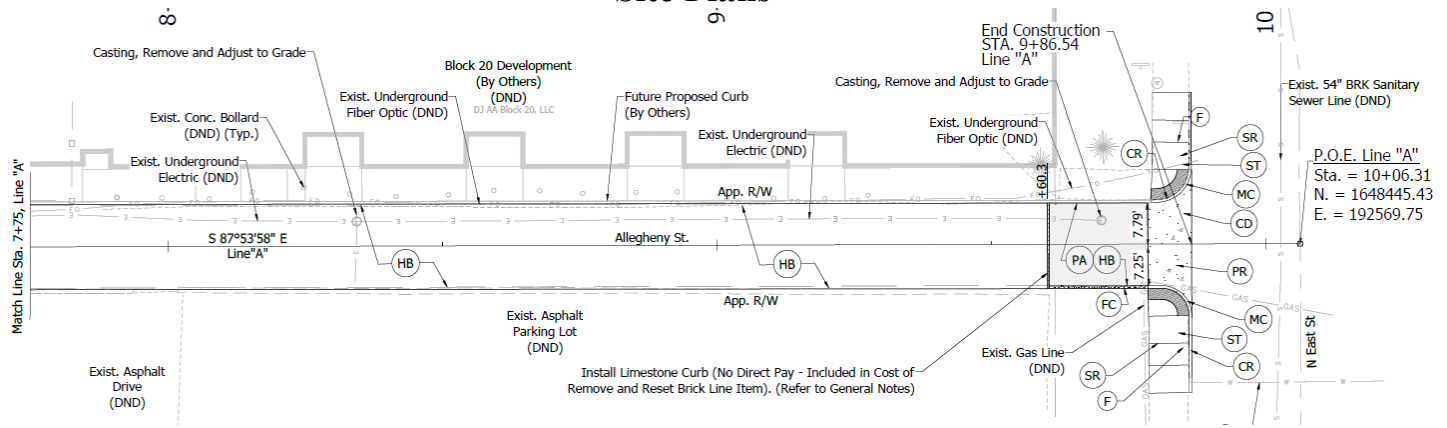
PLANS

(per final construction drawings for Cleveland St. project submitted on 8/08/2022)



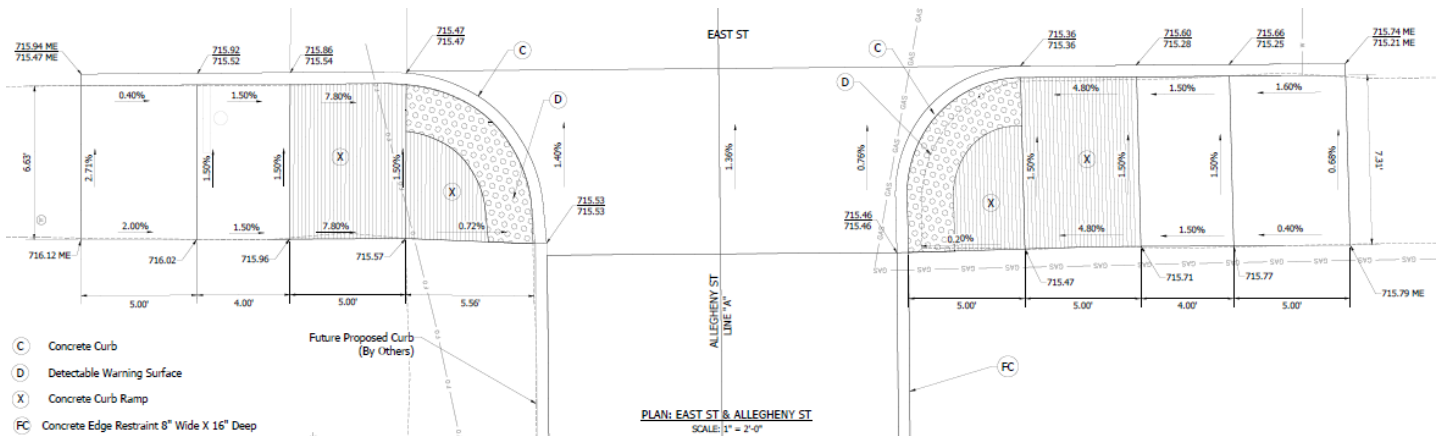
Project boundaries are outlined: The western portion of Allegheny St. was already reconstructed. That work to the western section of Allegheny St. did not require a COA because there was no change to the material, pattern or dimensions. Cleveland St. will be reconstructed per a January 2021 Commission approval.

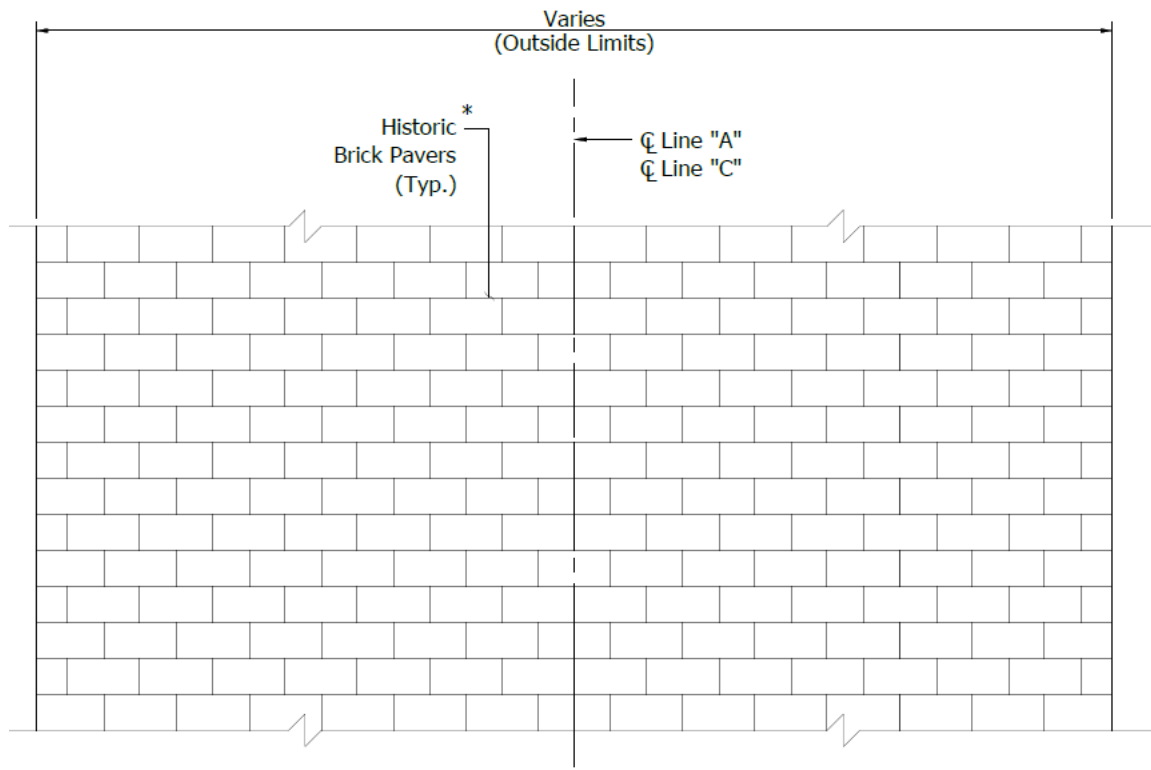
Site Plans



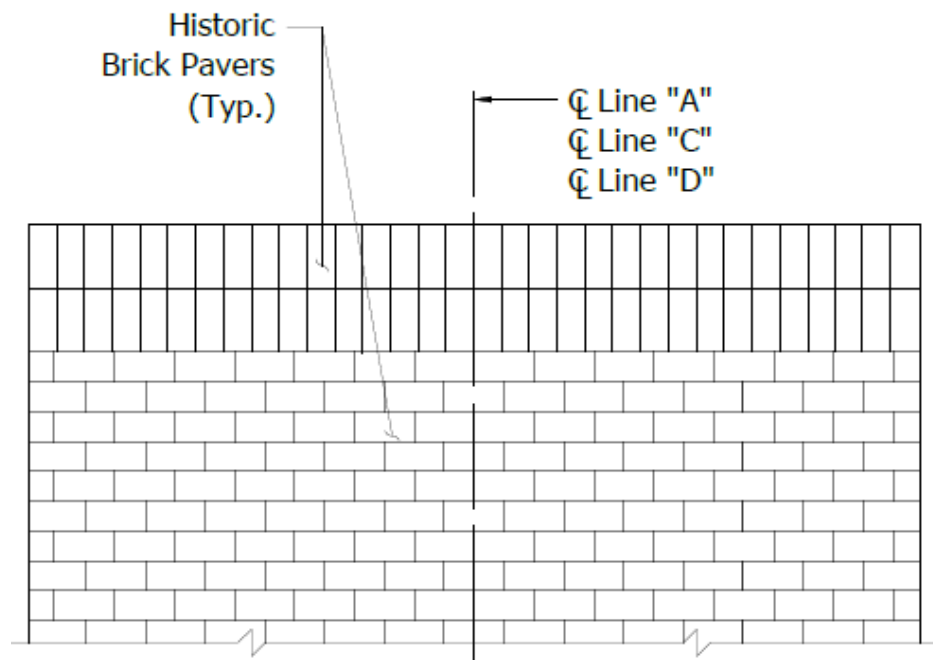
LEGEND:

- | | |
|-------------------------------------|---|
| (FC) Paver Edge Restraint, Concrete | (BP) Brick Pavers |
| (SR) Sidewalk, Remove (All Types) | (HB) Historic Brick Pavers, Reset |
| (ST) Sidewalk Transition | (CD) PCCP for Approaches, 8" |
| (CR) Curb, Remove (All Types) | (PA) Asphalt Pmnt. Rem. Over Historic Brick |
| (MC) Curb, Monolithic, Conc., 20" | (F) Sidewalk |
| (DND) Do Not Disturb | (PR) Pmnt. Removal |

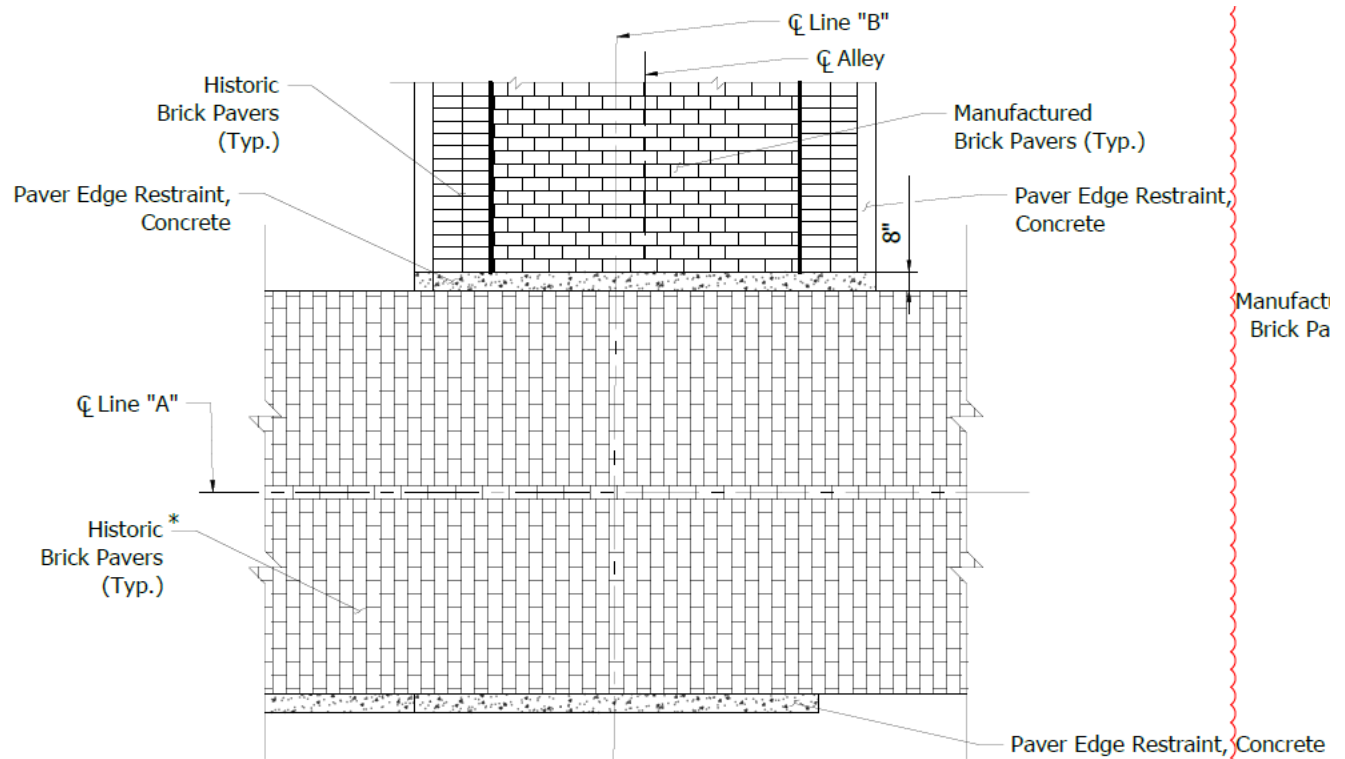




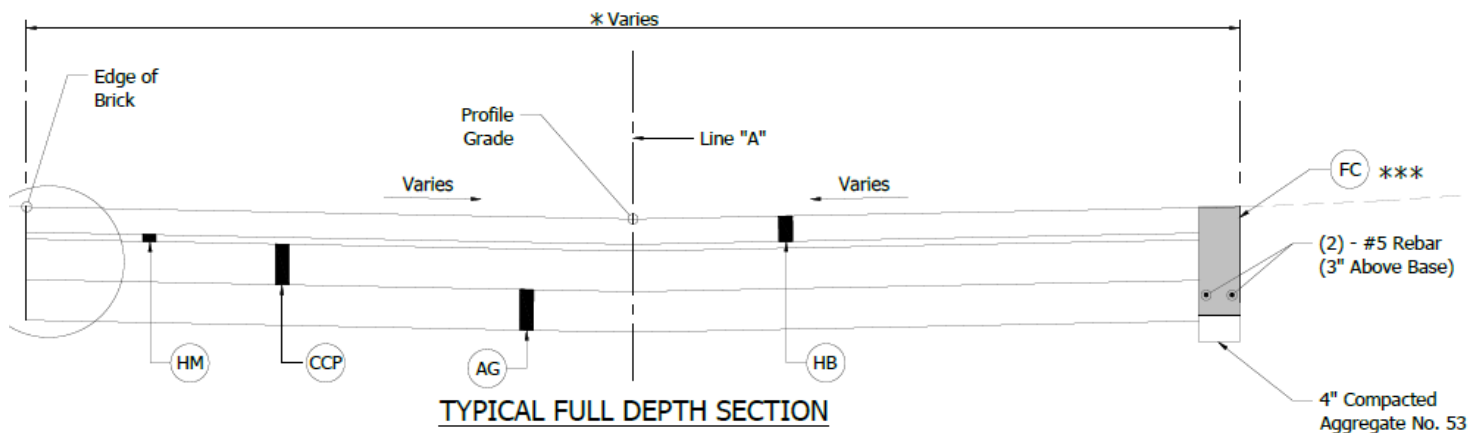
Allegheny St. brick paver pattern to match original.



Brick layout at the beginning and end of Allegheny St.



Intersection of Cleveland St. and Allegheny St.



TYPICAL FULL DEPTH SECTION
Allegheny ST. Sta. 5+23.36 to Sta. 9+78.56, Line "A"

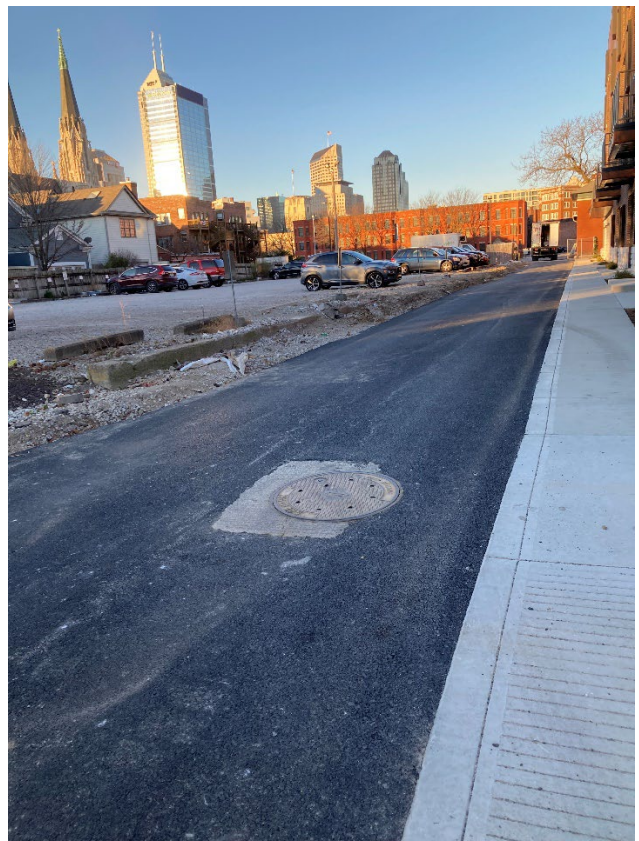
LEGEND:

- (AG) Allegheny St & Cleveland (Line 'A', & 'B'): 6" of Compacted Aggregate, No. 53, Base
Alley 625 N & Platted Alley (Line 'C', & 'D'): 7" of Compacted Aggregate, No. 53, Base on Geogrid for Mechanical Stabilization.
- (BP) Brick Pavers
- (CD) PCCP for Approaches, 8" on 6" of Compacted Aggregate, No. 53, Base
- (HB) Historic Brick Pavers, Reset
- (SD) 1" of Coarse Washed Sand (No Direct Pay, Included in Cost of Brick Pavers or Historic Brick Pavers, Reset)
- (FC) Concrete Edge Restraint 8" Wide X 16" Deep
- (CCP) 6" Plain Concrete Pavement
- (HM) Rolled Bituminous Setting Bed (No Direct Pay, Included in Cost of Brick Pavers or Historic Brick Pavers, Reset)

Current Condition Photos of Subject Eastern Section of Allegheny St.



Looking northwest toward Block 20



Looking southwest



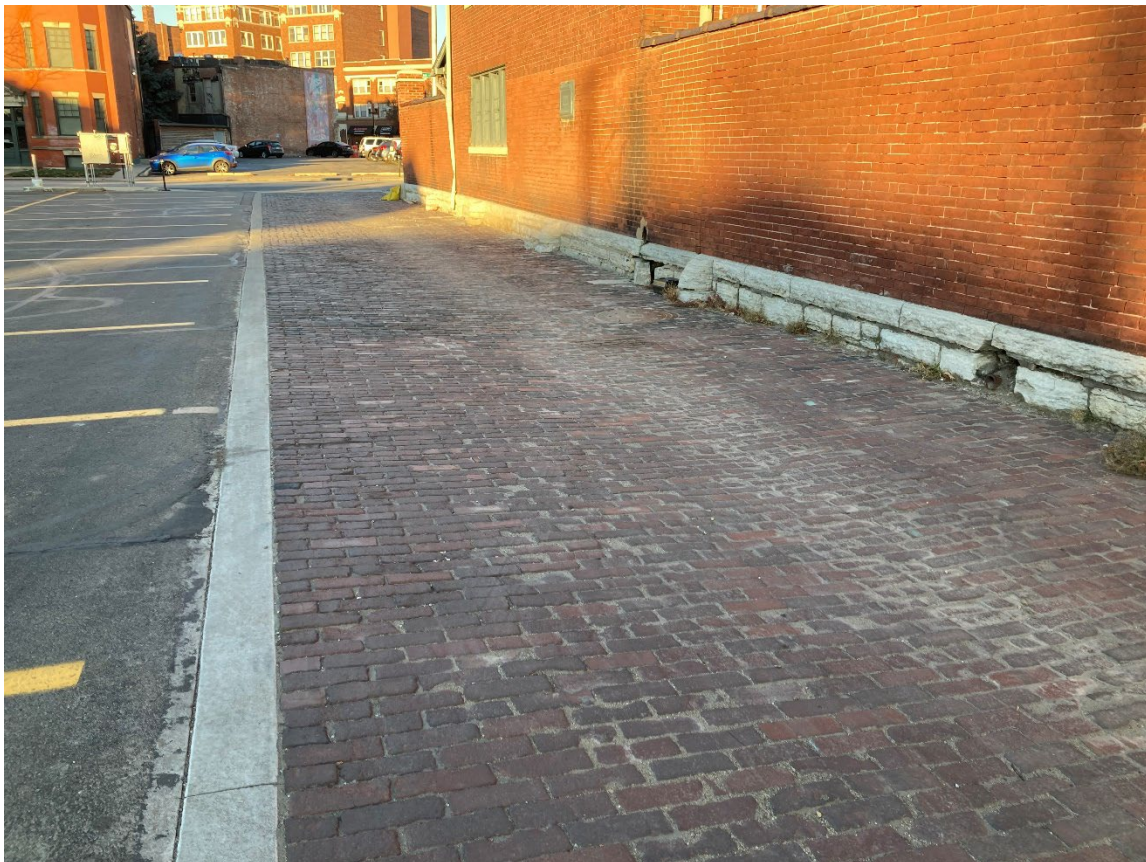
Looking southeast



Looking northeast toward Block 20



Looking north at intersection of Allegheny St. and Cleveland St.



Looking west at the restored western section of Allegheny St. The eastern section will match this.



Looking east at completed restoration work of western half of Allegheny St.