



Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date: July 5, 2023
Case Type: Old Business
Continued From:
Case Number: 2021-COA-051, 052 & 053
Property Address: 511-513; 515-517 & 521 Leon Street
Historic Area: Lockerbie Square
Township: Center
Council District: 17
Applicant: Lucas Burrow
Owner: LP 2, LLC
Request: 2-year Extension of COAs
Staff Recommendation: APPROVAL
Staff Reviewer: Emily Jarzen

BACKGROUND OF PROPERTY

These cases were originally reviewed and approved at the August 2021 IHPC hearing. The cases are:

- 2021-COA-051: 511-513 Leon (Construction of duplex)
- 2021-COA-052: 515-517 Leon (Construction of duplex)
- 2021-COA-053: 521 Leon (Construction of single-family house)

The IHPC Administrator already extended these COAs once. Procedures require the Commission to approve the next extension.

REQUEST

The duplexes are currently under construction. Due to space constraints, the single-family will not be started until the duplexes are near completion. Therefore, the applicant is asking for a 2-year extension.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

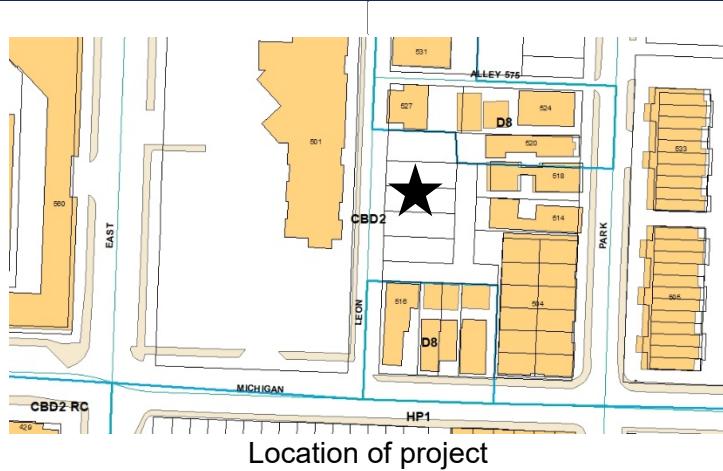
Staff is recommending approval of the 2-year extension.

STAFF RECOMMENDED MOTION

COA #2021-COA-051, 052 & 053 (LS):

To approve a 2-year extension

EXHIBITS



Rendering from August 2021 hearing

MATERIAL COLOR

BRICK: CEDAR CREEK

SIDING: SW-STONY CREEK
(END BUILDINGS)

SIDING: SW-FUNCTIONAL GRAY
(MIDDLE BUILDING)

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

RESOLUTION 2023-R-003

FLETCHER PLACE AND FOUNTAIN SQUARE
NEIGHBORHOOD IDENTIFICATION SIGNAGE

WHEREAS, I.C. 36-7-11.1-6 provides that the INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (the “IHPC”) may at any time identify by appropriate markers designated historic areas, structures and sites erected on public right-of-way or, with the consent of owner, on any subject historic property; and

WHEREAS, the commission approved pole-mounted, metal neighborhood identification signs within the public right-of-way for all designated historic districts in the mid-1980s; and

WHEREAS, the Commission has previously approved pole-mounted, neighborhood identification banner signs in the Old Northside in 1995, Herron-Morton Place in 2014 and in Irvington in 2023; and

WHEREAS, the Fountain Fletcher District Association has developed and would like to erect neighborhood identification pole-mounted banner signs that will include a neighborhood identifier and a logo image;

NOW THEREFORE BE IT RESOLVED, that the Indianapolis Historic Preservation Commission, hereby approves neighborhood identification signage in Fletcher Place and Fountain Square as provided for by I.C. 36-7-11.1 and subject to staff approval of the final sign details and locations.

DATED: July 5, 2023

William A. Browne, Jr., FAIA – President
Indianapolis Historic Preservation Commission

Susan Williams – Secretary
Indianapolis Historic Preservation Commission

APPROVED AS TO FORM
AND LEGALITY THIS 5th DAY OF JULY 2023.

Christopher Steinmetz – Assistant Corporation Counsel
City of Indianapolis

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Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	July 5, 2023
Case Type:	Continued Case
	February 2, 2022
Continued From:	August 3, 2022
	February 1, 2023
	March 1, 2023
Case Number:	2021-COA-583B (CAMA)
Property Address:	863 Massachusetts Avenue
Historic Area:	Chatham-Arch/Massachusetts Avenue
Township:	Center
Council District:	17
Applicant:	ANNE SCHNEIDER with RATIO ARCHITECTS
Owner:	Center Township of Marion County
Request:	Construct a rooftop addition and decks.
Staff Recommendation:	CONTINUE
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

REQUEST

The applicant is requesting an additional continuance to work on details of the case.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the October 4, 2023 hearing. New notice will be required.

EXHIBITS

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Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date: July 5, 2023

Case Type: Continued Case

May 4, 2022

June 1, 2022

July 6, 2022

November 2, 2022

Continued From: January 4, 2023

February 1, 2023

March 1, 2023

April 3, 2023 (due to lack of quorum)

May 3, 2023 (original case split and Part B continued)

Case Number: 2022-COA-112 (IRV)

Property Address: 5270 East Washington Street

Historic Area: Irvington

Township: Warren

Council District: 12

Applicant: Sylvia Garcia

Owner: Robert Cowan

Request: Work started without approval: replace/repair historic tile roof on house

Staff Recommendation: CONTINUE

Staff Reviewer: Shelbi Long

BACKGROUND OF PROPERTY

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

At the May 3, 2023 IHPC hearing the Commission heard testimony from the owner that she did not wish to pursue an alternative roofing material and would like to properly restore the roof with tiles to match. Concerns were expressed about the condition and stability of the house, given that the fire occurred more than a year prior, and no repairs had been completed. The Commission voted to split the case into two parts. Part A, 2022-COA112A was approved, which required the owner shore up the roof structure to keep it from collapsing by the June 7, 2023 IHPC hearing. Part B, the request to install a roofing material, was continued to the July 2023 IHPC hearing.

IHPC staff has not received any updates from the owner, and to staff's knowledge no work has taken place on the property. Staff has filed a complaint and is pursuing legal action with the City Prosecutor.

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the August 2, 2023 IHPC hearing.

EXHIBITS



Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	July 5, 2023
Case Type:	Continued Case
Continued From:	June 7, 2023
Case Number:	2023-COA-159 (HMP)
Property Address:	2030 North Alabama Street
Historic Area:	Herron Morton Place
Township:	Center
Council District:	11
Applicant:	Jason Wolfe
Owner:	R. E. Peed Jr.
Request:	Demolish historic porte-cochere, enclosed rear porch, uncovered patio, non-historic sheds, driveway & curb cut.
Staff Recommendation:	CONTINUE
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

REQUEST

An additional continuance is needed to work on the details of the request.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the September 6, 2023 IHPC Hearing.

EXHIBITS

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Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date: July 5, 2023
Case Type: Expedited
Continued From:
Case Number: 2023-COA-046C (WP)
Property Address: ROW: 800 block Woodruff Place West Fountain
Historic Area: Woodruff Place
Township: Center
Council District: 17
Applicant: Historic Woodruff Place Foundation
Owner: City of Indianapolis
Request: Install lighting bollards around fountain
Staff Recommendation: APPROVAL
Staff Reviewer: Emily Jarzen

BACKGROUND OF PROPERTY

This fountain is in the 800 block esplanade of Woodruff Place West Drive. It features Hebe, Goddess of Youth. Previous COAs approved restoration of the statue and a basin rebuild. The statue itself is out of state undergoing work. Benches, pavers and a replacement utility box were approved at an Administrative Hearing.

REQUEST

The request is to install lighting bollards along with the paver and bench improvements. IHPC Policies require lighting not confined to a back yard to have commission review.

HISTORIC AREA PLAN RECOMMENDATION

- “Maintain esplanades”
- “Restore statuary and fountains to original conditions”
- “Encourage a level and color of light that is compatible with surroundings”
- “Discourage overly bright and harsh lighting.”

STAFF RECOMMENDATION

Staff is recommending approval of the project. The design, scale and location of the lights is compatible with the esplanade and neighborhood.

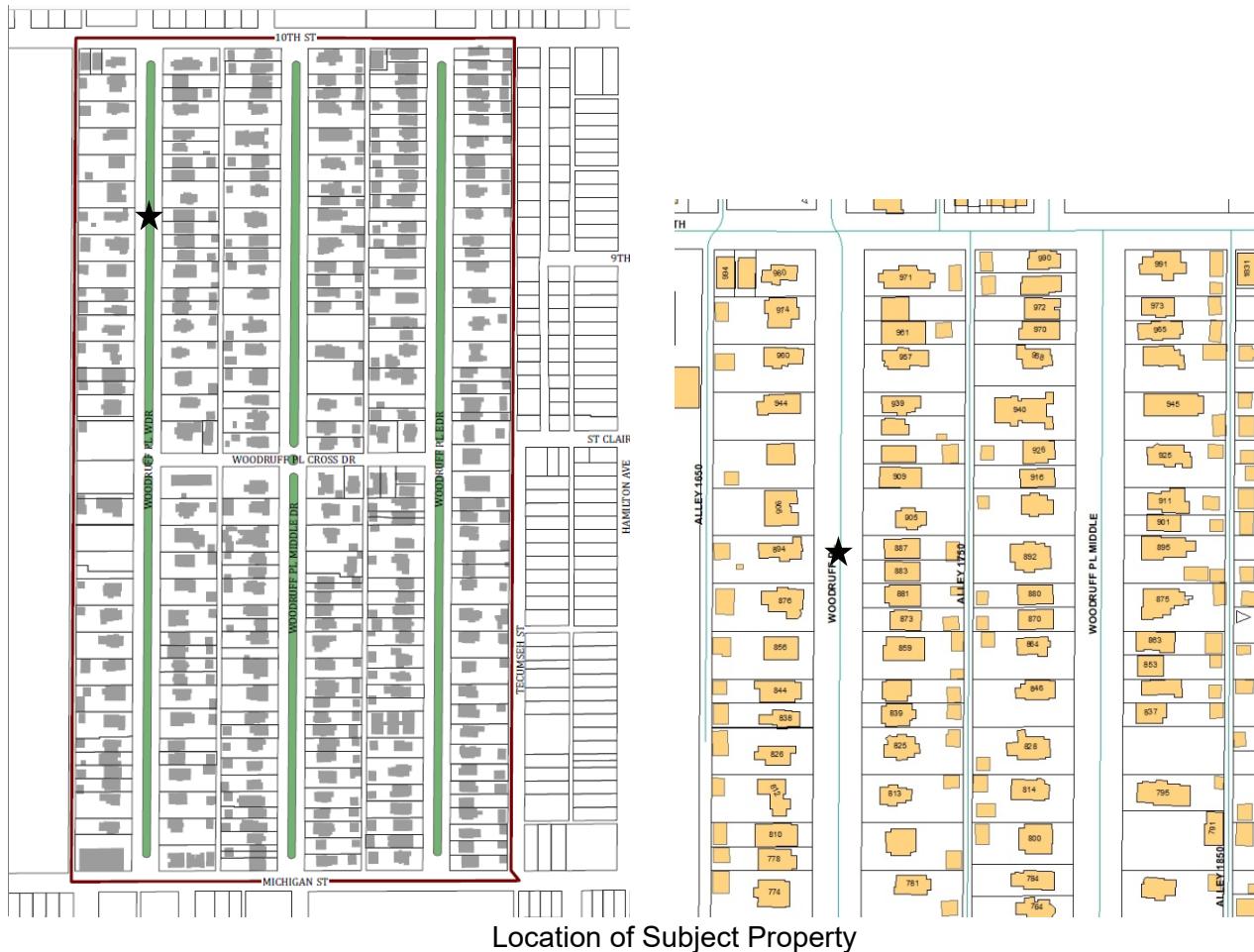
STAFF RECOMMENDED MOTION

COA 2023-COA-046C (WP):

To approve lighting bollards, as per submitted documentation and subject to the following stipulations:

1. **No changes to the proposed design, materials, placement, lighting, or approach are permitted without prior consultation with IHPC staff.**
2. **No flashing or other pulsing of the lights is permitted.**

EXHIBITS

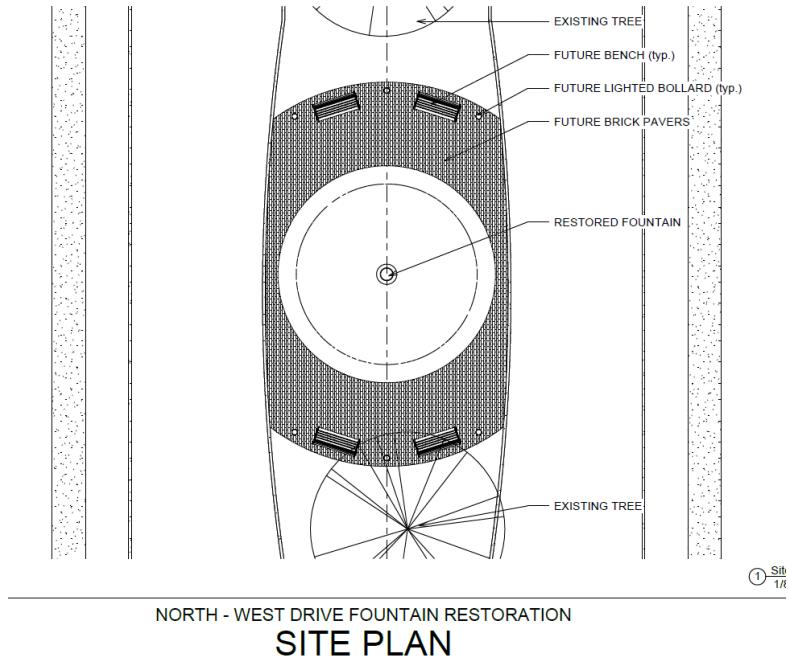




Subject Fountain (statuary undergoing restoration)



Proposed bollard design (black finish selected)



Proposed site plan (pavers & benches already approved under separate COA)

Hi Emily,

Indy Parks is in support of the Woodruff Place Foundation restoration plan that includes placing (6) bollards lights on pavers surrounding the fountains.

Donald A Colvin Jr
Deputy Director – Parks Planning
Indy Parks
317-919-2915

Support Letter



Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	July 5, 2023
Case Type:	Expedited
Continued From:	
Case Number:	2023-COA-204 (HMP)
Property Address:	2024 N. Alabama Street
Historic Area:	Herron Morton Place
Township:	Center
Council District:	11
Applicant:	Trade Design Studio
Owner:	Micah Hill
Request:	Construct single-family house, detached 3-car carriage house, and pool
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

While always platted as a typical 40'x150' lot, no building is ever shown on this parcel.

REQUEST

The application is for the construction of a single-family house, a 3-car detached carriage house, and an in-ground pool. The design has a traditional approach, with a full-width front porch, cross-gable and hipped roof forms, and a south façade bay. Multi-light windows are used throughout. The siding is smooth-finish fiber-cement lap siding, with ???? reveal.

The carriage house reflects the design of the main house, with a cross-gable roof, double doors on the yard side, and 2-overhead garage doors on the alley. It has a shed roof dormer on the west elevation.

HISTORIC AREA PLAN RECOMMENDATION

Style and Design: “*Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.*” Also, “*Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations.*”

Basic Principle: “*New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so that the evolution of Herron-Morton Place can be interpreted properly.*”

Spacing: “*New construction should reflect and reinforce the character of spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.*”

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

Materials: Visual compatibility between historic building materials and new materials “*...can often be accomplished with some flexibility since building materials... have less impact on visual compatibility than larger scale visual elements.*” |

STAFF RECOMMENDATION

The materials, design and massing complement their context and the neighborhood as a whole. Staff is recommending approval.

STAFF RECOMMENDED MOTION

2023-COA-204 (HMP):

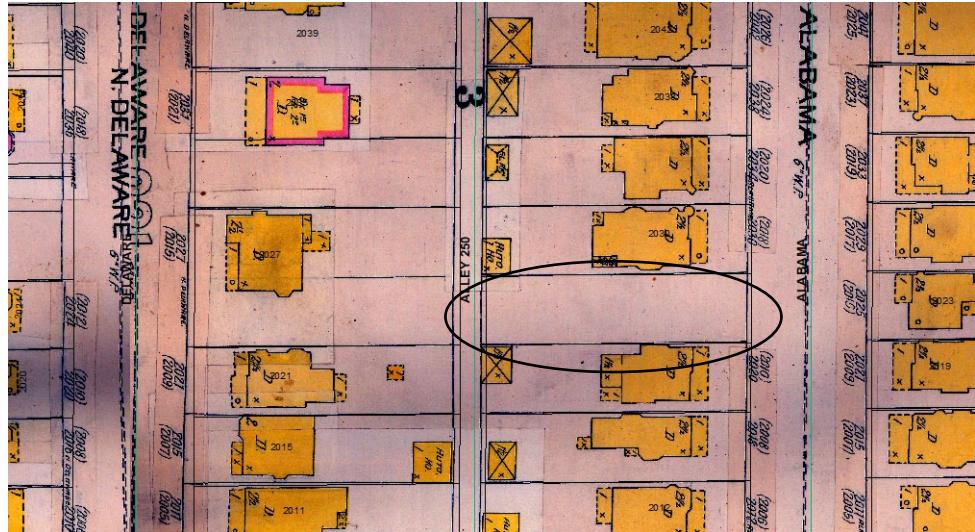
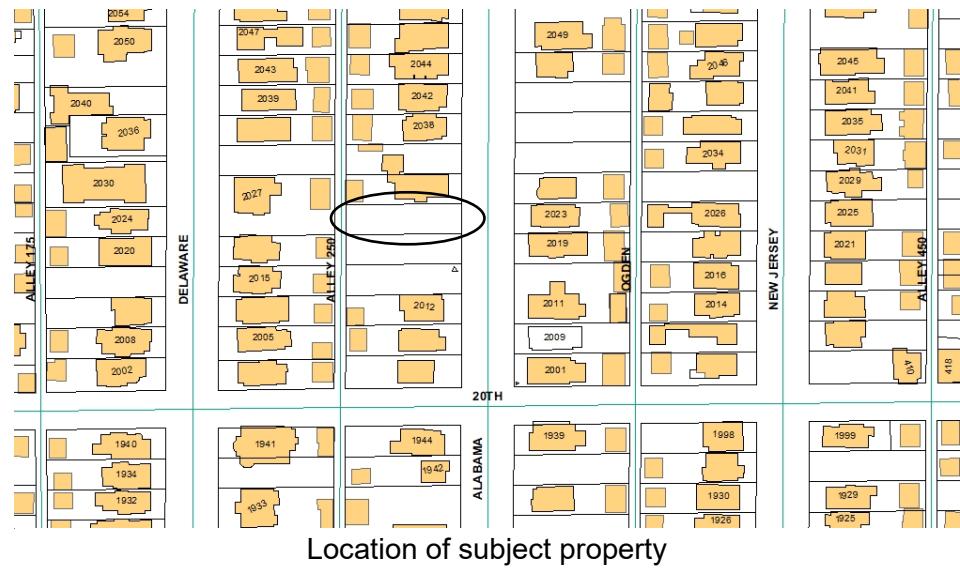
To approve a Certificate of Appropriateness to build a single-family house and detached, 3-car carriage house, and a pool, per the submitted documentation and subject to the following stipulations:

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. Approved _____ Date _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. Approved _____ Date _____
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. Approved _____ Date _____
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. Windows shall be true or simulated divided light with spacer bar.
7. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
8. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.
9. 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.
10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

NOTE: Property owner is responsible for complying with all applicable codes. |

EXHIBITS





Subject Property



Context Across the Street

Project Plans (Additional Drawings in Submittal Packet)





Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date: July 5, 2023
Case Type: Expedited
Continued From: N/A
Case Number: 2023-COA-208 (CH)
Property Address: 1109 E. 09th St.
Historic Area: Cottage Home
Township: Center
Council District: 17
Applicant: Heath Hurst and Jessie Bishop
Owner: Heath Hurst and Jessie Bishop
Request: Construct second-story rear addition with second-story deck.
Staff Recommendation: APPROVAL
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

The subject property is the location of a pre-1898, 1.5-story, frame, gable-L cottage. A 1-story, frame, shed-roof addition was constructed on the rear (south) elevation sometime after 1956 and before 1986. The front (north) façade has bracketed eaves; 4-over-4 wood, windows; wood doors; and bracketed lintels. Most of the house is clad in wood, lap siding, with wood trim.

The house has undergone extensive renovation projects over the past 20 years, including the construction of multiple additions. In the late 1990s, before district designation, dormers were added to the east and south roof slopes. A covered porch was also constructed in the front, northwest corner of "L". In October of 2013, the Commission approved the enclosure of the covered porch; construction of a new, northwest, covered, side-porch entry; construction of a 1-story, shed-roof, side addition on the west elevation; and construction of a 1-story, rear addition with rooftop deck and shed-roof porch.

REQUEST

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Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

The applicants are requesting to construct a small-scale, second-story, rear, addition, with a deck, on top of the 2013, 1-story, rear addition and porch. The addition will accommodate two new bedrooms and a hallway. The northern section of the addition will sit in slightly from each side of the existing cross gable and attach to the existing roof with a low-sloping, north-south oriented, hipped roof, for a minimal profile. The southern portion of the addition will have an east-west gable to complement the existing cross-gable roof. Both roofs will have asphalt shingles to match the existing roof.

The addition will have three different siding types. The gable portion will have lap siding to match the existing lap siding on the house. Non-straight-edge, shingle siding will be located directly under each gable end. This will match the existing shingle siding on the east dormer and 2013 addition. The hipped-roof portion of the addition will have metal siding with narrow, vertical ridges, and it will be painted to match the rest of the siding. The new, wood deck is traditional in design with evenly-spaced, vertical, square spindles. The addition will also have double-hung and casement windows to match the existing windows.

HISTORIC AREA PLAN RECOMMENDATION

The Cottage Home Conservation Area Plan states the following about additions:

Recommended:

- *Additions, garages, or other large accessory buildings should be a scale, height, size and mass that relates to the existing primary building and does not overpower it.*
- *Additions should be located at the rear, away from the front façade.*
- *The mass and form of the original building should be discernible, even after an addition has been constructed.*
- *Additions and accessory buildings should be discernible as a product of their time.*

Not Recommended:

- *Obscuring significant architectural detailing with new additions.*
- *Altering the roofline of an historic building in a manner that affects its character.*
- *Additions near the front façade and at the side.*
- *Imitating historic styles and details, although they may be adapted and reflected.*

STAFF RECOMMENDATION

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Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

The design of the addition carefully considers the recognizable scale and mass of the existing historic house as well as the neighboring houses. It is important to maintain this character on the streetscape and for future designs that might be presented along this block. Staff believes this design is appropriate and meets the intent of the Plan in three distinct ways:

1. The design is compatible in materials, scale, mass and placement on the rear.
2. The addition is clearly a product of its own time with the use of modern material.
3. It relates well to the overall historic nature of the existing house and the context of the Cottage Home area.

STAFF RECOMMENDED MOTION

COA # 2023-COA-208 (CH):

To approve a Certificate of Appropriateness to construct second-story rear addition with second-story deck; per submitted documentation and subject to the following stipulations:

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

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. Lap siding and trim materials shall be wood or fiber cement shall have a smooth texture and be free of major imperfections. Rough-sawn and faux grain finishes are not permitted.
4. 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.
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. Foundation shall be smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.
7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

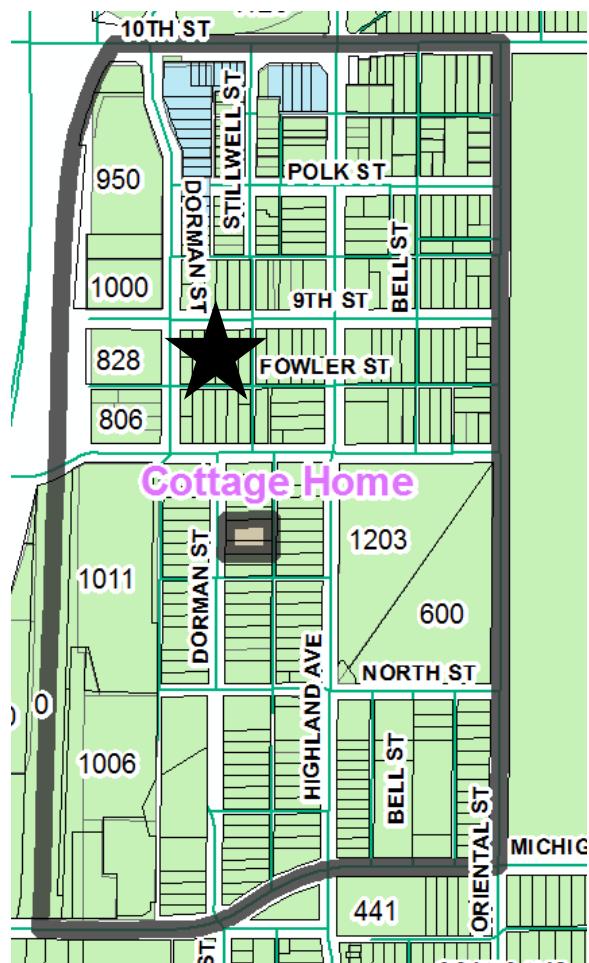
NOTE: Owner is responsible for complying with all applicable codes.



Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT

EXHIBITS

LOCATION OF SUBJECT PROPERTY IN COTTAGE HOME





Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT



Subject property is outlined





Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT



Addition will be located here.



Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT

SANBORN MAPS



PHOTOS OF SUBJECT PROPERTY



Front (north) elevation



Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT



Front (north) elevation



Front (north) and east elevations



Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT



Front (north) and west elevations



Rear (south) and east elevations. Addition will be located here.



Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT



Rear (south) elevation



West elevation

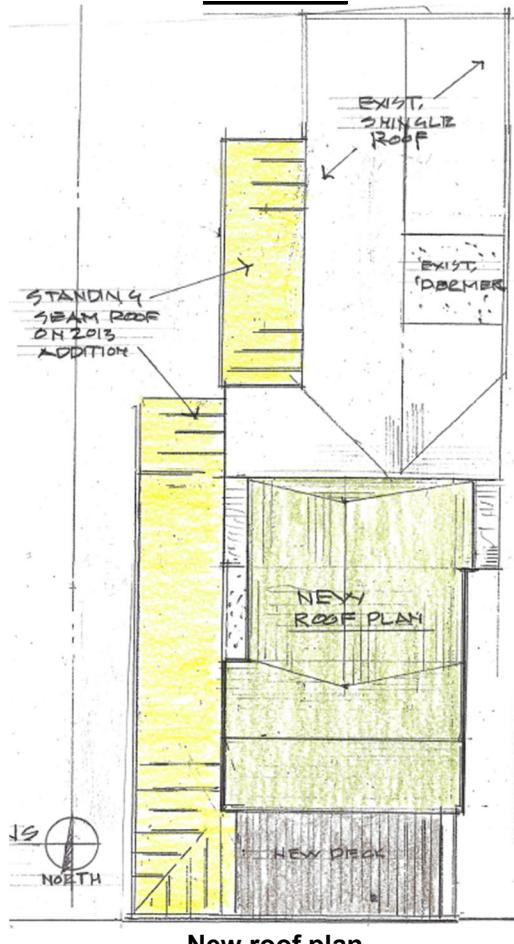


Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT



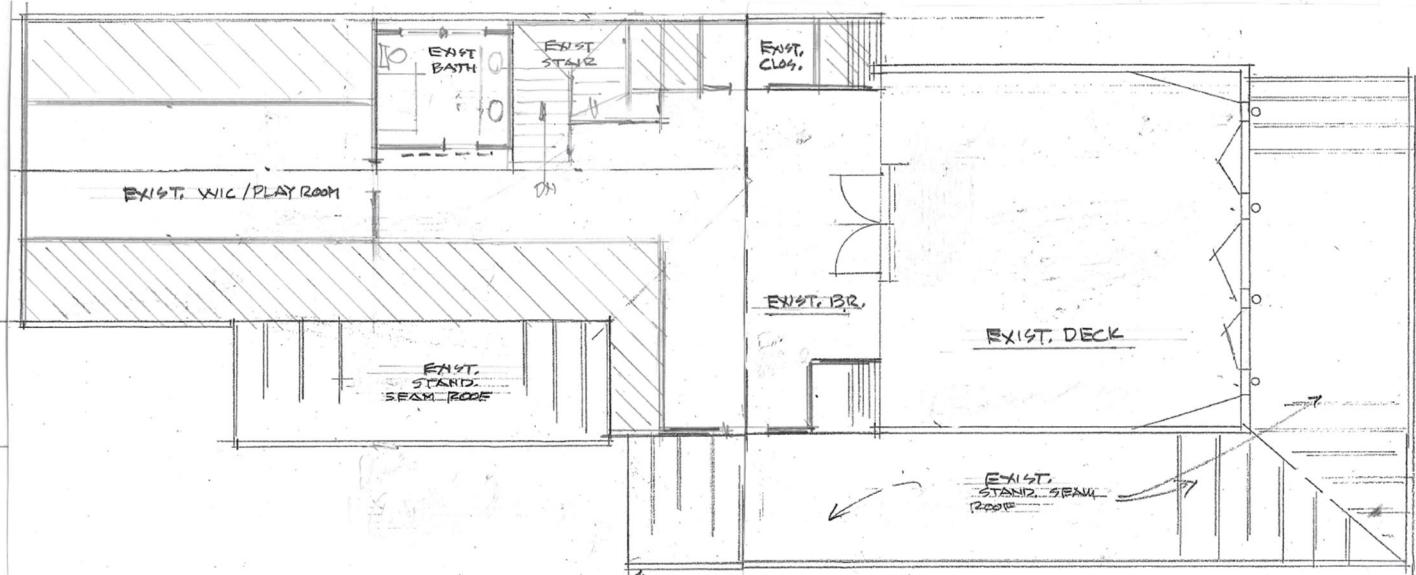
Rear (south) and west elevations viewed from Fowler St.

PLANS

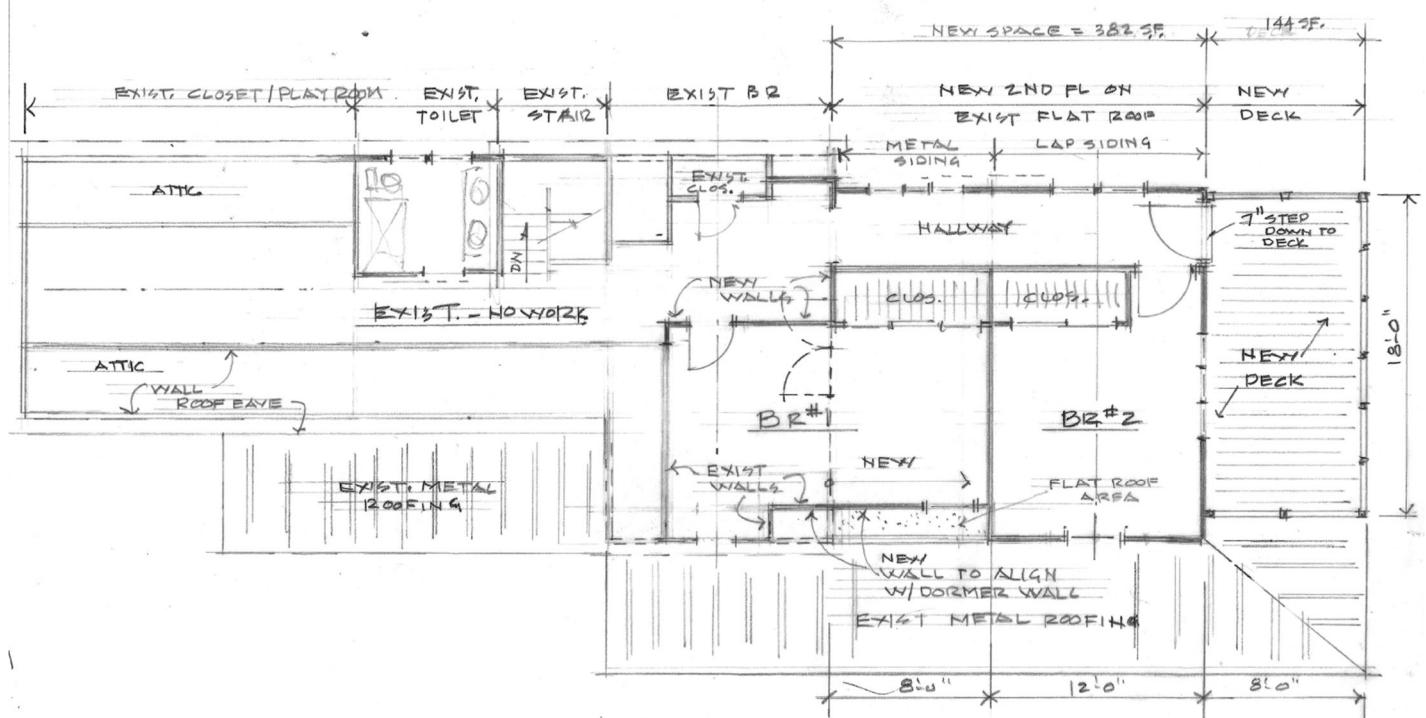




Indianapolis Historic Preservation Commission (IHPC)
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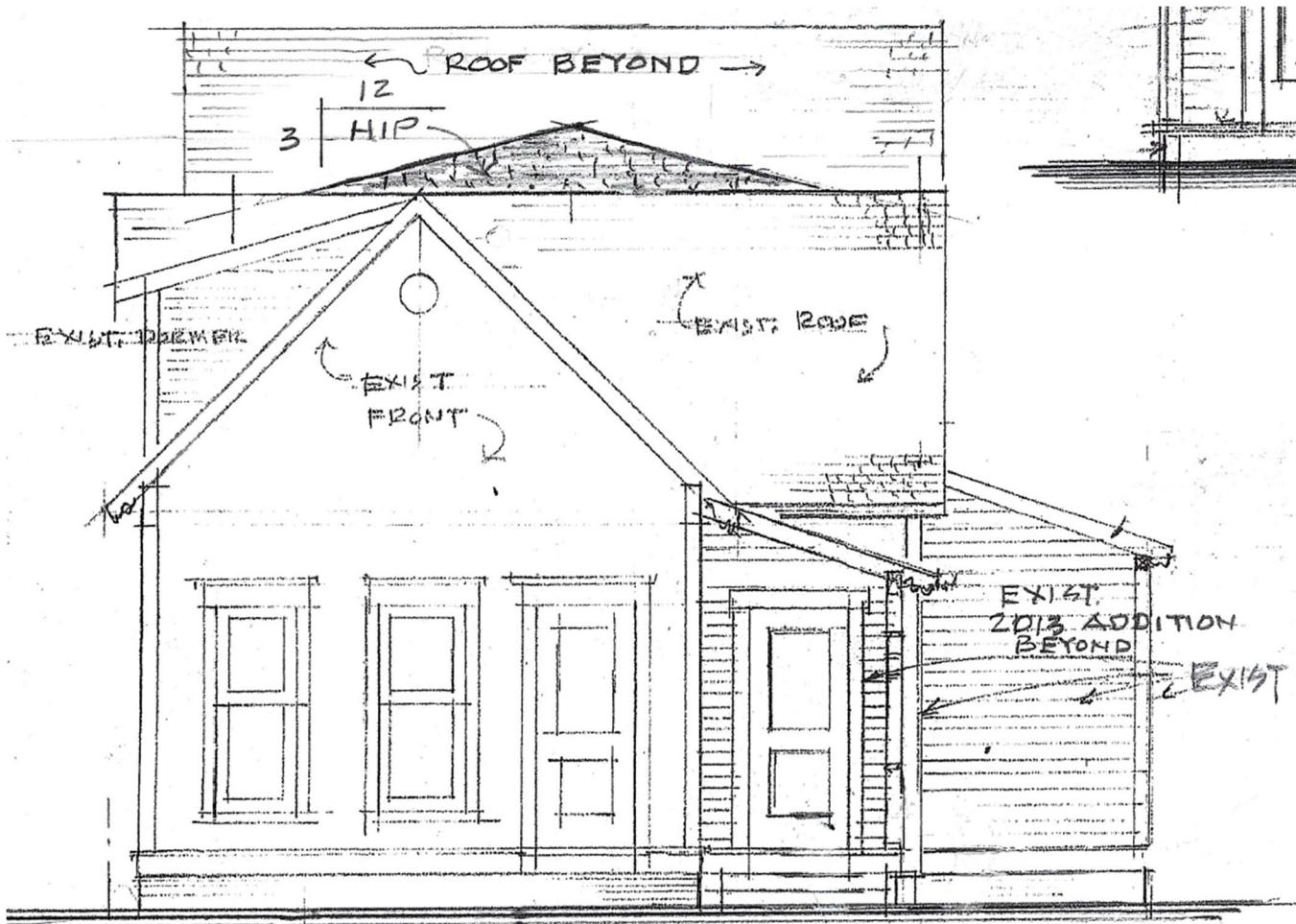
Existing 2nd floor plan



Proposed 2nd floor plan



Indianapolis Historic Preservation Commission (IHPC)
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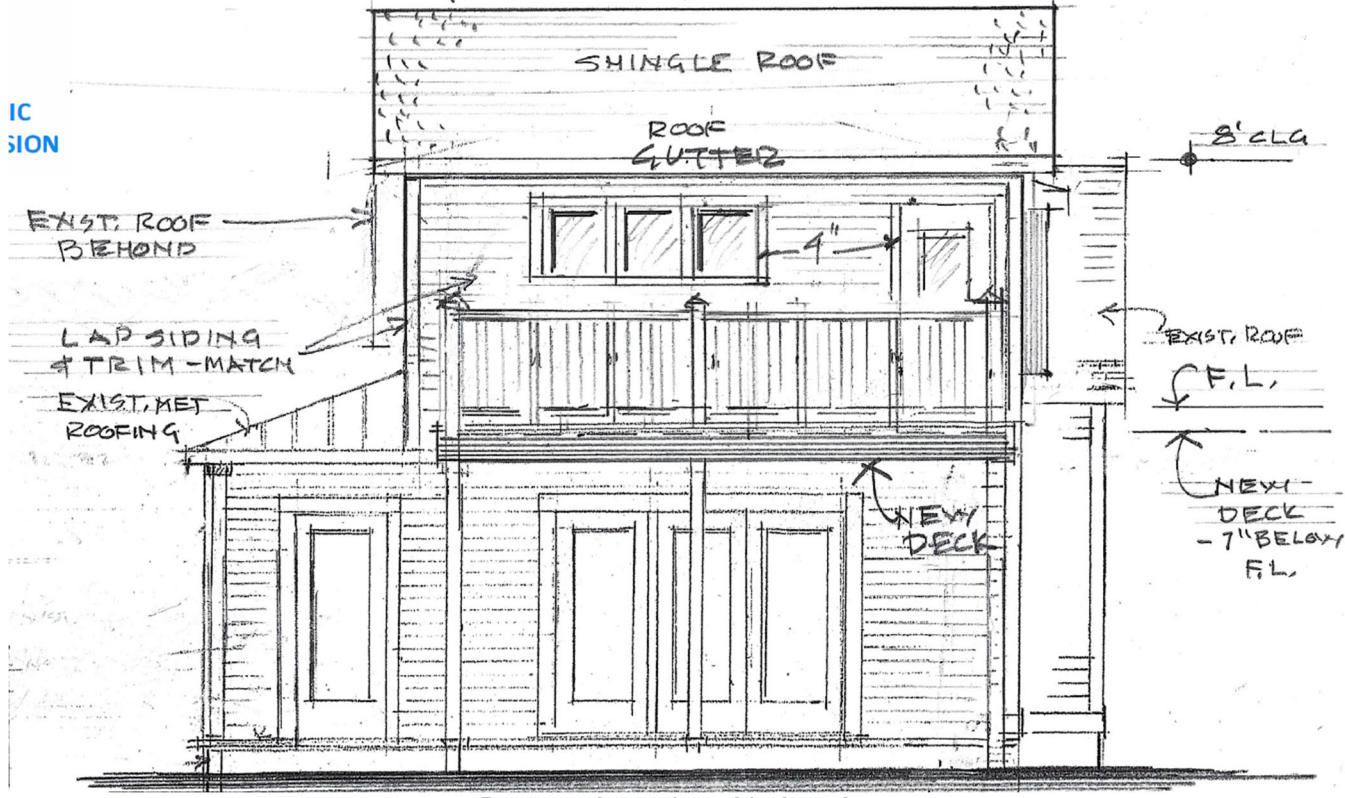


Proposed front (north) elevation

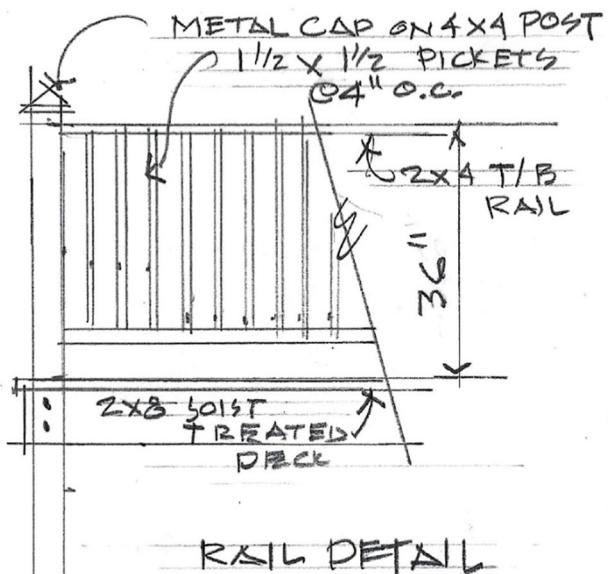


Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT

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Proposed rear (south) elevation

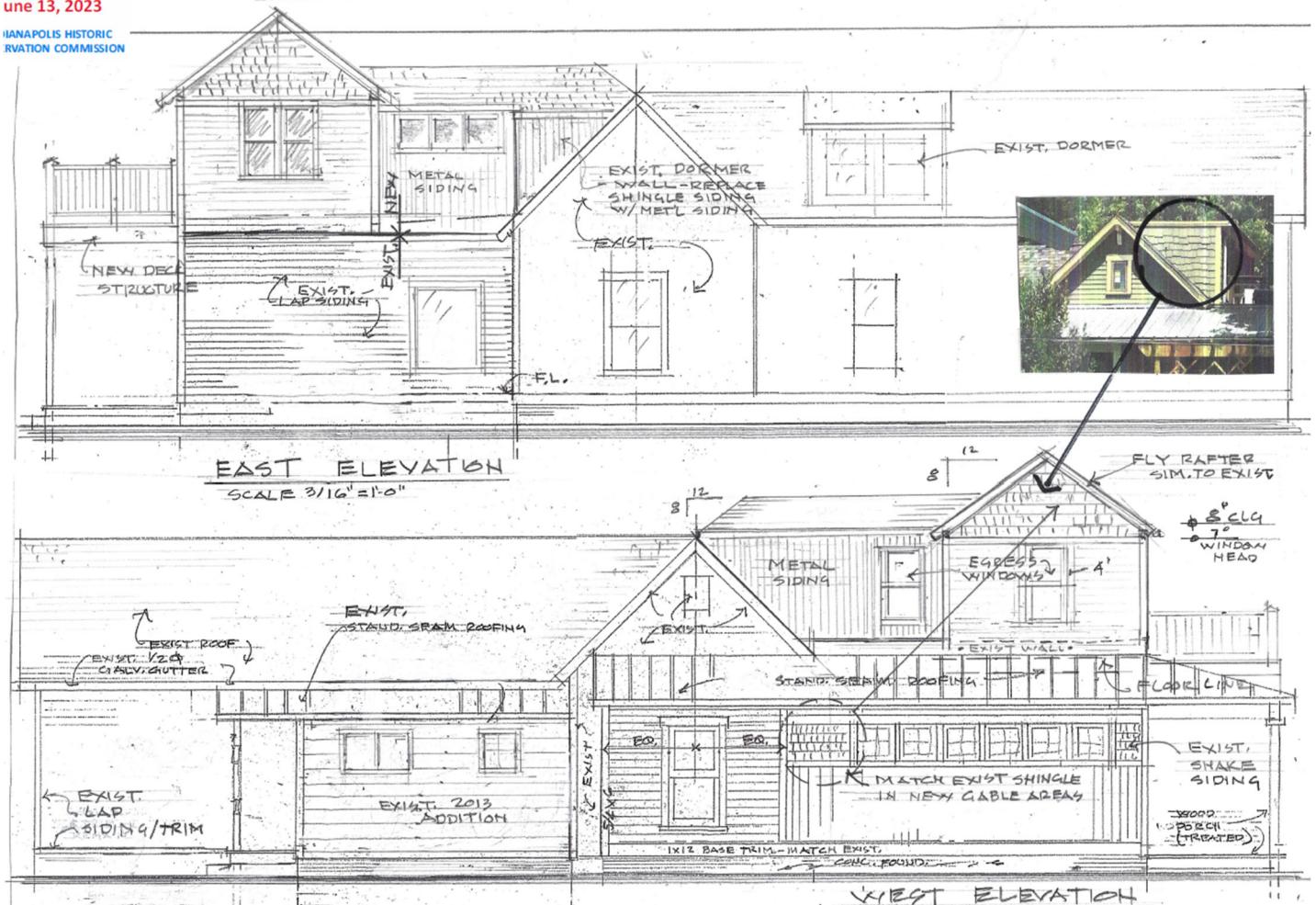




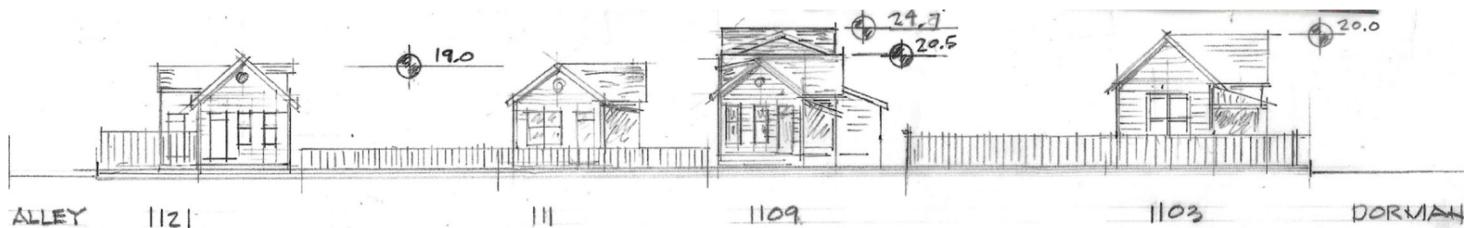
Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

June 13, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Proposed east and west elevations



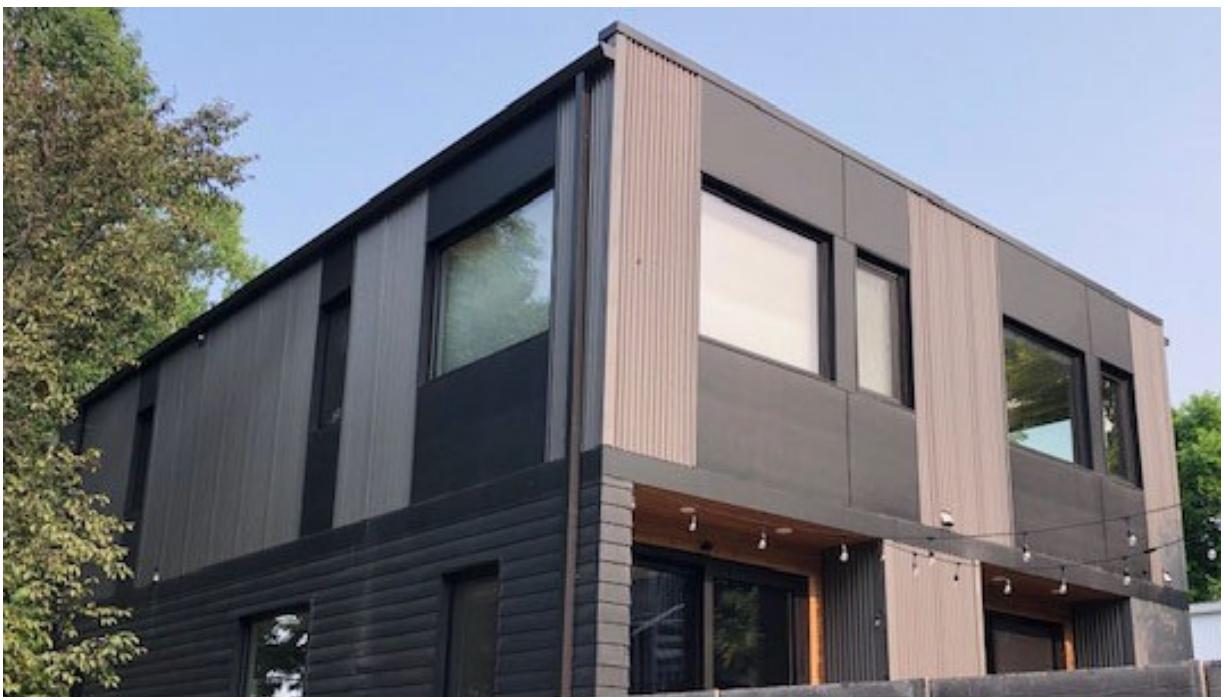
Proposed streetscape



Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT



Metal siding examples





Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT

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Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date:	July 5, 2023
Case Type:	Continued Case
Continued From:	May 3, 2023 June 7, 2023
Case Number:	2023-COA-111 (FP)
Property Address:	324 South College Avenue
Historic Area:	Fletcher Place
Township:	Center
Council District:	16
Applicant:	Mark Crouch
Owner:	Stellard Inc.
Request:	Construct two-story single-family house with detached garage
Staff Recommendation:	Approve or Continue
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The subject property is the site of a historic, one-story, frame dwelling that sat on a single lot, like exists today. The 1887 Sanborn map shows the frame primary structure on the eastern end of the lot, fronting South College Avenue and a frame, two story stable on the rear, western end. By 1898, the house and stable had been altered, or replaced with new structures. Between 1898 and 1915, the parcel was split in half. The single story, frame dwelling remained on the eastern end of the lot, but the stable on the western end had been demolished. By 1920, the frame building was demolished and the Y & B Industrial Painting and Decorating building was constructed. The building was one story tall and constructed of concrete block. This structure was demolished in 2009. The site has remained vacant since that time other than being used as a garden.

The current owners of the property are in communication with the Current Planning team about replatting the 324 South College Avenue site. Their proposal would split the property in half, leaving one parcel to front to the east, 324 South College Avenue, and the other to front to the west, 323 Cincinnati Street. As part of this replat proposal, Alley 350 South to the north of the property would be vacated. The alley would be enveloped in the newly created parcels. Property of the existing lot along the southern property line would be given to the alley to the south, Alley 375 South, to provide more width to the roadway. On these

two new parcels, the applicant is proposing the construction of two single family homes with detached garages.

The subject property sits within a mostly residential context. Directly to the north are both modern and historic single-family dwellings. To the south is a historic barn and commercial structure, and several historic and modern single-family dwellings. To the east, across South College is an Art Moderne commercial structure. To the west, across Cincinnati Street are more residential structures, historic and modern. Cincinnati Street remains partially cobblestoned.

Update Since May 2023 IHPC Hearing

At the May 2023 IHPC the Commission heard the above request. The Commission provided comment on the design and continued the case to allow time for updates. The following feedback was provided:

- More cohesive and a more holistic solution to the design was requested. It was commented that the two main portions of the house are too disparate from each other. A Commissioner noted that the traditional form of the design needs a higher quality of detail.
- A Commissioner noted they were comfortable with the proposed scale of the house and the use of brick as a siding material. However, it was recommended to use a red brick, that is complementary to the historic brick structures in Fletcher Place, with a grey or darker mortar.
- The Commission commented on the fenestration of the design. It was recommended to bring more scale to the windows and adjust their placement to ensure alignment with other openings on the house and with the neighboring structures. Commissioners also noted that the surround details of the openings needed additional study, and it was recommended to go with a more decorative design.
- It was noted that more detailing to the front porch is needed.
- The Commission requested that more detailed drawings and renderings be presented.

REQUEST

Changes to the design since the May 2023 IHPC Hearing:

- The flat portions of the roofline and the second front gable have been removed.
- The front porch roof has been changed from a flat design to a shed, metal seam roof.
- The raised window surrounds have been replaced with a more traditionally styled header and sill.

The applicant is proposing the construction of a two-story single-family house with detached two car, two story garage on the eastern lot to be created from the replat, 324 South College Avenue. The house would have a cross gabled roofline. The structure would be mostly brick with areas of 4" reveal, smooth, fiber cement, lap siding with 4" smooth, fiber cement trim. Openings in the brick portions of the house would have brick headers and sills. The front, east façade would feature a small porch on the southern side, that would extend along the south elevation. The porch would feature a fiber cement wrapped column and open ended, metal seam shed roof. The rear, west elevation would feature a porch with an open air balcony on top with a wood railing. The house would feature single light fixed/casement windows throughout, with full light doors with transoms, including double doors on the south elevation and a projecting second floor bay on the north side. The applicant is proposing a grey color scheme, including grey brick with lighter mortar with grey siding and trim.

The garage would feature a gable front roof line and smooth fiber cement siding with a 5" reveal and 5" fiber cement trim. The lot would be land locked from all sides but the south, so cars would enter the structure from the alley to the south. The south, alley side would have a double overhead garage door and the west side would have a single, pedestrian door. Single light fixed windows would be on the north

and south elevations. The garage would be two stories tall, however the plans show that the second floor would not be finished out as a secondary dwelling unit at this time.

HISTORIC AREA PLAN RECOMMENDATION

New Construction

- Architectural design of any period reflects the technology, construction methods, and materials available at that time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area.
- Newly designed buildings should not detract from the historic character of Fletcher Place. Form, scale, mass and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.
- New buildings should clearly indicate, through their design and construction, the period of their integration within the district.
- Location: any new construction must reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings must respect significant landscape features on the site.
- Scale: New construction must respect certain standards of scale in order to maintain the district's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, landscape elements – all must be consistent with the surrounding architecture and spaces.

STAFF RECOMMENDATION

Option 1 – Approval, if the Commission is comfortable with the proposal as presented.

Option 2 – A continuance to the August 2, 2023 IHPC hearing if the Commission has concerns with the design and would like to see changes.

STAFF RECOMMENDED MOTION

COA #2023-COA-111 (FP)

Option One:

To approve a Certificate of Appropriateness to build a single-family house and detached, two story garage, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1-3 are fulfilled.

1. Construction must not commence prior to approval by the Commission under Old Business of final construction drawings reflecting any changes requested by the Commission at the 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. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.

5. Trim and siding shall be wood or fiber-cement and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.

6. 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. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.

8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.

9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

NOTE: Property owner is responsible for complying with all applicable codes.

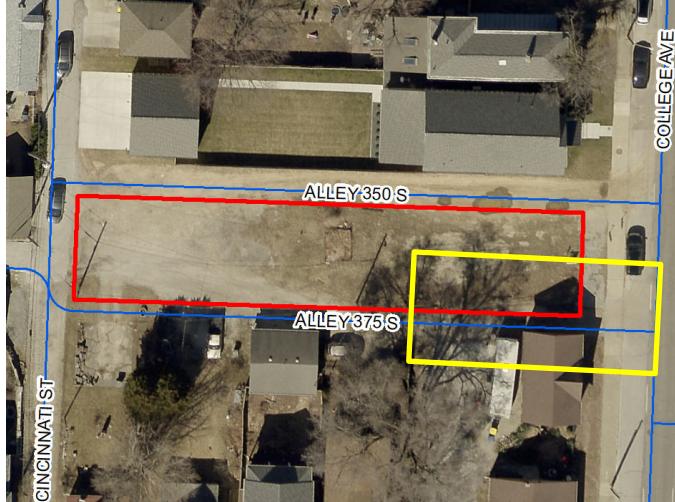
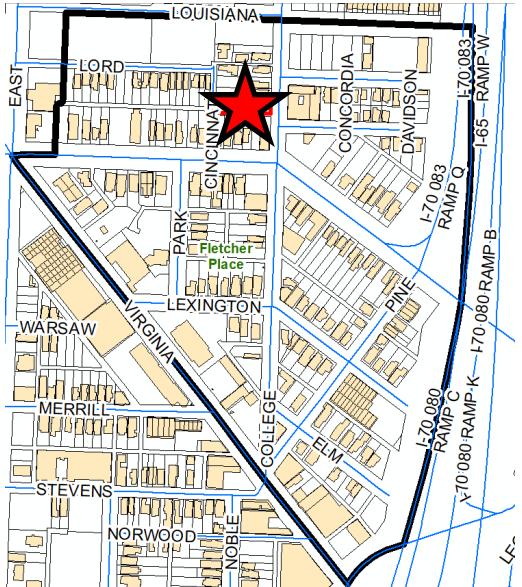
OR

Option Two:

To continue to the August 2,2023 IHPC hearing.

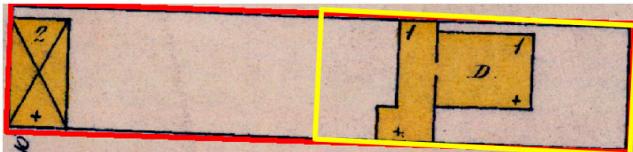
EXHIBITS

LOCATION OF SUBJECT PROPERTY



Yellow outline to be 324 South College Avenue section of lot

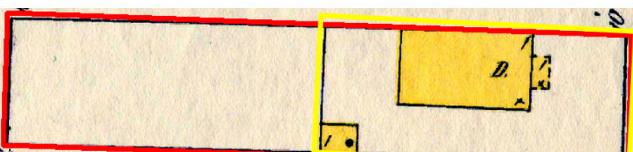
SANBORN MAPS & IMAGES OF SITE



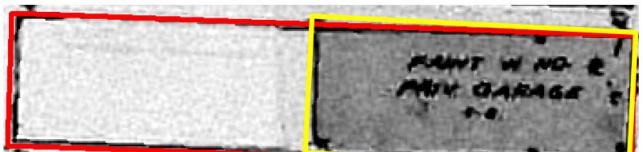
1889



1898



1915



1956

EXISTING PROPERTY & CONTEXT



Subject property – looking west from College Avenue



Properties to the south



Properties to the north



Property to the east

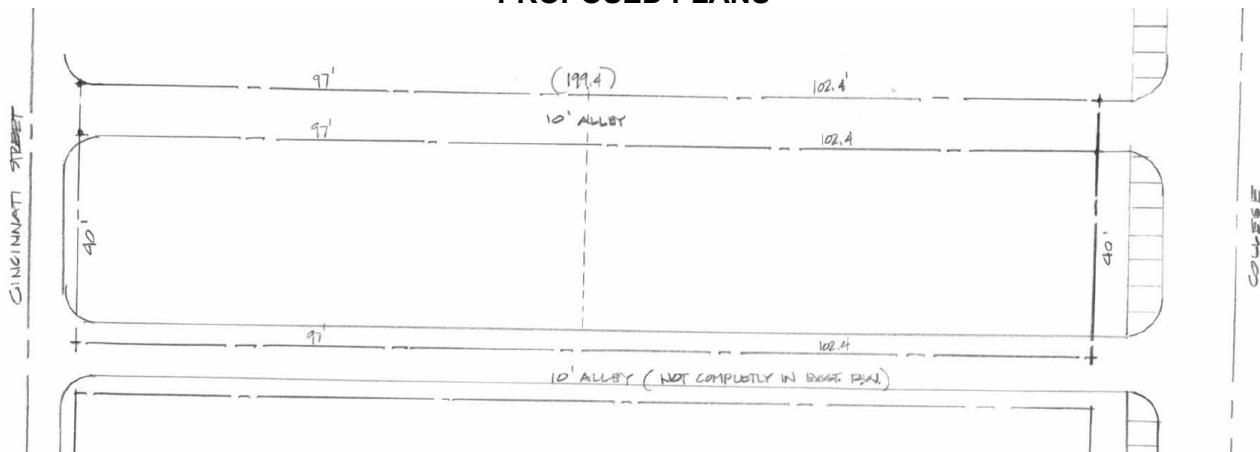


Northern alley to be vacated

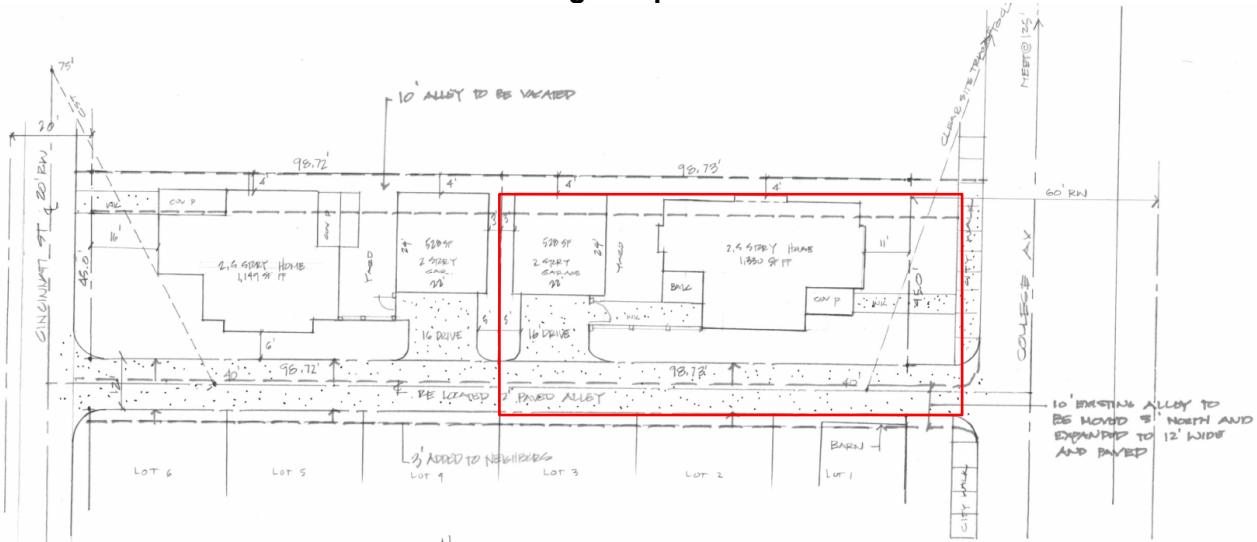


Southern alley to be maintained

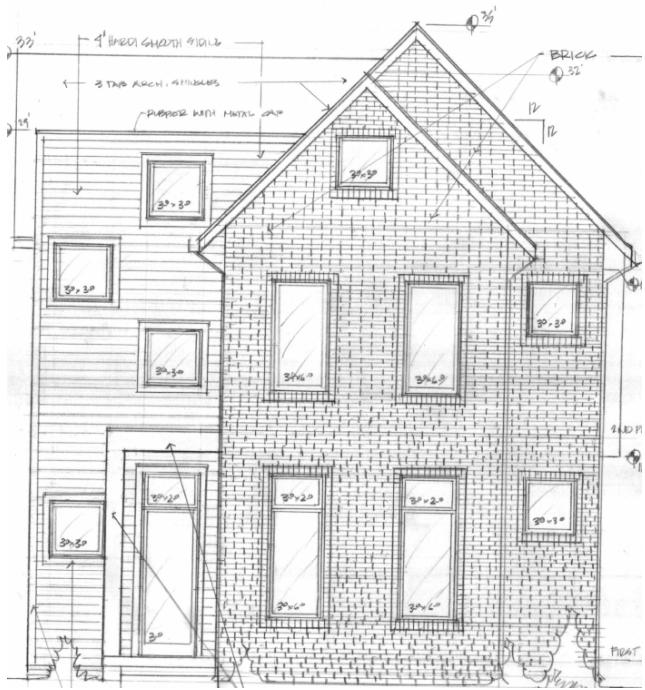
PROPOSED PLANS



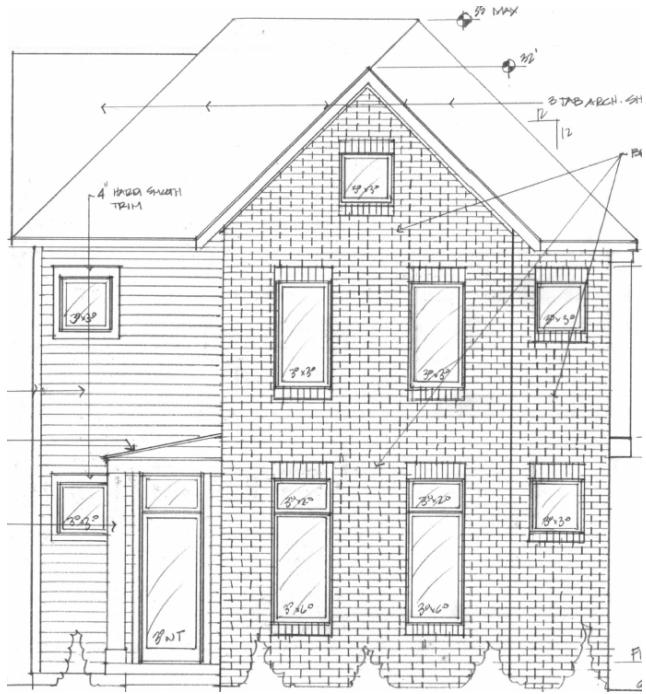
Existing site plan



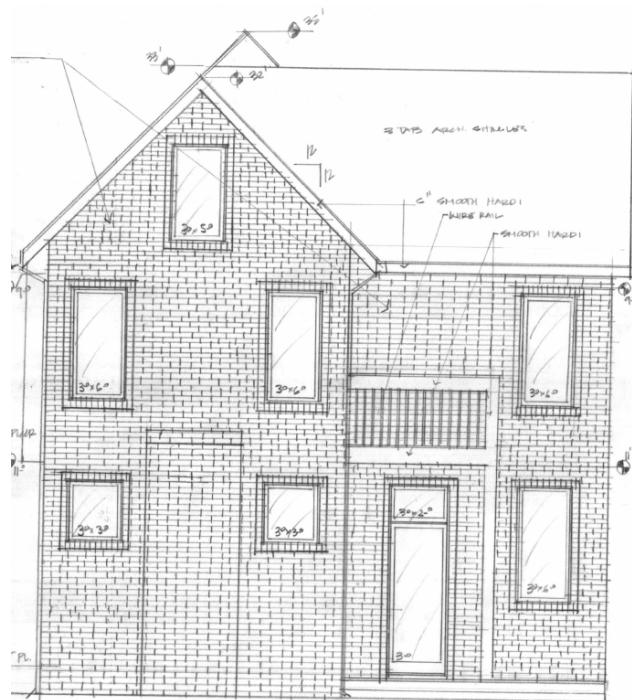
Site plan – red outline 324 South College lot



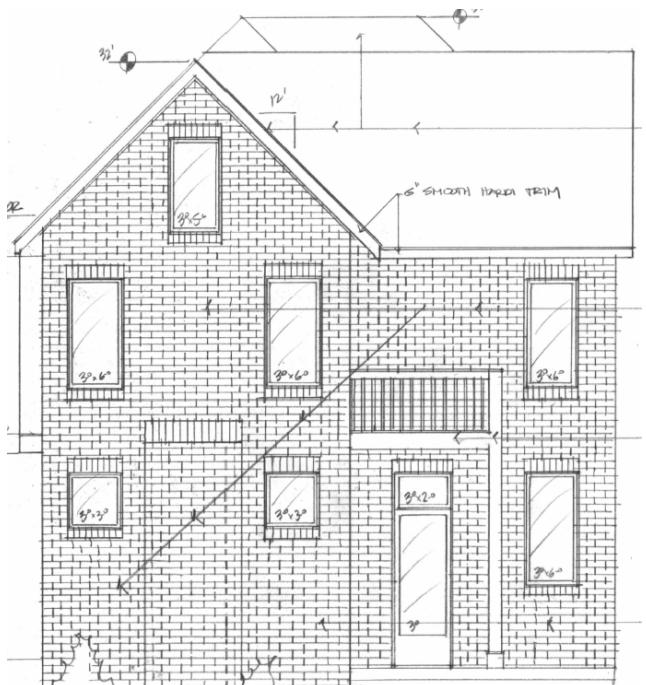
May 2023 east/front elevation



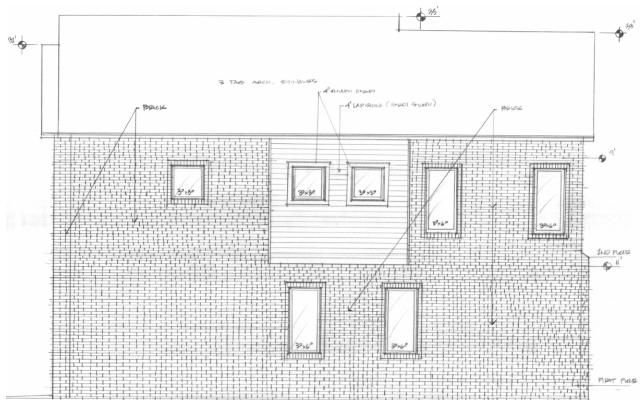
Updated east/front elevation



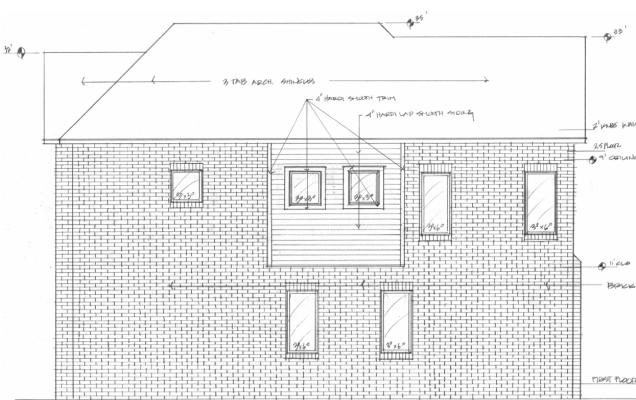
May 2023 west/rear elevation



Updated west/rear elevation



May 2023 north elevation



Updated north elevation



May 2023 south elevation



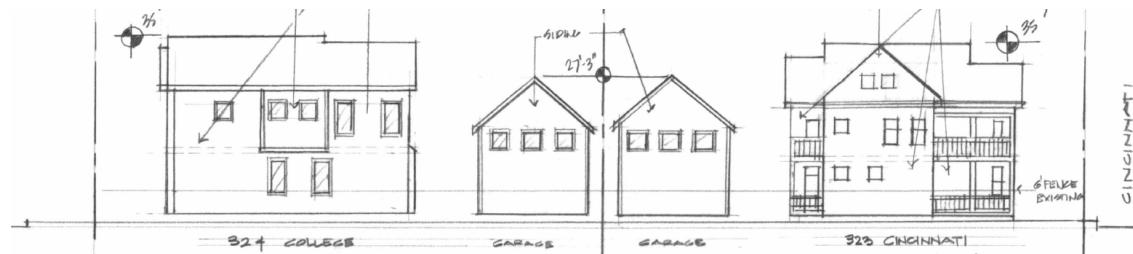
Updated south elevation



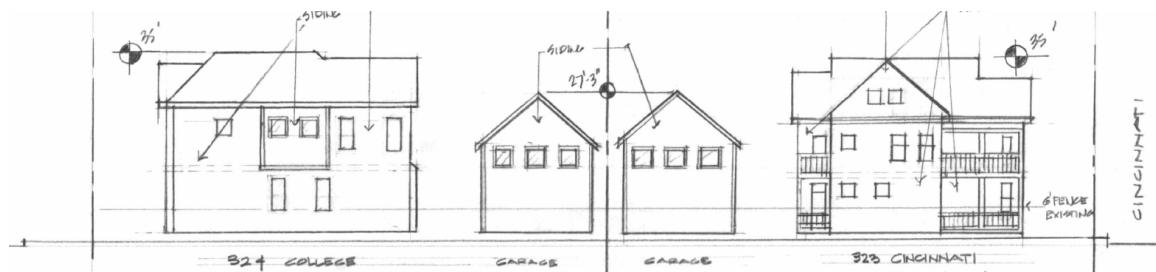
May 2023 College Avenue Streetscape



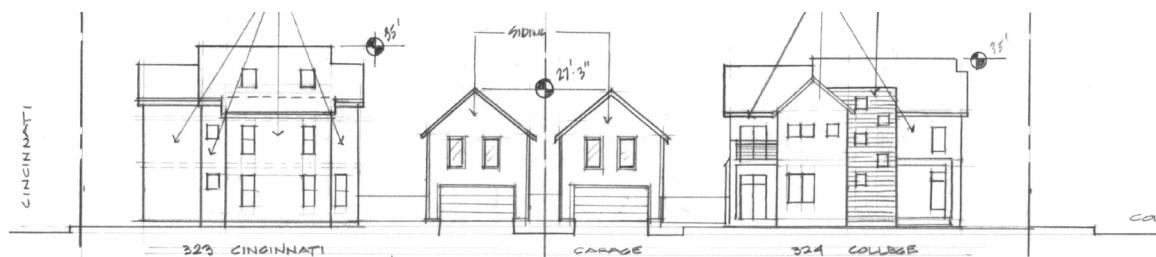
Updated College Avenue Streetscape



May 2023 full site northern elevation



Updated full site northern elevation

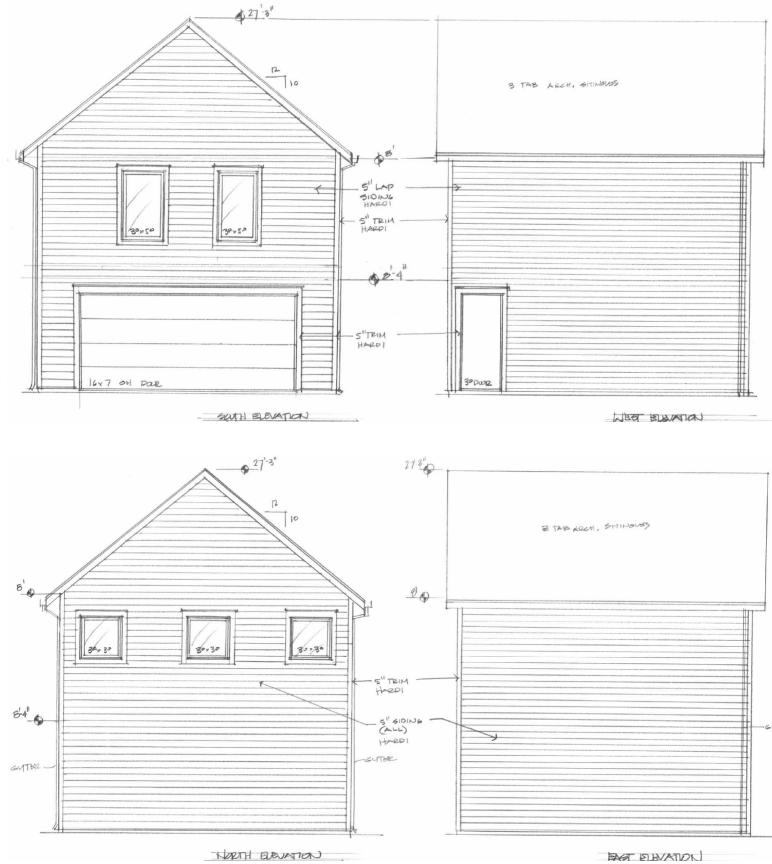


May 2023 full site southern elevation



Updated full site southern elevation

Garage elevations



Renderings of proposed



Front view of proposed – looking northwest from College



View of proposed from alley to south of site – looking northeast



Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date: July 5, 2023
Case Type: New Case
Continued From:
Case Number: 2023-COA-188 (IRV) & 2023-VHP-003
Property Address: 210 South Audubon Road
Historic Area: Irvington
Township: Warren
Council District: 12
Applicant: Jordan Gleason
Owner: Adam Hampton & Carter McCammon
Request: Variance of Use to allow a bar within 100 ft of a protected district.
Staff Recommendation: APPROVAL
Staff Reviewer: Shelbi Long

BACKGROUND OF PROPERTY

The subject property contains an historic, frame, 1.5-story house with a commercial, storefront addition on the front/east elevation. Based on available maps, the dwelling structure appears to have been constructed by 1898. The small storefront addition was then later constructed by 1915 and was used as a store. The 1-story, flat-roof, storefront is frame construction with a brick façade on the east side. The historic storefront has been altered with infill and vinyl windows. The house remains relatively intact, maintaining its wood lap and shingle siding, open eaves, and decorative gable vents. In 2021 the Commission approved a Variance of Use to allow a single-family detached residential use in a C3 zoning district (2021-VHP-020).

The subject property is zoned C3. Zoning and variance maps available at the Current Planning Division of the Department of Metropolitan Development show that the subject property has been zoned C3 since at least 1970. C3 is the Neighborhood Commercial District, which is characterized by the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such include neighborhood shopping centers, sales of retail and convenience or durable goods, shopping

establishments, retail and personal and professional service establishments. The C3 zoning classification does not permit a single-family residential use.

The immediate context around the subject property is a mixture of uses. The nearby commercial buildings to the north and across the street to the northeast house a real estate agency, tattoo parlor, and retail establishments. Further north is the Pennsy Trail, which runs along Bonna, and several food establishments. There are historic single-family, detached dwellings directly to the south and west, and multiple historic duplexes directly across the street to the east.

REQUEST

To permit a bar/tavern within 100 feet of a protected district

A bar/tavern use is permitted within the subject property's C3 zoning classification; however, the use is not permitted within 100 feet, measured in any direction, of a protected district. Protected districts are zoning districts that permit low intensity or sensitive land uses and therefore require a buffer when abutting more intense land uses. These districts include any dwelling district, historic preservation district, hospital district, parks district, university quarter district, SU-1 (church) district or SU-2 (school) district. Properties to the south, east and west are zoned D5 and D6 and property to the north is zoned PK1 (park district). The subject property ranges between approximately 25 feet to 90 feet away from the various surrounding protected districts.

The applicant is requesting a Variance of Use to permit a bar/tavern use within 100 feet of a protected district so the 702 square foot commercial space at the front of the historic, mixed-use structure can be used as a 30-40 seat pub.

Staff has confirmed with the applicant that between available on-site parking, allowed street parking and proximity to an IndyGo stop, the property meets the parking requirements.

HISTORIC AREA PLAN RECOMMENDATION

New Development Objectives:

- To encourage the development of pedestrian-friendly, trail-related businesses and services at the intersection of South Audubon Road and Bonna Avenue to support the future Pennsy Trail.

Land Use and Development Recommendations:

- The subject property is located within Subarea B - Neighborhood Residential. Recommendations for this subarea include:
 - Single-family and two-family houses are recommended as the dominant land use.
 - All existing residential uses should remain residential.
 - Strongly discourage the conversion of residential buildings to commercial, retail, or industrial uses.
 - New development should meet the off-street parking requirements set forth in the zoning ordinance.
 - The neighborhood residential area should be low to medium density and no more than 4.5 dwelling units per acre, with special exception provided to historic apartment buildings.

Zoning Recommendations:

The recommended zoning for the subject property is C-3-C, despite the fact that it is located within Subarea B - Neighborhood Residential. The C-3-C zoning classification was recommended to allow for mixed-use, neighborhood serving and trail-friendly businesses. C-3-C was eliminated during 2016's Indy Rezone. MU-2 is considered the closest alternative. MU-2 is one of the Walkable Neighborhood Districts. It is intended to meet the daily needs for surrounding neighborhoods, and include small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern.

A bar/tavern use is permitted within the MU-2 zoning classification.

The zoning recommendations for a majority of Subarea B are:

- Overall, the D-5 zoning classification is satisfactory and is recommended to stay the same.
- The D-4 zoning classification, which is applied to properties along north Audubon Road, is satisfactory and is recommended to stay the same.
- Granting of variance requests should be carefully reviewed to consider impact on existing parking and/or density issues.
- Encourage the use of buildings for the number of dwelling units for which they were originally designed (i.e. If buildings have been divided into multiple units then they should be returned to the number of units for which they were originally constructed. With the exception of the historic apartment/condominium buildings, most of Irvington is single and two-family). |

STAFF RECOMMENDATION

The Irvington District plan has conflicting recommendations for the subject property. It is located within the Neighborhood Residential subarea, which is to be maintained as mostly residential, however it is specifically recommended for a mixed-use zoning. The structure was historically mixed use, modified in the early 1900s with a commercial addition, and it sits on the edge of the commercial pocket at the intersection of Bonna and South Audubon. Per the submitted plan of operation, staff believes the proposed use's impact on the surrounding neighborhood would overall be minimal and that the proposed use would support the district plan's recommendation for mixed-use and neighborhood serving commercial development. Given that the structure would have both commercial and residential uses, it would provide a buffer between the residential parcels directly to the south from the commercial parcels directly to the north.

STAFF RECOMMENDED MOTION

COA: 2023-COA-118 (IRV)

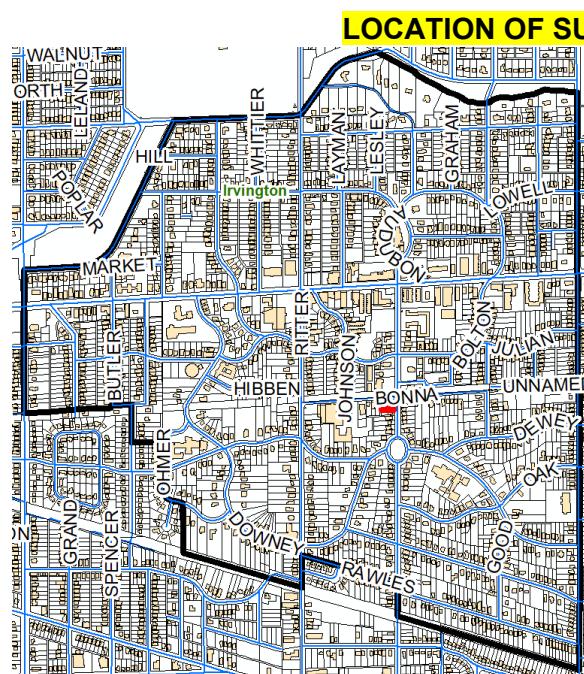
To approve a Certificate of Appropriateness for a Variance of Use to allow a bar/tavern use within 100 feet of a protected district, per the submitted plan of operation in the July 2023 IHPC hearing staff report.

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

VARIANCE: 2023-VHP-003

To approve a Variance of Use and submitted Findings of Fact to allow a bar/tavern use within 100 feet of a protected district, per the submitted plan of operation in the July 2023 IHPC hearing staff report.

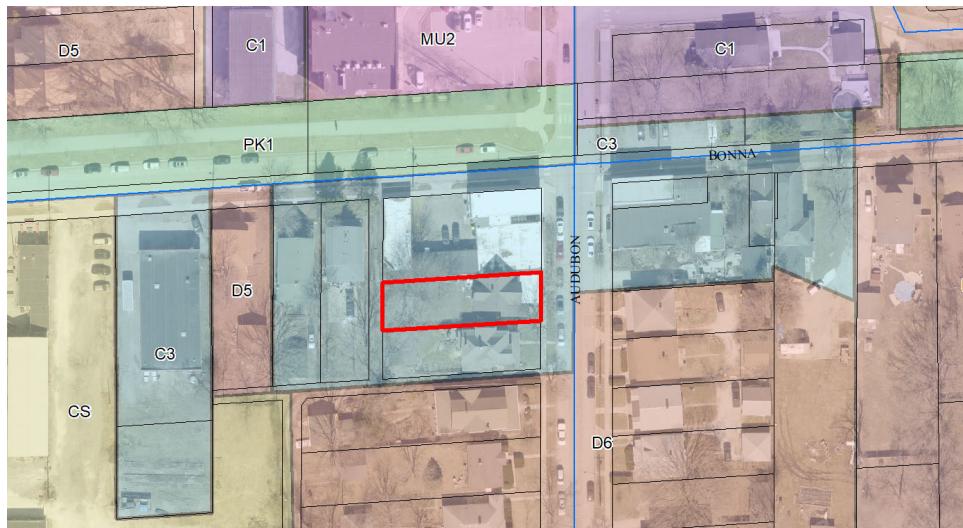
EXHIBITS



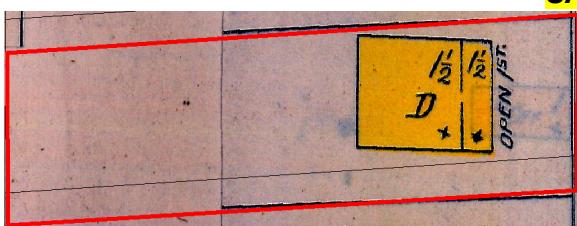
LOCATION OF SUBJECT PROPERTY



ZONING MAP



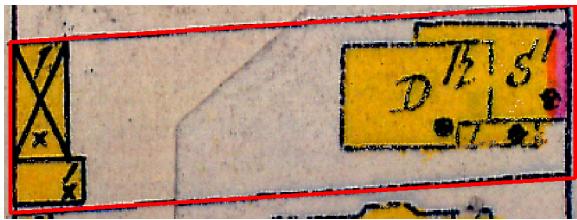
SANBORN MAPS



1898



1915



1915 Revised



1956

EXISTING SITE & CONTEXT PHOTOS



Existing conditions of subject property



Properties to the north



Properties to the south



**Properties to the northeast
(across Audubon)**

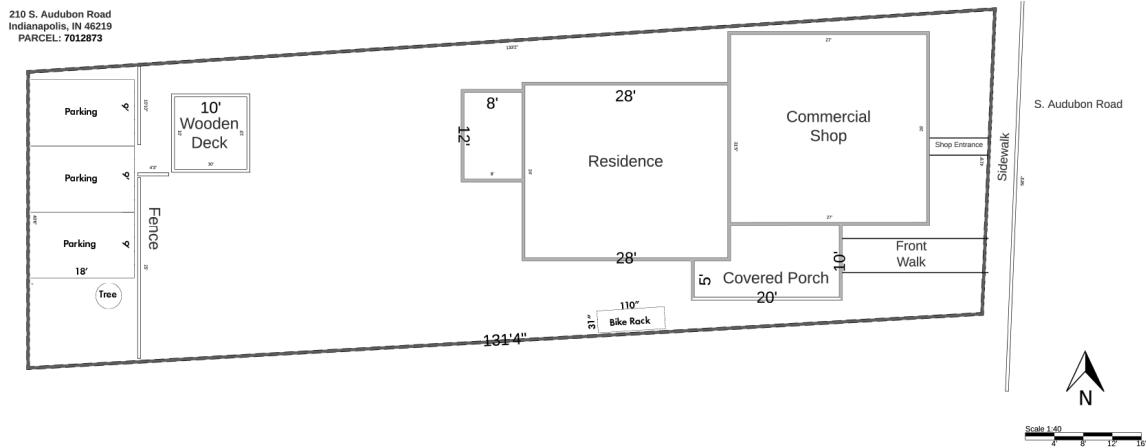


**Properties to the southeast
(across Audubon)**



Pennsy Trail and neighboring commercial center just north of property, across Bonna

SITE PLAN



FINDINGS OF FACT

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

Petitioner has operated a similar tavern within Irvington for 8 years, and received no violations from the ATC during that time. Every owner of the Petitioner's business has lived within the neighborhood for several years, and is dedicated to its preserving it's historic character. Petitioner will be restricting its hours, so as not to draw late night guests and will employ a 24 hour motion and sensor activated video surveillance system.

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

Petitioner is a small pub (<40 seats, <600 square feet) which focuses on primarily serving guests from within the neighborhood, and will encourage biking and walking via the Pennsy Trail. The property has been vacant and an eyesore for several years. Petitioner desires to rehabilitate this historic property and bring vibrant economic growth to the Pennsy Corridor. There is a limited amount of commercial in Irvington, and maximizing the occupancy of these buildings will bring new life to this part of the neighborhood.

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

Bars and Taverns are not permitted within 100 feet of a protected district (Marion County Municipal Code, Section 7xxx).

Protected districts include Historic Preservation Districts (Marion County Municipal Code, Section 740-202)

The property sits within the Irvington Historic Preservation District.

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

It will restrict this type of business from operating within the Historic District, depriving the community of economic development envisioned and recommended by the Historic Irvington Area Plan's goals for the Pennsy Corridor. Petitioners have experience operating this exact type of business in Irvington, and would like to bring further growth to this burgeoning area of the neighborhood.

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

The property is a currently subdivided building with residential rear and a commercial storefront. How the property is currently laid out would meet the goal of the Comprehensive Plan, which calls for the site to be classified as a Mixed-Use development.

PLAN OF OPERATION

SNUG Plan of Operation

Workforce

- SNUG's regular hours of operation will be:
 - a. Tuesday-Thursday: 3:00 PM – 10:00 PM
 - b. Friday: 3:00 PM – 11:00 PM
 - c. Saturday: 8:00 AM – 11:00 PM
 - d. Closed Sunday/Monday
 - e. Please note: SNUG's hours may vary for private events but will be no earlier than 8 AM and no later than 11 PM at any point throughout the year.
- During regular business hours, the business will generally have one to two employees on site at any given time.
- Employees are expected to arrive at the business by walking, biking, or car. All of the SNUG's employees live in the Irvington neighborhood, and it is our intention that any future hiring policy is reflective of that commitment to the neighborhood.
- Street parking is available on Bonna Avenue as well as South Audubon Road. Employees are expected to walk or bike to work, if possible. We have also secured a parking agreement with Clark Giles, the owner of 201 South Audubon Road, for the optional use of two of his parking spaces.
- The SNUG will be investing in a twenty-four-hour video surveillance and alarm system that will alert the ownership, as well as the proper authorities, if necessary.

Clients & Customers

- The business' guests are expected to be a diverse mix, representing a large cross section of the local neighborhood, encompassing blue and white-collar workers who have disposable income available. We expect our typical demographic pool will be shared by many other neighborhood businesses and will encourage our guests to support these businesses.
- Customer Parking is available via street parking along Bonna Avenue and Audubon Road.
- We expect the majority of our guests will walk or bike from the community and the Pennsy Trail.
- The pub will seat between 30-40 guests and will employ an online reservation system for our busiest times (Friday/Saturday) to help control the amount of guests on site.
- The SNUG plans to accommodate guests who do not drink alcohol with an extensive non-alcoholic menu and specified dates throughout the year that are dedicated to being alcohol free.

Processes Conducted On-Site

- The SNUG is a small neighborhood-focused Irish pub with a limited food menu and an emphasis on Irish whiskeys, beer, wine, and non-alcoholic drinks, punches, and tea.
- Beyond the food and drink the SNUG serves, the business plans on hosting events throughout the year focused on raising money for local and international charities, offering an opportunity for local musicians to play live music (without amplification), and reserving the space for small private events for small gatherings.
- The typical process by which a guest moves through our system is as follows:

- Guests will arrive via foot, bike, or car. They will place their food and drink orders with the employees. The employees will put their order together and serve the guests. When the guest is ready to leave, they will close their orders with the employees and then exit the business.
- On Fridays and Saturdays, the SNUG will employ an online reservation system to help control the amount of guests in the establishment.

Materials Used

Beyond the standard office supplies, SNUG will be using the following materials during regular business:

- Paper Goods
- Beer (Kegs & Bottles), Wine (Kegs & Bottles), Liquor (Bottles)
- Non-Alcoholic Drinks
- Food
- Merchandise
- Linens
- Restaurant Cleaning Chemicals

Shipping & Receiving

Business materials will be shipped via USPS, alcohol and food distributors, as well as major delivery carriers, and will be received onsite through the front-door during normal business hours. We expect standard delivery vehicles will be making these deliveries no more than two to three times a week.

Waste

- Recycling will be removed by Republic Services
 - Any standard recyclable material including bottles, cans, paper, and plastic.
- Trash will be removed by the City of Indianapolis
 - Any standard waste materials including regular office trash, paper, ink, and non-biohazard waste.
- Hazardous waste will not be generated on the site.

LETTERS OF SUPPORT



THE COUNCIL CITY OF INDIANAPOLIS MARION COUNTY

JASON LARRISON
Councillor, District 12

May 22, 2023

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842
Indianapolis, IN 46204

RE: 2023COA188 - Variance for 210 South Audubon Road – The Snug of Irvington, LLC

To Whom it may concern,

My name is Jason Larrison and I am the City Councilor representing District 12, which includes Irvington, and I am writing to express my full support for the request by the SNUG for a Variance of Use so they may open their new business in a long-vacant commercial building in our neighborhood. I have been a resident of the Irvington neighborhood for twenty-two years. I believe that the SNUG will not only enhance the economic development of the growing Pennsy Corridor of Irvington but also provide a valuable gathering place for our neighborhood.

I have known Mx. Gleason for over a decade, and I am excited to see them bring another community-focused business into our neighborhood. Mx. Gleason brings with them 8 years of valuable experience as one of the founders and managers of Black Acre Brewing Company, a former neighborhood brewpub known for its strong emphasis on community engagement. Their commitment to building a safe space earned them national press recognition and public acknowledgment for calling out sexism and harassment in the bar industry, establishing the brewpub as a symbol of inclusivity and respect. In February 2017, Mx. Gleason's outstanding commitment to equity and integrity in the workplace was honored by the Indianapolis City Council in a Proclamation sponsored by my predecessor to the City Council, Blake Johnson. I am excited that Mx. Gleason has gathered a team of fellow Irvingtonians to build another inclusive gathering space for our community and our city. I am impressed by their commitment to being good neighbors; supporting local businesses, makers, and local charitable causes; and providing an inclusive and safe place so that neighbors can connect to improve our community. I believe their small, cozy pub will work perfectly to attract neighbors walking and biking to this up-and-coming section of the neighborhood.

I understand that the current zoning regulations do not allow for a business of this type in our neighborhood. However, I believe the benefits of having the SNUG in our neighborhood far outweigh any potential negative impacts. I am confident that they will operate their business in a way that will benefit our community and contribute positively to our local economy. I am thrilled about the prospect of having the SNUG in our neighborhood and urge you to approve their request for a Variance.

Sincerely,

Jason Larrison
City-County Council
District 12



PO BOX 19714, Indianapolis, IN 46219

317-260-0669

info@irvingtondevelopment.org

5/25/2023

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842
Indianapolis, IN 46204

RE: 2023COA188 - Variance for 210 South Audubon Road – The Snug of Irvington, LLC

To Whom it may concern,

I am writing in my capacity as Vice President of the Irvington Development Organization (a volunteer-led 501(c)(3) not-for-profit working to support the Irvington community) to lend our organization's support for the SNUG's request for a zoning variance to operate a bar or tavern at 210 South Audubon, Indianapolis, IN 46219. During our May 15th meeting, our board voted to draft a letter of support for this proposed variance. Our organization believes that the SNUG will not only enhance the economic development of the growing Pennsy Corridor of Irvington but also provide a valuable gathering place for our neighborhood.

One of the core missions of our organization is to attract and support new businesses to the neighborhood that are going to be good community partners. In 2011, IDO originally recruited Mx. Gleason to bring their first brewpub, Black Acre Brewing Company, to Irvington, and throughout their tenure at Black Acre, Mx. Gleason was a valuable community partner and engaged neighbor. Their commitment to building a safe space earned them national press recognition for calling out sexism and harassment in the bar industry and this commitment to equity and integrity in the workplace was honored by the Indianapolis City Council in a Proclamation in February 2017. We are thrilled that Mx. Gleason is starting their next business in our community and are excited that all the owners of SNUG are fellow Irvingtonians devoted to being good neighbors; supporting local businesses, makers, and local charitable causes; and providing an inclusive and safe place for our community to connect. We believe their small, cozy pub will work perfectly to attract neighbors walking and biking to this up-and-coming section of the neighborhood.

We understand that the current zoning regulations do not allow for a business of this type in our neighborhood. However, the benefits of having the SNUG in our neighborhood far outweigh any potential negative impacts. We are confident that they will operate their business in a way that will benefit our community and contribute positively to our local economy. We are thrilled about the prospect of having the SNUG in our neighborhood and urge you to approve their request for a Variance. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Rawlinson".

Jim Rawlinson
Vice-President, Irvington Development Organization
jrawlinson@gmail.com

May 12, 2023

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842
Indianapolis, IN 46204

RE: Variance for 210 South Audubon Road – The Snug of Irvington, LLC

To Whom it may concern,

I am writing in my capacity as President of the Historic Irvington Community Council (a volunteer-led 501(c)(3) not-for-profit working to support the Irvington community) to lend our organization's support for the SNUG's request for a zoning variance to operate a bar or tavern at 210 South Audubon, Indianapolis, IN 46219. Our organization believes that the SNUG will not only enhance the economic development of the growing Pennsy Corridor of Irvington but also provide a valuable gathering place for our neighborhood.

One of the missions of our organization is to attract and support new businesses to the neighborhood that are going to be good community partners. We have spoken with the owners, all fellow Irvingtonians, about their plans to launch their business in our neighborhood. Mx. Gleason and Mr. Arnoldt have each founded several businesses in Irvington and have been actively engaged in our community for more than a decade. We are impressed by their commitment to being good neighbors; supporting local businesses, makers, and local charitable causes; and providing an inclusive and safe place so that neighbors can connect to improve our community. We believe their small, cosy pub will work perfectly to attract neighbors walking and biking to this up-and-coming section of the neighborhood.

We understand that the current zoning regulations do not allow for a business of this type in our neighborhood. However, the benefits of having the SNUG in our neighborhood far outweigh any potential negative impacts. We are confident that they will operate their business in a way that will benefit our community and contribute positively to our local economy. We are thrilled about the prospect of having the SNUG in our neighborhood and urge you to approve their request for a Variance.

Thank you!

Sincerely,

Sue Beecher
Sue.beecher@hotmail.com

June 1, 2023

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842
Indianapolis, IN 46204

RE: 2023COA188 - Variance for 210 South Audubon Road – The Snug of Irvington, LLC

To Whom It May Concern,

My name is Andy Nielsen, and I am resident of Irvington and the Eastside. I am writing to express my full support for the request by the SNUG for a Variance of Use so they may open their new business in a long-vacant commercial building in our neighborhood. I live at 303 North Irvington Avenue, and have been a resident of the Irvington neighborhood for five years. I believe that the SNUG will not only enhance the economic development of the growing Pennsy Corridor of Irvington but also provide a valuable gathering place for our neighborhood.

I have known Mx. Gleason for several years, as both a business and community leader, and I am excited to see them bring another community-focused business into our neighborhood. Mx. Gleason brings with them eight years of valuable experience as one of the founders and managers of Black Acre Brewing Company, a former neighborhood brewpub known for its strong emphasis on community engagement. Their commitment to building a safe space earned them national press recognition and public acknowledgment for calling out sexism and harassment in the bar industry, establishing the brewpub as a symbol of inclusivity and respect. In February 2017, Mx. Gleason's outstanding commitment to equity and integrity in the workplace was honored by the Indianapolis City-County Council in a Proclamation.

I am excited that Mx. Gleason has gathered a team of fellow Irvingtonians to build another inclusive gathering space for our community and our city. I am impressed by their commitment to being good neighbors; supporting local businesses, makers, and local charitable causes; and providing an inclusive and safe place so that neighbors can connect to improve our community. I believe their small, cozy pub will work perfectly to attract neighbors walking and biking to this up-and-coming section of the neighborhood. Their efforts to engage neighborhood organizations, leaders, and residents on the SNUG demonstrates a clear commitment to our community and the people in it.

I understand that the current zoning regulations do not allow for a business of this type in our neighborhood. However, I believe the benefits of having the SNUG in our neighborhood far outweigh any potential negative impacts. I am confident that they will operate their business in a way that will benefit our community and contribute positively to our local economy. I am thrilled about the prospect of having the SNUG in our neighborhood and urge you to approve their request for a Variance.

Thank you,

Andy Nielsen
andrewnielsen71@gmail.com
303 North Irvington Avenue, Indianapolis, IN 46219

206 S Audubon Road Indianapolis 46219

June 1, 2023

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842

Indianapolis, IN 46204RE: 2023COA188 - Variance for 210 South Audubon Road – The Snug of Irvington, LLC Greetings, As the owner of Irvington-based Gallery of Homes Real Estate, which is right next door to the proposed SNUG, I would like to express my full support for the request by the SNUG for a Variance of Use (2023COA188). The old Peg's salon has been vacant for some time. It's a joy to see a new business occupy the space, especially one that will generate revenues in our area, employ people, and hopefully gain interest in Irvington real estate given its proximity to our business.

We have had conversations with the owners who also live in our neighborhood. We have no doubt about their commitment to our neighborhood, its residents, and its business. A friendly little pub perfectly fits our highly walkable (and bikeable) area. I can imagine folks picking up a new book at the corner shop, heading over to the Snug for a pint, then (hopefully) stopping by our welcoming office to chat about the local real estate market. I understand that the current zoning regulations may not permit a little pub in our neighborhood. I urge you to reconsider that since the benefits are great. I am thrilled about the prospect of having the SNUG in our neighborhood and hope you can make it happen! Thank you! Sincerely,

Deb Kent and Jamie Willis
Owners, Gallery of Homes Real Estate

PLEASE SEE ADDITIONAL LETTERS IN CASE SUBMITTAL |