



Indianapolis Historic Preservation Commission (IHPC) **HEARING AGENDA**

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

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

JUNE 2023 Minutes

JULY 2023 Minutes

III. OLD BUSINESS – NO PUBLIC HEARING

2020-COA-222 872 WOODRUFF PL. EAST DRV. *Page 14*
(WP) KRISTEN GENTRY KLOS
Extension request.

2020-COA498B 5406 UNIVERSITY AVE. *Page 26*
(IRV) MICHAEL HORTON
Violation check-in.

IIII. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

NONE

VI. EXPEDITED CASES

2023-COA-249B 1430 BROADWAY ST. *Page 28*
(ONS) KEVIN SENNINGER *Submittal*
Enclose rear porch; rebuild and extend rear porch; alter openings; repair *Page 41*
2nd-story porch and install balustrade.

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2022-COA-112B 5270 E. WASHINGTON *Page 38*
(IRV) SYLVIA GARCIA
Replace historic tile roof with alternate roofing material.

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

VIII. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. CLOSING BUSINESS

NONE

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

COMMISSION HEARING MINUTES

Wednesday, June 7, 2023, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

Commissioners Present: President Bill Browne (WB), Secretary Susan Williams (SW), Bernice Corley (BC), Michael Bivens (MB), Annie Lear (AL), David Baker (DB), Desa Watson (DW), Anjanette Sivilich (AJ)

Staff Present: Meg Busch (Meg-Administrator), Emily Jarzen (EJ-Principal Architectural Reviewer), Shelbi Long (SL-Senior Architectural Reviewer), Dean Kessler (DK-Architectural Reviewer), Grace Goedeker (GG-Preservation Planner), Melony Evans (Recorder)

BUSINESS

I. CALL TO ORDER 5:32 PM

II. APPROVAL OF MINUTES

May 3, 2023, Regular Meeting

BC: 1st

AL: 2nd

Unanimous: WB, DB, AL, SW, MB, BC, DW, AS

III. OLD BUSINESS – NO PUBLIC HEARING

2017-COA-049 (CAMA)

Bottleworks Annual Update

Gavin Thomas: Hendrix Commercial Properties 350 Mass Ave. 12 acres most of that is Phase 1, and the center core what we are now working on is Phase 2. Last year we started Building 13. You can see from the photos of the progress from last year until now. Construction will continue through 2023 and tenants will take ownership on next year. We are hoping to be 100% leased by the time we open. We had started the next part of phase 2, the second part of phase 2 is buildings 9-12. Office space on the upper floors and residential on the ground floors. The garage expansion will double the parking capacity which is part of this phase which will be from 250 to 500 spaces. The crane will move from the north over to 9th street. There will be hole digging for the next couple of months. Timing for buildings 9-12 will be a couple of years with all of Phase 2 open in May 2025. The other thing I wanted to mention is that we are working on public art. We had art in our COA, one called for art in front of the hotel. We would like to propose that the art be placed in the location pictured due to the fact that we do not think it would be ok to put art in front of art and this would be a more prominent location. We have selected all local artists. This is something we can work with staff on determining what is appropriate. We are keeping in mind that this is a busy corner. I just wanted to put that out there that these are things we are working on as far as art goes. We are happy with the progress; everything has been moving on schedule. We were approached by Indiana Landmarks wanting to put a West Montgomery monument there. I can answer any questions.

SW: Just a couple of comments and a question. The art projects are terrific. Our humanities council is really involved with murals, so you might want to touch base with them to help be in sync with the rest of the city.

GT: Yes, we have reached out to both of those groups.

SW: My question is that property across 10th street and we saw images of the proposed parking lot. That has not taken place. You all have done such a fine job everywhere else and to have that blighted area is not ok. I think it is incumbent for you guys to do something there. I think it would be helpful to your employees to be able to park there rather than in the neighborhood.

	GT: We took a pause on it due to working with DOT and site logistics. We do want to use that parking space, as soon as we can get the logistics figured out then we will have a parking lot. It is still in the pipeline. AL: Thank you for the update it looks great. It is not only just the parking lot across 10th. It just looks crappy and is not being kept up well while you are going through this process. We see a large number of construction people parking in the neighborhood and walking to Bottleworks. It has become a substantial frustration to the neighborhood of people trying to find parking. GT: I appreciate that you live in the neighborhood, and it is helpful to hear your comments. We will work with our maintenance crew to make sure that area is cleaned up. WB: Thank you.	
2020-COA-498B (IRV)	5406 UNIVERSITY AVE. MICHAEL HORTON Violation check-in. MH: 5406 University Ave. All the windows have been replaced so the only focus now is the back door. We took that out and now it has to be replaced either completely sided over or to do a door. We have a contractor lined up for that and we will be all clear after that. SL: no additional comments. WB: Thank you. EXTENDED UNTIL AUGUST 2, 2023 VOTE TAKEN BELOW	
2020-COA-500 A&B (CAMA)	430 MASSACHUSETTS AVE. MEG STORROW Extension of COA. Meg Storrow: 576 E Vermont St. I am representing Both Central IN Community Org. for the art installation and the new owner of the building. We are asking for an extension. We have a new owner, and they are still in the process of refinancing their building. The 2nd building is hoping to go into construction this summer. Both projects have been delayed due to funding. EJ: No comments we are recommending a 2-year extension, 2 years from today. BC: 1st AL: 2nd Unanimous	
RESOLUTION # 2023-R-002	THE DRAKE APARTMENTS - 3060 NORTH MERIDIAN STREET Meg: You received a copy of the documents today. To authorize Administrator Busch to execute all final settlement agreement documents to resolve litigation under Case No. 1 :2 I-cv-00358-RL Y-MJD, filed by Trex Enterprises, LLC, regarding the designation of the Drake Apartments located at 3060 North Meridian Street, Indianapolis, Indiana, as a historic preservation district. Meg: You all have received a copy of the resolution which is asking for the adoption of the resolution and authorization of me to sign all the settlement documents. We should have an update in July. AL: 1st SW: 2nd Unanimous	
IV. NEW BUSINESS – NO PUBLIC HEARING		
	Election of Officer for IHPC Vice President WB: We do not have a vice president and wanted to see if anyone is interested in being the VP. I will just put forth David Baker as the suggested VP if I can get a motion for approval. MB: 1st AL: 2nd	

	Unanimous David Baker VP on 6/2023
WAIVER OF NOTICE	2023-COA-141 (HMP) 2139 N. NEW JERSEY ST. TRADE DESIGN STUDIOS Ask commission for a waiver of notice for 7 days. EJ: This is actually a mistake by staff. When the notice was published it was the wrong number for the street. What the applicant sent out to the residents was correct. We are asking for a 7-day waiver of notice for this correction. BC: 1st DB: 2nd Unanimous

PUBLIC HEARING

WB: Introduces Commission, Staff and reads Rules of Procedure

V. REQUEST TO WITHDRAW OR CONTINUE

2023-COA-111 (FP)	324 S. College Ave. MARK CROUCH Construct 2-story single family house and detached garage. Meg: Continue to 7/5 2023 DB: 1st AS: 2nd Unanimous
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VI. EXPEDITED CASES

2023-COA-125 (CAMA & SJ)	NW CORNER OF ALABAMA ST. & E. NEW YORK ST. & W. SIDE OF FORT WAYNE AVE., BTWN E. 9TH AND SAHM RACHEL WILSON Construct 2 IndyGo Super Stops. Moved on Agenda- New to be Heard	
2023-COA-141 (HMP)	2139 N. NEW JERSEY ST. TRADE DESIGN STUDIOS Construct single family house and detached 2-car garage. Approved	
2023-COA-155 (ONS)	512 E. 15th St. KEVIN SENNINGER Remove existing rear deck; construct 1-story rear additions and install fireplace vent. Approved	
2023-COA-156 (ONS)	1220 BROADWAY ST. MICHAEL & ALICIA KINSEY Construct new 2-story house with 3-car, detached garage and swim spa. Approved WB: Is there anyone looking to speak to the new expedited cases? Matt Knolley: 918 Fort Wayne Ave. Speaking about the location of the IndyGo stops. There is some parking along the stretch at Fort Wayne Ave. Our biggest concern is the overall siting related to the cross streets and intersections that are going along there. If this super stop is built in front of this building as they suggest it will produce a lot of visibility issues for traffic, it is not a very wide area there.	

	Meg: Currently this case is on the expedited list, and I think we need to pull it to the agenda so that the applicant can have a chance to respond to these comments. WB: Yes, we can pull it. So, we will just hear the 3 expedited cases. DB: On 2023COA141 the drawing is still showing corner boards and I was just curious how they were going to deal with the corners. EJ: That was not something I discussed with the architect. I can have the architect answer that question. Melissa Iannucci: 5770 N Central Ave. The lap siding would just turn the corners and wrap the corners and would have the metal corner at the edge. WB: I will take a motion for the expedited cases as read. BC: 1st MB: 2nd Unanimous Meg: The Indygo case will move to the first new cases to be heard.	
VII. APPLICATIONS TO BE HEARD (CONTINUED)		
2023-COA-110 (FP)	323 CINCINNATI STREET MARK CROUCH Construct single family house and detached garage. Mark Crouch : 124 E Pleasant Run Pkwy. I do not know if we have any oppositions to what we are doing. The renderings above the window last month now have been adjusted. I think that David had some questions about the alley relocation on the south side. I do not think there is anything in particular that has changed. SL: As mentioned there have not been any changes other than the window head. Meg: Staff recommends to approve a COA. DB: 1st AL: 2nd Unanimous	
VIII. APPLICATIONS TO BE HEARD (NEW)		
2023-COA-125 (CAMA & SJ)	NW CORNER OF ALABAMA ST. & E. NEW YORK ST. & W. SIDE OF FORT WAYNE AVE., Btwn E. 9th and Sahm RACHEL WILSON Construct 2 IndyGo Super Stops. Approved Matt Knolley: 918 Fort Wayne Ave. I want to speak about the Indy go super stops. A new apartment building was approved through this commission. Biggest concern is the overall sighting as it relates to the intersections if this super stop is built right in front of this building as they suggest cars will have visibility issues getting into traffic. So, the concern is cars backing up to that intersection coming into the super stop which is already challenging to come into. There is no crosswalk there so this proposes an issue for pedestrians as well. A block away seems to be a more appropriate place. MD: Indygo has a really difficult time accessing bus stops for ADA access. The reason for the bump out is because buses have challenges with lowering the bus to help ADA riders. The second issue was not brought up, the location is taking the place of existing parked cars. So, it will not affect the site line for traffic. The other thing I heard was the pedestrian crossing, we are installing flashing lights for the pedestrian crossing. The last question was to consider alternative locations. It is a high rider stop; it is a demand for it where it is. EJ: Staff is recommending approval of the application. There are 2 locations, all of the amenities are similar to the one the commission previously approved and it will not impact any historic buildings. BC: I am still concerned about comments remonstrating. The city is not particularly	

	safe for pedestrians as a whole. I am curious to know if the county resolutions will help to assist with pedestrian safety at this location. Was there any engagement with the community groups about this project and if so, how did it go? MD: As far as public outreach, we have not hosted any public meetings, but we have reached out to the neighborhood and provided open door for anyone to reach out if they needed to. BC: I am curious of how the remonstrator became aware to attend the hearing. Is this the first time you have shared these concerns. MK: I have heard rumblings of this. The reason I knew of this happening is because I got notice of the hearing today. Meg: Staff recommends approval of a COA. AL: 1st DW: 2nd SW: Against 7-1	
2023-COA-152 (CAMA)	617 E. NORTH ST. MARK DEMERLY Install new steps and ADA ramp on front façade. Mark Demerly: 6500 Westfield Blvd. There is also not a proper code landing at the door. They have never had an accident, but we are trying to prevent an accident. So, we are providing a handicap accessible ramp at the front and moving the stairway out for safety and accessibility. Applicant displays dimensions of new ADA ramp proposal. We have incorporated things to protect the existing historic structure. Staff was concerned with it reading too heavy and provided suggestions to use. I think staff is recommending approval for the ramp itself but are looking for suggestions from commission. EJ: Staff is recommending a COAuthorization in this case, that would be due to hardships because there is no other place to put the ramp. Someone could come in in the future and remove that ramp if they decided to. Staff does and has considered that we try to make ramps as open as possible. I can answer any questions. DB: I have no problem with the COA and approving it. Regarding the railing style, I can see where something so heavy could be inappropriate. It is very thin and dark, those two things to me make it not so intrusive. I like the artistic look of it. On this building I think it works. AS: the first image that you shared is this the back of the building. WB: I am glad to see they have come forward with a more appropriate ramp. Meg: Staff recommends to approve a COAuthorization. DB: 1st BC: 2nd Unanimous	
2023-COA-159 (HMP)	2030 N. ALABAMA ST. JASON WOLFE Demolish historic porte cochere, enclosed rear porch, uncovered patio, non-historic sheds, driveway and curb cuts. Jason Wolfe: 1617 Cornell Ave. The porte cochere was built sometime between 1915 and 1937. We do not know exactly. The main issue that we have is that because it sits where it does you have to have a driveway. So not only does it make it unusable so from a practicality side it does provide the access people need. There is not many details that match with the original house. The porte cochere is sided which you do not typically see for this type of structure. There are also issues with how it was built it has caused considerable water damage and the owner has found evidence of work being done in the past to repair the water damage. We asked the neighborhood if this was a reasonable thing to do. We do have letters of support from nearby residents. One item that the neighborhood brought out is	

that this could possibly set a precedence that other homeowners may want to add one to their home as well. I am ready for comments.

Christopher Harold: 1840 N Talbott St. I am representing the land use committee. At first I want to note that I am speaking for the chair who is out of town. As well as the letter that we supplied of remonstrance. We were a bit surprised that it was something that would be deemed appropriate. I went to the site there is no denying that this is a significant portion of the home. (Reads letter) We feel that this is a historic feature. I just want to highlight those 2 points from the neighborhood plan. The porte cochere does distinguish it from other homes. Next, I wanted to also mention that there are very few of these in the neighborhood that is why we are opposed to demolishing this. That may be pertinent as you review the matter further. Essentially you cannot deny the significance. We have no problem with the bins or reconfiguring the driveway site.

Joseph Brunson: 2038 N Alabama which is the house directly to the north of the property in question. I think this is one of the more unique homes in HMP. I think it would be such a shame to remove this structure and it is very unique. I think it is important to preserve these historic features of these homes.

SL: The design of these features isn't as integrated to the design as we have seen on other structures. Staff is recommending approval of a COA. We have included a stipulation in the event the owner decides not to move forward with this new construction that the structure is not removed.

DB: I can remember many years ago standing in front of this house with previous owner talking about how unusual this property was. I explained to him then that I would not support that. We talked about how houses like that change over time. I listened to the applicant's testimony, and I am not convinced. I do not think they have met the criteria for a COA authorization.

AS: By taking out the driveway you are essentially taking away access to the garage. How do you plan to address that?

JW: That will be part of a future app. We are not sure if we will need a new garage or adjust.

WB: I may be in the same place that David is with this. There was a house in the past they started demolishing a porte cochere without approval, but we were able to save it. I do not think this should go away and have a new house built there. I am going to be a no vote.

JW: Likely denial of this means that the house will not be restored to the best ability because this presents a financial issue.

WB: Just so you know you have the option to continue or accept the vote. You only need 5 votes to approve.

Motion to continue July 5, 2023

MB: 1st

AL: 2nd

Unanimous

Meg: Chairman Brown before we do the preliminary review, we did miss one detail on the Michael Horton case at the very beginning. In the recommendation there was a request for an extension until August 2, 2023 so if we can get a vote on the extension of 2020-COA-498B (IRV)

MB: 1st

AS: 2nd

Unanimous

IX. PRELIMINARY REVIEW

2023-COA-157 (HMP)

1721 N. TALBOTT ST. (AKA 1717 N. TALBOTT ST)

TRADE DESIGN STUDIO

Preliminary review to construct single family home, variances.

Melissa Iannucci: 5771 Central Ave. His idea was to take advantage of that peace of grass we would leave the parking for the apartment building. Because HMP has become more expensive we think it would be good progress to add this property

	here. We were able to meet with land use and got some feedback. It was consistent with staff saying we needed more porch. We wanted to get some feedback tonight. WB: We will just go with each commissioner to get comments since we will not be taking a vote. DB: I know this site well it has always bothered me. I think it is an ingenious way of hiding that parking lot there. I think this is a good idea. AL: I do not have anything to add other than I think it is a good way to deal with the situation at hand. SW: I am looking at this and I am in favor of hiding parking lots. What is the price point of this that makes it affordable? What about this makes it more affordable. What is the livable SF? MI: Total 1700 sf. SW: That is small. MB: I think it is a creative idea for a site that is constrained. I think it does a good deed there. DW: No comments AS: No comments BC: I know you wanted some feedback. I think what you have done is very attractive. I do agree with landuse with expanding the porch. MI: Moving forward with getting pricing if we were to put that fourth bedroom in that attic space it would present a significant cost. Then it could be too expensive to sale. BC: If it is possible to meet those requests and stay within your fiscal allowance. WB: I see two porches already and I am not too moved by that comment. My sense is much better than seeing the parking lot, so I am ok with the design.	
X.	APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL	
NONE		
XI.	CLOSING BUSINESS	
NONE		
XII.	ADJOURNMENT 7:08 PM	

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

COMMISSION HEARING MINUTES

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

Commissioners Present: President Bill Browne (WB), Secretary Susan Williams (SW), Bernice Corley (BC), Michael Bivens (MB), Annie Lear (AL), David Baker (DB), Anson Keller (AK), Anjanette Sivilich (AJ)

Staff Present: Meg Busch (Meg-Administrator), Shelbi Long (SL-Senior Architectural Reviewer), Dean Kessler (DK-Architectural Reviewer), Grace Goedeker (GG-Preservation Planner), Melony Evans (Office Manager/ Hearing Recorder)

BUSINESS

I. CALL TO ORDER 5:36PM

II. OLD BUSINESS – NO PUBLIC HEARING

2021-COA-051,052,053 (LS) 511-513, 515-517 & 521 LEON ST.

WB RECUSED

DB CHAIRED

LUCAS BURROW

2-Year extension of COA.

DB: Motion to approve

SW: 1st

AL: 2nd

Unanimous approved

III. NEW BUSINESS – NO PUBLIC HEARING

RESOLUTION

2023-R-003 (FP & FS)

“FOUNTAIN FLETCHER DISTRICT” NEIGHBORHOOD IDENTIFICATION SIGNAGE

SL: They are wishing to install your standard vinyl banner signs on each side of pole. Depending on which district they fall in there are some in FP and FS. I can answer any questions.

WB: Any question from commission

MB: 1st

BC: 2nd

Unanimous approved

2023-COA-208 (CA)

1109 E. 09th ST.

JESSIE BISHOP & HEATH HURST

Ask commission for a waiver of notice for 1-day.

BC: 1st

AL: 2nd

Unanimously approved

PUBLIC HEARING

WB introduces staff. Reads rules. (539P)

IV. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS-----Unanimously approved (WB, SW, BC, MB, AL, DB, AK, AJ)

2021-COA-583B (CAMA)

WB Recused

AK Recused

863 MASSACHUSETTS AVE.

ANNE MARIE SCHNEIDER

Construct a rooftop addition and decks.

continue to September 6, 2023

2022-COA-112B (IRV)

5270 E. WASHINGTON ST.

SYLVIA GARCIA

Replace historic tile roof with alternative roofing material.

continue to August 2, 2023

2023-COA-159 (HMP)

2030 N. ALABAMA ST.

JASON WOLFE

continue to September 6, 2023

Demolish historic porte cochere, enclosed rear porch, uncovered patio, non-historic sheds, driveway and curb cuts.

Meg: Reads cases as noted

BC: 1st

AS: 2nd

BC: On the Irvington case 2022-COA-112B that case needed some emergency bracing.

Does the staff know if she was successful in finding someone?

SL: I have not received any updates. So as far as I am aware it is not.

V. EXPEDITED CASES-----Unanimously approved (WB, SW, BC, MB, AL, DB, AK, AJ)

2023-COA-046C (WP) **ROW: 800 BLOCK WOODRUFF PLACE WDR
HISTORIC WOODRUFF PLACE FOUNDATION**

Install lighting.

2023-COA-204 (HMP) **2024 N. ALABAMA ST.
TRADE DESIGN STUDIO**

Construct single-family house, with detached 3-car carriage house and a pool.

2023-COA-208 (CH) **1109 E 09th ST.
JESSIE BISHOP & HEATH HURST**

Construct second-story rear addition with second-story deck.

Meg: reads cases

WB: Anyone in the public wishing to speak to the expedited cases?

Commissioners

DB: I am prepared to vote for **2023COA208** (CH) however I would like the record to show that I would typically not be supportive of the random uneven siding that is being proposed. I will go along with it this time because somehow it was approved on an earlier application. Secondly this siding is so limited from view. I do not think anyone will really see it. I just wanted it on record that I do not think this siding is appropriate.

AS: 2023COA046C I wanted to know if the applicant can get a color that is close to the existing light standards on that street?

Meg: Emily is not here today but I think that is something that can be worked on with staff.

AL: 1st

MB: 2nd

VI. APPLICATIONS TO BE HEARD (CONTINUED)

2023-COA-111 (FP) **324 S. COLLEGE AVE.
MARK CROUCH**

Construct 2-story single family house and detached garage.

MC: Mark Crouch 124 E Pleasant Run Pkwy

Our app today is for a single-family residence with detached 2 car garage. I do not really have anything to add. I can answer any questions

SL: I will go through the changes. The second front gable has been removed. The front porch roof has been changed. There were raised window surrounds and brick that have been changed, and they have shared the proposed color pattern. Staff has 2 recommendations or two options. 1 is approval of the current design proposal changes and the 2nd if we need to continue it further to make additional changes.

AK: I had noticed a comment earlier concerning the brick color. It looks like it could be a paint or surface finish. Can you tell me if the brick color is a through color or if it was surface color?

MC: I feel like the preference was the grey color, so the owner wanted to press that. I do not have an issue for either one. The owner wanted to fight for the grey.

AK: I just want to understand the method of coloring. I know that that color is not easy to achieve so I want to make sure that it is a through color and not a surface finish.

SW: I am struggling a bit. If the commission wanted red and his architect wanted gray. So is it supposed to be gray and never mind on what the commission says?

SL: It was recommended by one commissioner that it be the red brick which is more complimentary, and it was recommended to do a grey mortar.

DB: I made the comment and there was some concern about the brick color. It was also questioned if brick itself would be appropriate. I know there are brick buildings in the area. I am not sure if I would be opposed to this but not seeing the brick, I am not sure what it is. Can we approve it and then see the brick?

WB: Yes, we can bring the brick sample back under old business and approve it tonight.

BC: Just one other comment, I thought there were concerns about the window alignment.

SL: It has been addressed.

MC: I am ok with bringing the brick sample in.

Meg: Staff recommends to approve.

DB: 1st

SW: 2nd

Unanimously approved

VII. APPLICATIONS TO BE HEARD (NEW)

**2023-COA-188 (IRV) &
2023-VHP-003**

**210 S. AUDUBON
JORDAN GLEASON**

VU to allow a bar within 100ft of protected district.

JG: Jordan Gleason 972 N. Audubon Rd.

I am representing the Snub and one of its owners. I am also an Irvington resident and business owner. This historic building has operated as a mixed-use property for over 100 years. Our vision is to operate a small cozy neighborhood gathering space. We believe this will be a perfect fit. We are going to install a bike rack on the property to support the nearby Pensey trail. We want to be respectful of the community in which we live. The space has a small capacity, and we will be closed by 10P during the week and 11P on the weekend. We will exercise conscience respect for others within our neighborhood. We appreciate all of the support from the community and our neighbors throughout this process. I can answer any questions.

Monty Lock: 131 S. Jolson Ave.

I have had the privilege of living in Irvington the past 14 years. People love Irvington for the community feel and walkability. Many of my clients as well as myself are really thrilled to hear about the Snub coming to the neighborhood. People appreciate business that allow them to just walk out their door and support local businesses.

Catherine Cardwell: 117 S. Audubon Ave.

I recently moved to Irvington. I have had a great time getting to know Irvington. We appreciate the comradery in the neighborhood. The opportunity to have this in Irvington would be a great place to have in Irvington. I am in support of this project.

Deb Kinton: 315 N. Keeling. I think in many ways we may be the most affected because we own the building next door, and we were thrilled to find out that this project was in the works. We have done quite a bit to uplift the Irvington community. I think Irvington will be positively impacted by the presence of the Snub

Nathan Height: 945 N Lamen Ave. This is my first time at a hearing. I am a CPA and public servant. We moved to Irvington in May of last year. Irvington is cool. It has cool people it has cool places to eat and cool places to drink. I think as a neighborhood it has the potential to compete with any neighborhood in Indy. I think the Snub has the potential to enhance the neighborhood. I have no doubt that they will contribute to the coolness and community feel of the neighborhood. I am in support of this project.

Sherri Loit: 203 S Audubon Rd. My concern is parking. I have a commercial property and I live in the back. When the prior tenant was there, I was not able to get in and out of my driveway. I asked if there could be lined parking to separate their parking from my parking. I do not think that 43 people will be walking and riding bikes all year around. My concern is the availability of parking.

WB: Thank you for your comments

SL: So the request for this evening is for a variance of use to permit a bar or tavern to be within a 100ft of a protected district. Staff is in support of the proposal based off the plans that have been submitted. The previous zoning allowed mixed use for this property. We did receive letters of support this project and we did work with applicant for the zoning codes for parking. The sites current zoning does allow for this use.

AK: I just notice that the bike rack's location. I am not so sure that there is a lot of concern for the parking, but I think there is an opportunity to better place the bike rack.

JG: I am willing to move that back to accommodate the request.

Jim Arnolds: 5703 University Ave. currently we keep the city provided garbage can on that side, and there is room on either side.

AK: So, you are convinced that the placement of bike rack is ok is there actually physically enough room there, it looks very tight?

DB: This is the edge building of a commercial node. It is really a rather interesting conversion. This was done well rather pleasant. I think this is a good, continued use for this property. For almost 100 years this has been a commercial building.

AL: I just have a comment It is really more focused for the people of Irvington I think we lose track sometimes that we don't always want to come and support things like this. It is important if you care about your neighborhood to come and speak to things like this. These neighborhoods are not neighborhoods to be taken for granted. This is an excellent example of speaking up on behalf of your neighborhood.

WB: Any other comments

JG: Thank you for the kind words. I always want to hear from everyone. We want to make a business that works with the neighborhood and not against it. I understand your parking concerns and we will address that the best way we can.

2023-COA-188 (IRV)

Meg: Staff recommends to approve a COA for variance of use to allow bar or tavern within 100 ft of a protected district.

DB: 1st

AL: 2nd

Unanimously approved

2023-VHP-003

Meg: Staff recommends to approve a variance of use per the submitted plan of operation.

BC: 1st

AS: 2nd

Unanimously approved

VIII. PRELIMINARY REVIEW

NONE

IX. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

X. CLOSING BUSINESS

NONE

XI. ADJOURNMENT 6:24PM

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Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date: August 2, 2023
Case Type: Extension
Continued From:
Case Number: 2020-COA-222 (WP)
Property Address: 872 Woodruff Pl. EDr.
Historic Area: Woodruff Place
Township: Center
Council District: 17
Applicant: Kristen Gentry Klos
Owner: Kristen Gentry Klos
Request: Approval of Extension Request to July 1, 2024
Staff Recommendation: **APPROVAL**
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

On July 1, 2020, the Commission approved a Certificate of Appropriateness for the following work:

- Demolish non-historic, attached, 2-car garage and non-historic pergola;
- Construct 2-story, rear addition with 1-story covered porch;
- Construct 2-story carriage house with future living space on second story;
- Install in-ground pool and hardscaping; and
- Replace non-historic windows and alter openings on existing historic rear addition.

One extension was previously granted by the IHPC administrator in 2021, that expired on July 1, 2022. A second extension was approved by the Commission under “Old Business” on June 1, 2022. A third extension also requires approval by the Commission under “Old Business”.

This is a large project, and at this time, the following work has been completed:

- New addition;
- Window opening alterations on the existing, historic, rear addition;
- Carriage house foundation only; and
- In-ground pool and surround.

An extension is needed to complete the remainder of the following work:

- Install landscaping and fencing in side and rear yards;
- Construct and finish first and second floors of carriage house.

A copy of the extension request has been included at the end of this report.

REQUEST

The applicant is requesting an extension of the COA to July 1, 2024.

HISTORIC AREA PLAN RECOMMENDATION

N/A

STAFF RECOMMENDATION

Approval of Extension Request to July 1, 2024

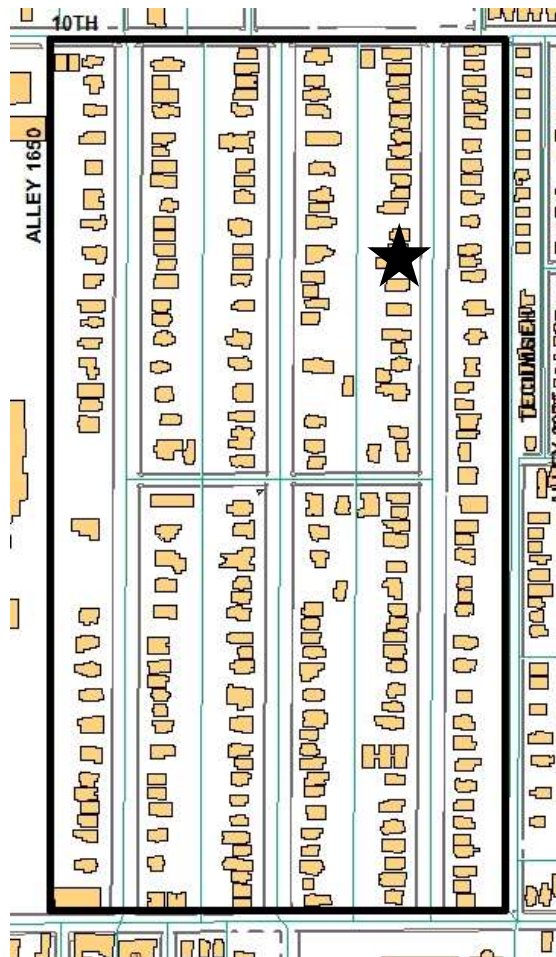
STAFF RECOMMENDED MOTION

2020-COA-222 (WP):

To approve an extension of the approved COA to July 1, 2024.

EXHIBITS

Location in Woodruff Place

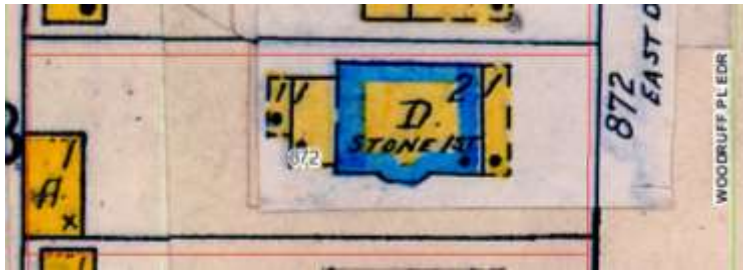




Subject property is circled



Subject property is outlined.



1915 Sanborn Map

SUBJECT PROPERTY



Front (east) façade



Rear (west) façade of historic house

Garage and Pergola to be Demolished



West (alley) façade



South façade



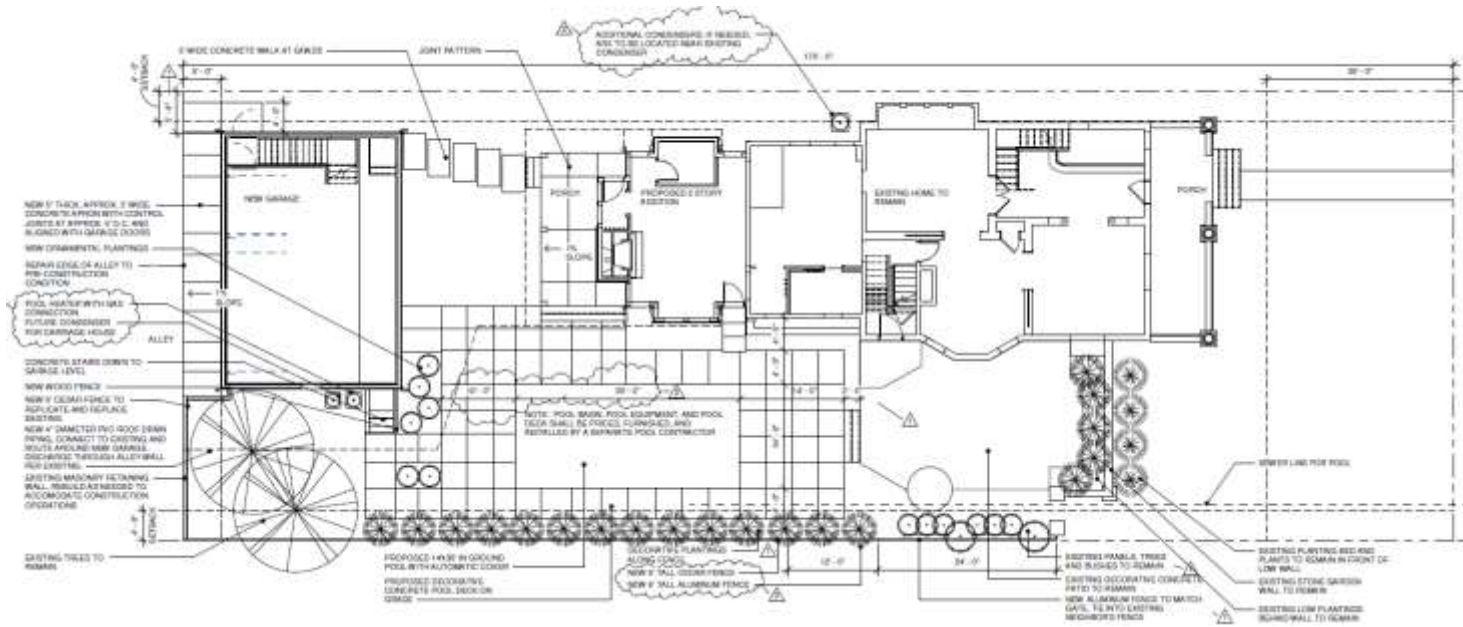
Looking east at pergola (approved 2014)



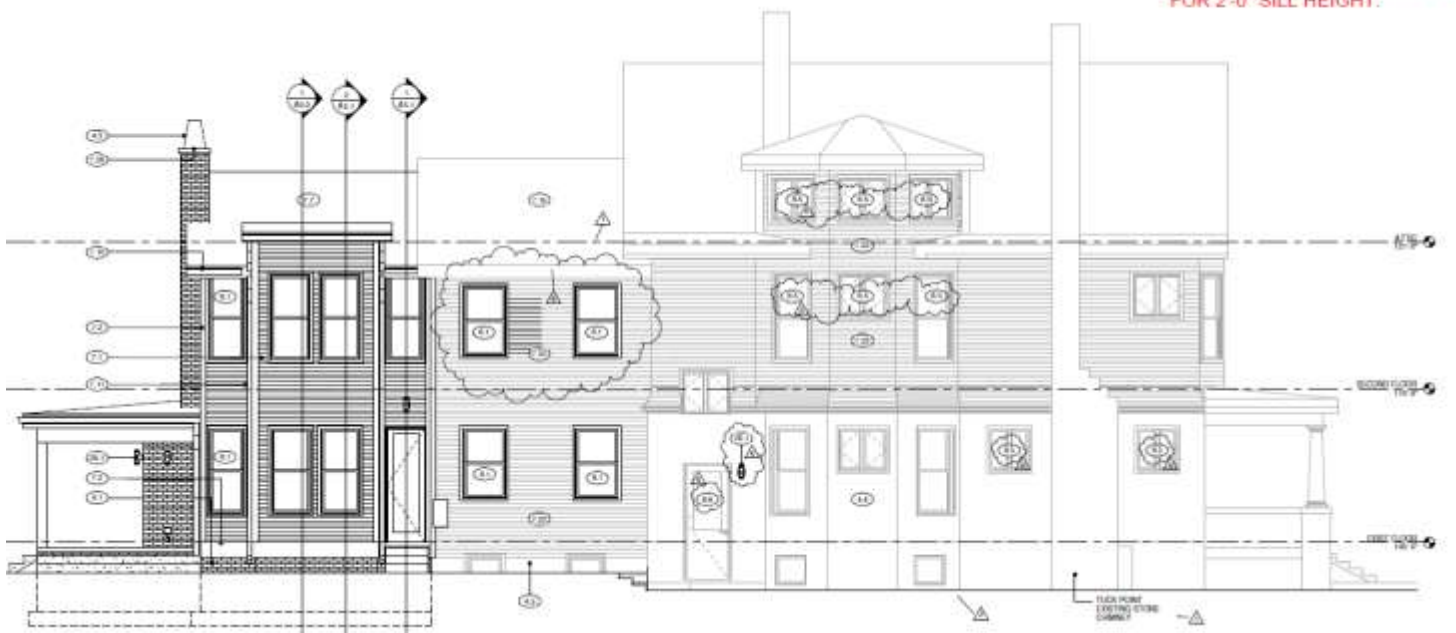
Looking west into side yard at pergola (wall, patio and pergola approved in 2014)



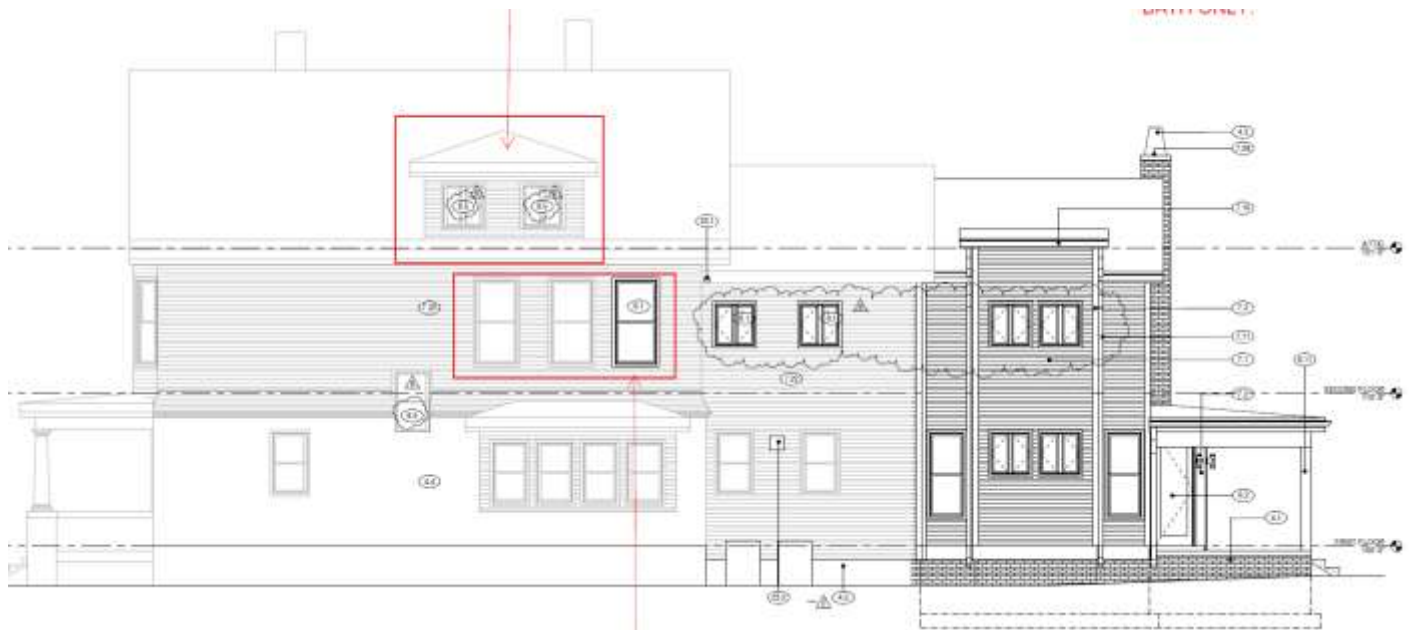
Approved Final Construction Drawings



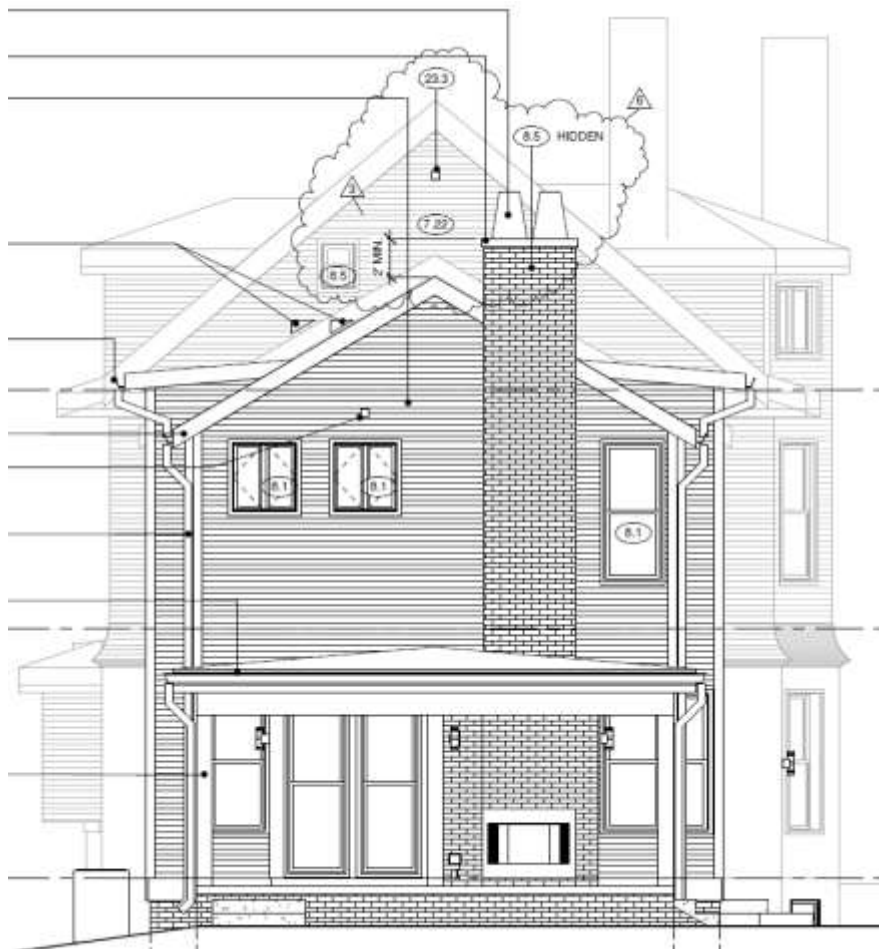
Approved site plan



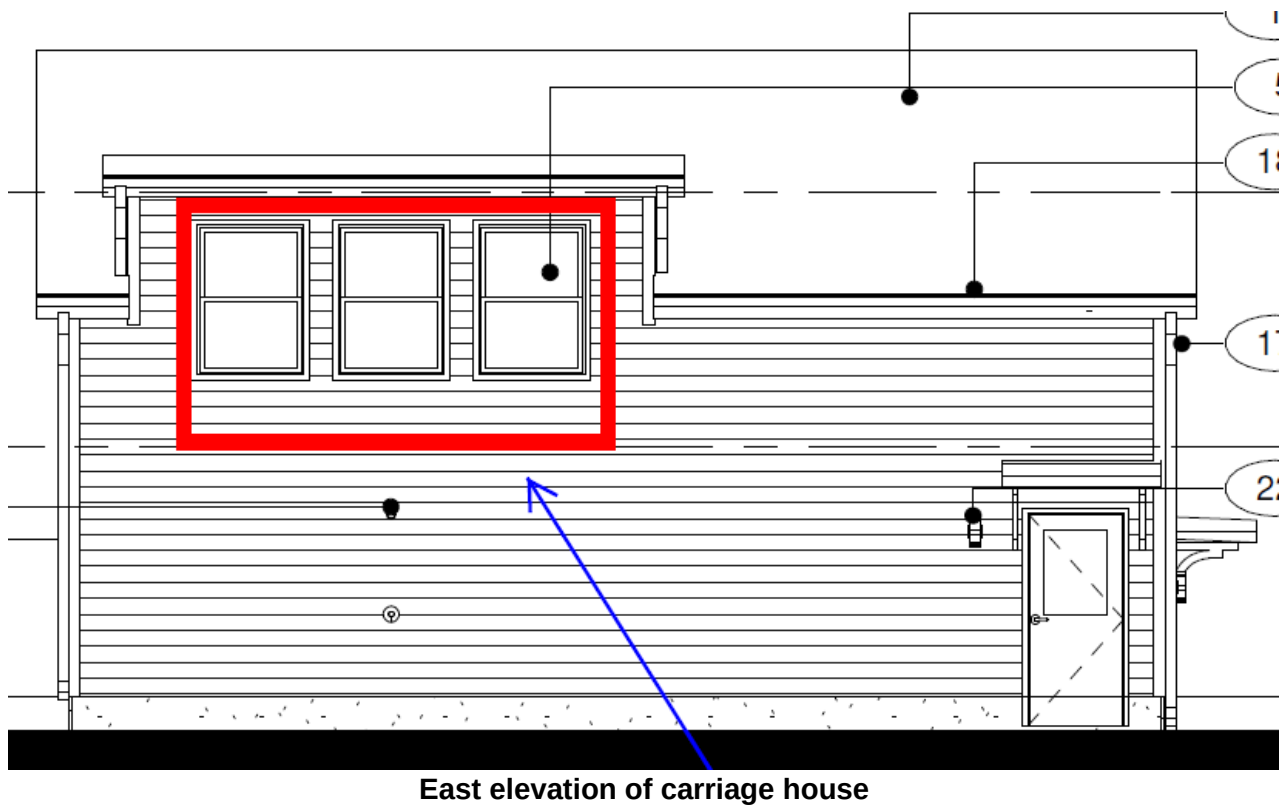
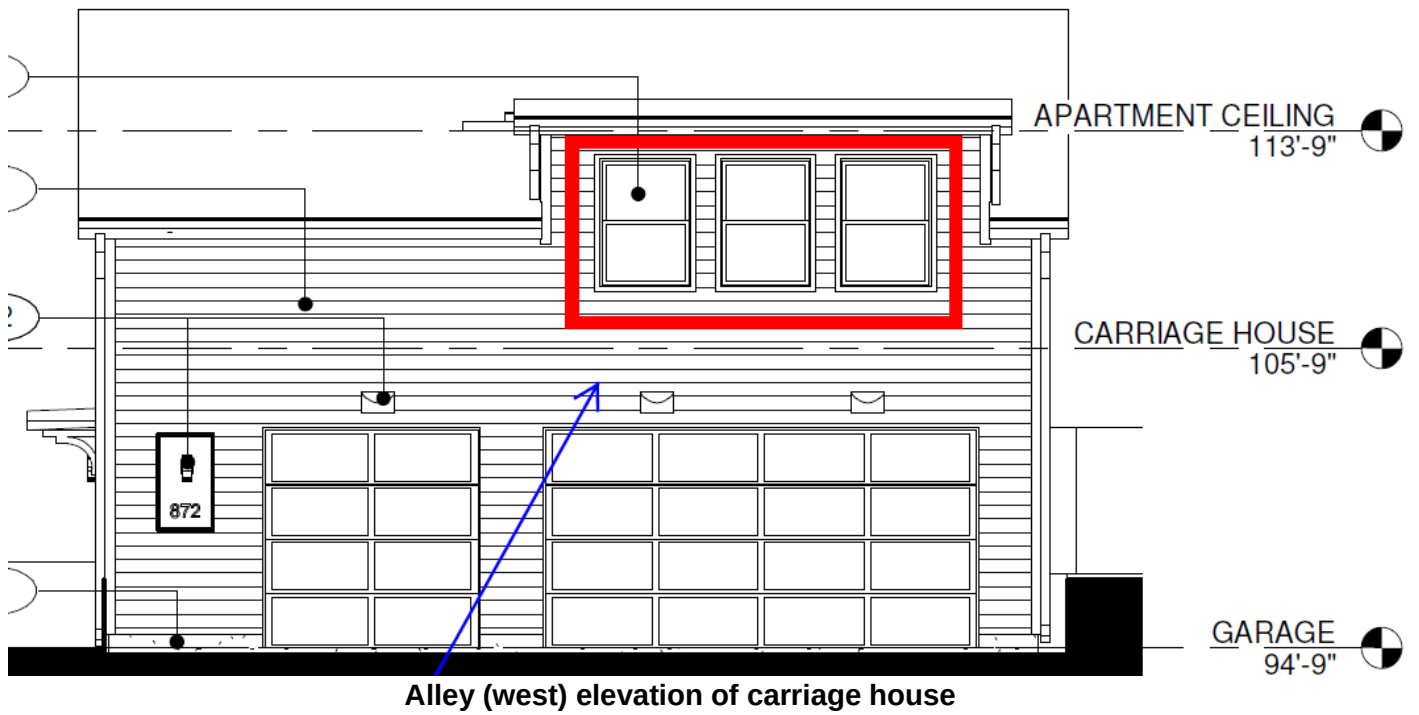
South elevation



North elevation



Rear (west) elevation



EXTENSION REQUEST



COA # **2020COA222**

Indianapolis Historic Preservation Commission

200 East Washington Street, Suite 1842
Indianapolis, IN 46204
(317) 327-4406 - IHPC@indy.gov

Request for Extension of Certificate of Appropriateness (COA)

Applicant Information

Full Name: **Klos Kristen** Date: **6/26/2023**
Last First M.I.
Address: **872 Woodruff Place East Drive**
Street Address Apartment/Unit #
Indianapolis IN 46202
City State ZIP Code
Phone: **317-345-9220** Email: **kllcmeyer@hotmail.com**

Reason for Extension: **Carriage house not yet built**

Are there any changes to the plans approved?

YES ☐ NO ☒

If yes, what changes are being proposed?

What work has been completed and what work has not?

All work other than carriage house is complete.

Please provide a timeline for completing the work:

Completion before 7-1-2024

Signature

Signature:

Date:

6/30/23

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Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	August 2, 2023
Case Type:	Old Business
	Date of Denial - May 5, 2021
Continued From:	Violation Correction Extensions: First: November 3, 2021 Second: January 5, 2022 Third: May 4, 2022 Fourth: October 5, 2022 Fifth: December 7, 2022 Sixth: March 1, 2023 Seventh: June 7, 2023
Case Number:	2020-COA-498B (IRV)
Property Address:	5406 University Avenue
Historic Area:	Irvington
Township:	Choose an item.
Council District:	12
Applicant:	Michael Horton
Owner:	Lauren Delaney & Michael Horton
Request:	Violation correction update and violation correction extension for required replacement of sliding door installed without approval.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The applicant has received staff approval for a new door to replace the sliding glass door. The door was expected to arrive on July 26th and the applicant estimated the work would be completed by the second week in August 2023.

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

Staff recommends approval of an additional violation correction extension to the September 6, 2023 IHPC hearing. By that time the work should be completed, and the violation case can be closed.

STAFF RECOMMENDED MOTION

2020-COA-498B (IRV):

To approve a violation correction extension to the September 6, 2023 IHPC hearing.

EXHIBITS



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date: August 2, 2023
Case Type: Expedited
Continued From:
Case Number: 2023-COA-249 B
Property Address: 1430 Broadway St.
Historic Area: Old Northside
Township: Center
Council District: 11
Applicant: Kevin Senninger
Owner: Milena Petkov and Robert Vincent
Request: Enclose a rear porch; rebuild an historic porch on south elevation and create a deck extension; alter openings; and repair 2nd-story rear porch and install a balustrade.
Staff Recommendation: **APPROVAL**
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

The subject property is the location of the 1893, 2.5-story, frame, late-Victorian, Morrell-Knode House. The Old Northside Historic Area Preservation Plan says the following regarding the house:

The hipped roof and dormer and Tuscan porch columns show Free Classic influence while asymmetrical arrangement of openings and curved bays are Queen-Anne features. This large home was erected for Lewis H. Morrell. He lived only briefly at this address and little is known of him except that he was employed by the Central Union Telephone Company.

The subsequent owner, Henry C. Knode, owned H.C. Knobe & Co., a wholesale wine and liquor business. His wife, Martha, was a noted horsewoman who took several prizes at local fairs. The Knode family retained the house in the 1950's.

The house retains many historic elements, including: historic, wood, lap siding; wood, double-hung windows (including curved windows in a southern, 2-story, bay on the front (east) elevation; decorative wood doors; a tall, decorative, red-brick chimney on the south elevation; and decorative corbels along the underside of the boxed eaves that contain original built-in gutters.

The applicant is also working with the IHPC staff on a “Part A” of this case. Part A includes work that does not require Commission review and can be reviewed and approved by Staff or the Hearing Officer at the Staff or Administrative Hearing level. This work includes, but is not limited to: repair/replacing deteriorated wood trim, siding and soffits – where needed, with new to match; replacing the existing asphalt shingle roof with a new asphalt shingle roof; restoration of historic windows and doors; replace non-historic windows; replace deteriorated ceiling and flooring of front porch like for like; repainting the house in a new color scheme; tuckpointing; structural repairs to cantilevered stair landing bump-out on south side; installation of new exterior lighting; installation of rear patio; installation of additional privacy fencing/gates; replacement of existing sidewalks and steps; and the installation of a new front walk.

REQUEST

The applicant is requesting to enclose a rear porch; rebuild an historic porch on south elevation and create a deck extension; alter openings; and repair 2nd-story rear porch and install a balustrade.

Enclose Rear Porch

There is a small, 1-story, covered, open porch on the south half of a rear (west) wing that projects off the rear (west) elevation. Its two exterior walls currently feature beadboard knee walls with grid-pattern lattice work above and a grid-pattern, lattice-work door. The proposal is to extend the beadboard-covered walls up to enclose the porch to create a mudroom on the interior. A new, double-hung, wood window will be placed on the west elevation, and a new, half-lite door will replace the existing lattice door.

Rebuild Historic Porch and Create Deck Extension

There is a small, 1-story, shed-roof porch, tucked into a southwest corner, toward the rear of the south elevation. The applicant is proposing to rebuild only the structural porch floor framing and stairs with a new wood floor and stairs. The existing brick foundation pier, support column and roof will all remain with no changes. The porch ceiling will be replaced to match. A new, uncovered, wood deck will then be constructed on the west end of the porch. The new deck will extend to the west, to the end of the enclosed porch, where steps will lead down to the backyard. Due to the height of the historic porch and new deck, a new, wood, balustrade will be installed. The balustrade will start at the stairs of the historic porch, on the very eastern end, and run the entire length of the new deck.

Opening Alterations

As part of the porch/deck extension, a basement door toward the rear of the south elevation will be removed to accommodate the new deck.

An existing, double-hung, kitchen window on the rear (west) elevation will be removed, and the opening will be enlarged to fit three, new, wood, double-hung windows, as part of a kitchen remodel.

Second-Story Porch Balustrade

There is an existing, covered, second-story porch located on top of the rear, 1-story wing. There are currently no protective railings and guards. The proposal is to install a new, wood balustrade around this area that will match the design of the new wood balustrade below on the deck and historic porch. The porch ceiling will be replaced to match. The floor decking will be replaced as well.

HISTORIC AREA PLAN RECOMMENDATION

The Old Northside Historic Area Preservation Plan offers the following recommendations regarding additions and porches:

- *Consider: Developing a contemporary design compatible with the character and mood of the building or neighborhood.*

- *Avoid: Designing new additions with are incompatible with the earlier building and the neighborhood in materials, size, scale and texture.*
- *Consider:*
 - *Retaining porches and steps which are appropriate to the building and its development. Porches and additions reflecting later architectural styles are often import to the building's historical integrity and, where possible, should be retained.*
 - *Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, case iron, terra-cotta, tile and brick.*
- *Avoid:*
 - *Removing or altering porches and steps which are appropriate to a building and its development and the style it represents.*
 - *Stripping porches and steps of original material and architectural features, such as handrails, balustrades, columns, brackets, and roof decorations of wood, iron, terra-cotta, cast iron, tile and brick.*
 - *Enclosing porches and steps in a manner that destroys their intended appearance.*

STAFF RECOMMENDATION

Staff is recommending approval for the requests. Staff believes the proposals are appropriate and meet the intent of the Plan in the following ways:

- The design of the porch enclosure and new porch elements are compatible in materials, scale and mass with the existing.
- The new siding of the enclosed porch will be beadboard, which matches the existing knee wall of the open porch.
- The existing historic band board on top of the historic brick foundation will remain and not be removed when the rear porch is enclosed.
- The existing porch trim will remain as evidence that the southwest portion of the rear elevation of the house was once an open porch.
- All of the proposed work is located behind the main body of the house and is not easily visible from the street or not visible at all from the street.
- The design and materials relate well to the overall historic nature of the existing house and the context of the Old Northside Historic District.

STAFF RECOMMENDED MOTION

COA # 2023-COA-249B (ONS):

To approve a Certificate of Appropriateness to enclose a rear porch; rebuild and extend porch toward rear of south elevation; alter openings; repair 2nd-story rear porch; and install balustrade; per submitted documentation and subject to the following stipulations:

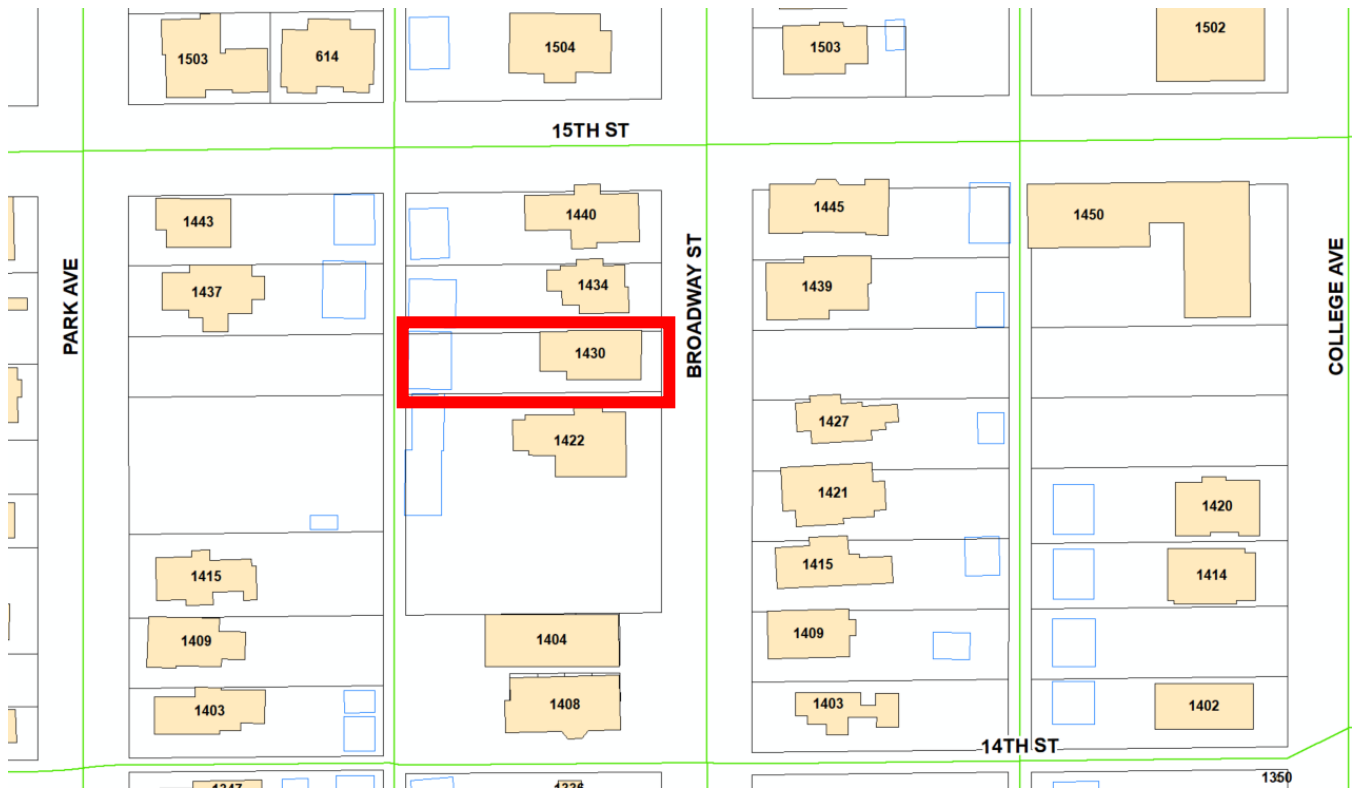
DBNS: Stipulations number 1 and 2 must be fulfilled prior to issuance of structural permits.

- 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. Siding and trim materials shall be wood and 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. All new porch materials shall be smooth finished wood and free of knots and other imperfections.
7. All replacement materials shall match the materials they replace. All new materials shall have the same size, color, surface texture, and method of construction.
8. "California" style railing (face-mounted balusters) is NOT permitted.
9. All railings must be built per applicable building codes and per submitted drawings.
10. Balusters shall be spaced evenly and parallel to each other.
11. Wood porch tongue and groove decking shall match the existing. Any modifications shall be approved by staff prior to construction.
12. Wood elements shall be painted to match approved paint colors on historic building.
13. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

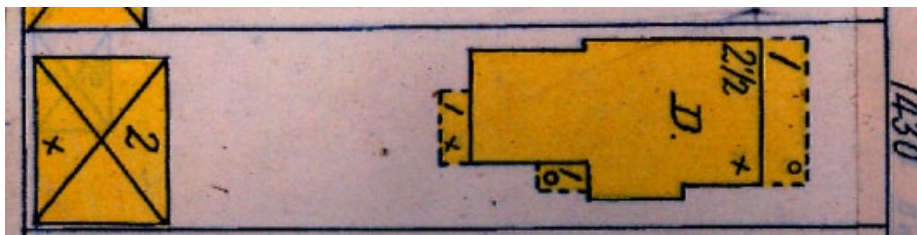
EXHIBITS



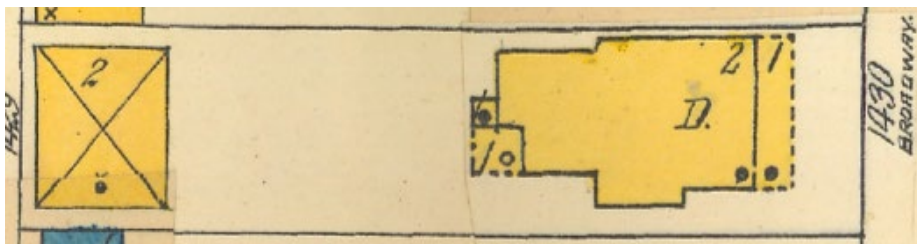


Subject property is outlined

SANBORN MAPS



1898



1915

PHOTOS OF SUBJECT PROPERTY



Looking northwest at front (east) and south elevations



Rear (west) elevation

RECEIVED

JULY 17, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

DECORATIVE
WINDOWS AS
IS
AS

REPAIR/RESTORE 2nd STORY
WALK-OUT DECK INCLUDING
EXTERIOR DOOR AND CEILING

COLUMNS

EXISTING ENCLOSED PORCH TO
BE INFILLED AS NEW LIVING
SPACE - EXISTING FOUNDATION
& ROOF/SOFFIT TO REMAIN

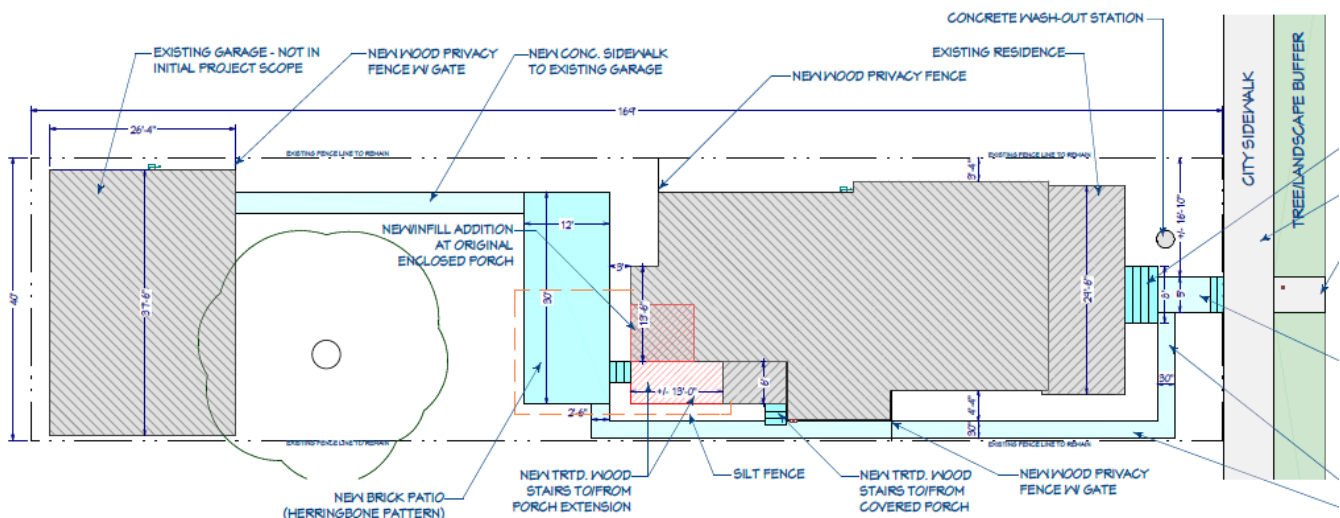
NEW TRTD. WOOD DECK AT ORIGINAL
COVERED PORCH & ALONG NEW BACK/
MUDROOM ENTRY - ORIGINAL PORCH ROOF,
COLUMN AND FOUNDATION TO REMAIN

EXISTING (BASEMENT) DOOR TO BE
REMOVED TO ACCOMMODATE NEW TRTD.
WOOD DECK



Rear (southwest) corner where a majority of the proposed work is taking place.

PLANS



Site Plan

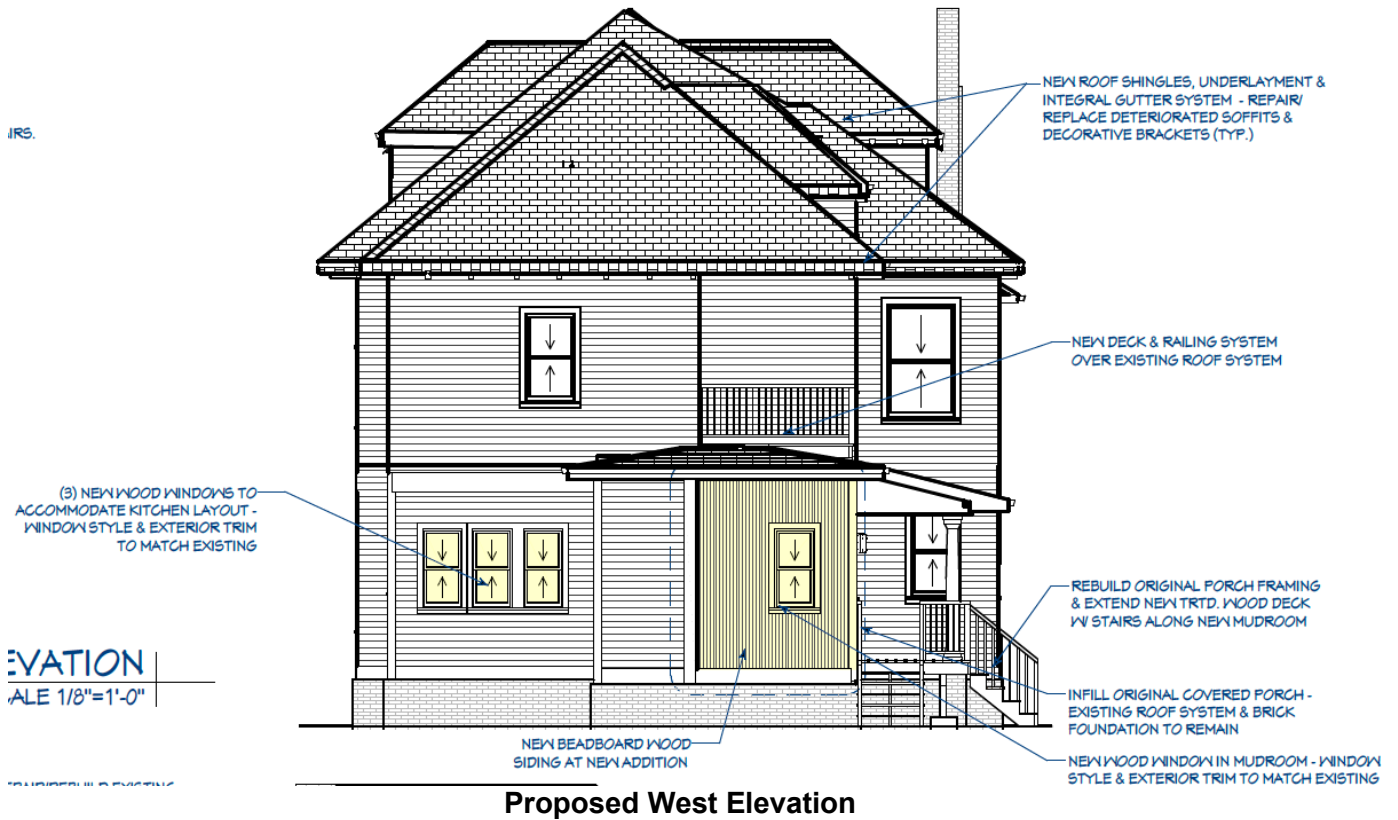
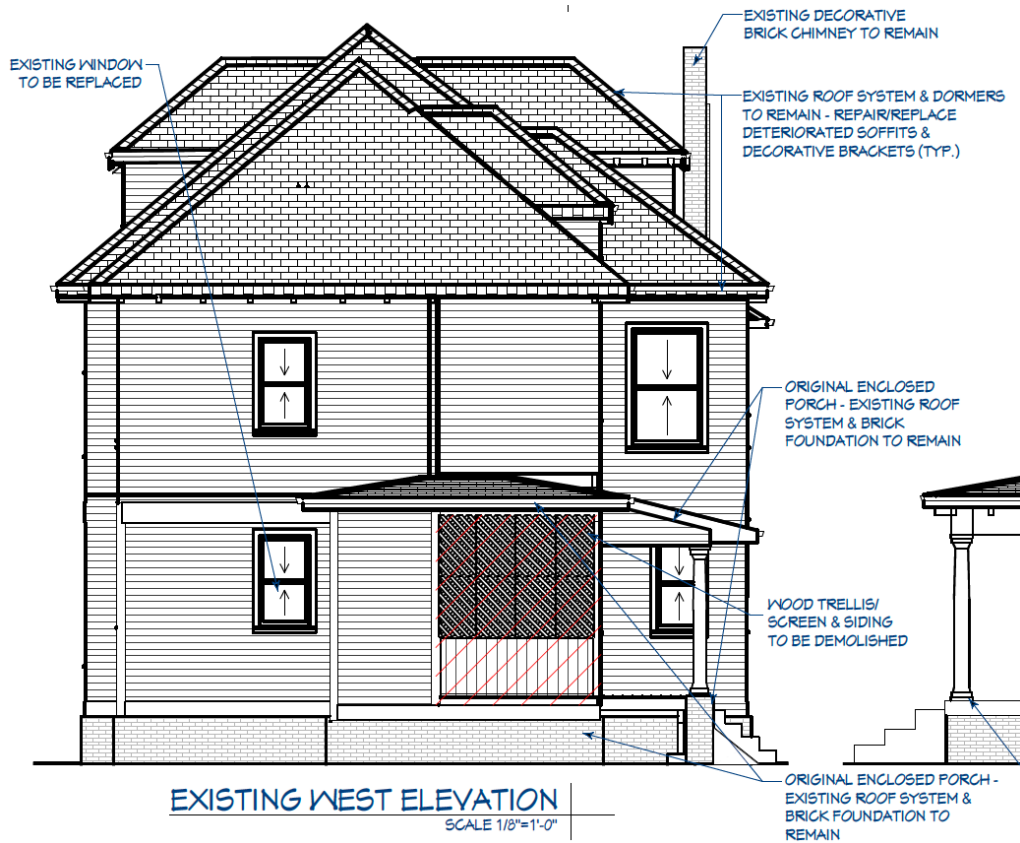
GEN. ELEVATION NOTES:

- ALL WOOD WINDOWS & EXTERIOR DOORS TO REMAIN UNLESS NOTED OTHERWISE - REPAIRED AS NEEDED & PAINT.
- ALL LAP SIDING & TRIM TO BE REPAIRED WHERE FEASIBLE - REPLACE DETERIORATED MATERIAL W/ LIKE MATERIAL & PAINT.



Proposed South Elevation

DRAWINGS TO SCALE IF PRINTED ON 11x17 SHEET





RECEIVED

July 25, 2023

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

Indianapolis Historic Preservation Commission
200 E Washington St., Suite 1842
Indianapolis, IN 46202

July 24, 2023

RE: 2023-COA-249B (ONS)

To Whom It May Concern:

The Land Use Committee met and reviewed the proposal for 1430 Broadway Street. After discussion with the owner and the builder, we voted to support this project and presented our recommendation to the Old Northside Association. The ONS Association accepted our recommendation and asked that we present a letter supporting this project.

The Old Northside Association supports this project, 2023-COA-249B (ONS).

Sincerely,

Garry Elder

ONS, Land Use Chairperson

cc: Hilary Barnes, ONS Association President
Kevin Senninger



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)
July 5, 2023
Case Number: 2022-COA-112B (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

On July 10, 2023, the owners informed staff that the structural stabilization work (required by 2022-COA-112A) would be completed later that week. The owners also informed staff that they have listed the property for sale. The sale of the property does not absolve the current owners' responsibility in the violation correction. If the property is sold, prior to the violation being corrected, the current owners will remain on the complaint filed with the City Prosecutor. Any new owners will be added to the existing complaint.

STAFF RECOMMENDED MOTION

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

EXHIBITS

AUGUST 2023 SUBMITTALS

2023-COA-249B (ONS)
1430 BROADWAY ST.

PETKOV RESIDENCE

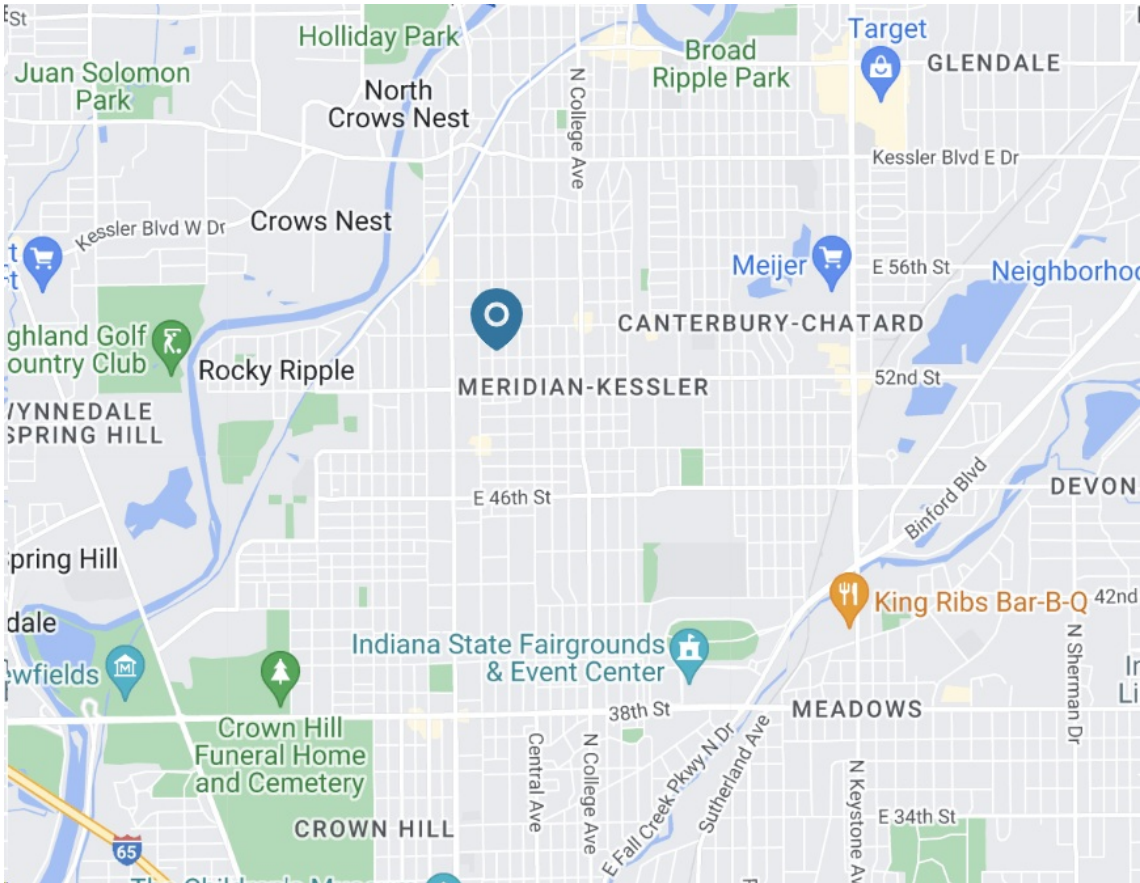
1430 Broadway Street
Indianapolis, Indiana 46205



PAGE INDEX

1	TITLE PAGE
2	SITE PLANS
3	EXISTING/DEMOLITION PLANS
4	EXISTING ELEVATIONS
5	PROPOSED FLOOR PLANS
6	PROPOSED FLOOR PLANS
7	PROPOSED ELEVATIONS
8	PROPOSED ELEVATIONS
9	EXTERIOR IMPROVEMENTS (PHOTOS)

VICINITY MAP:



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JULY 17, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

SHEET NUMBER
1
IHPH HEARING SET

COVER PAGE
DATE: July 17, 2023
DRAWN BY: KLS

PETKOV RESIDENCE
1430 Broadway Street
Indianapolis, Indiana 46205

EMERGENT
CONSTRUCTION



SITE PLANS

DRAWN BY:	KLS	DATE:	July 17, 2023
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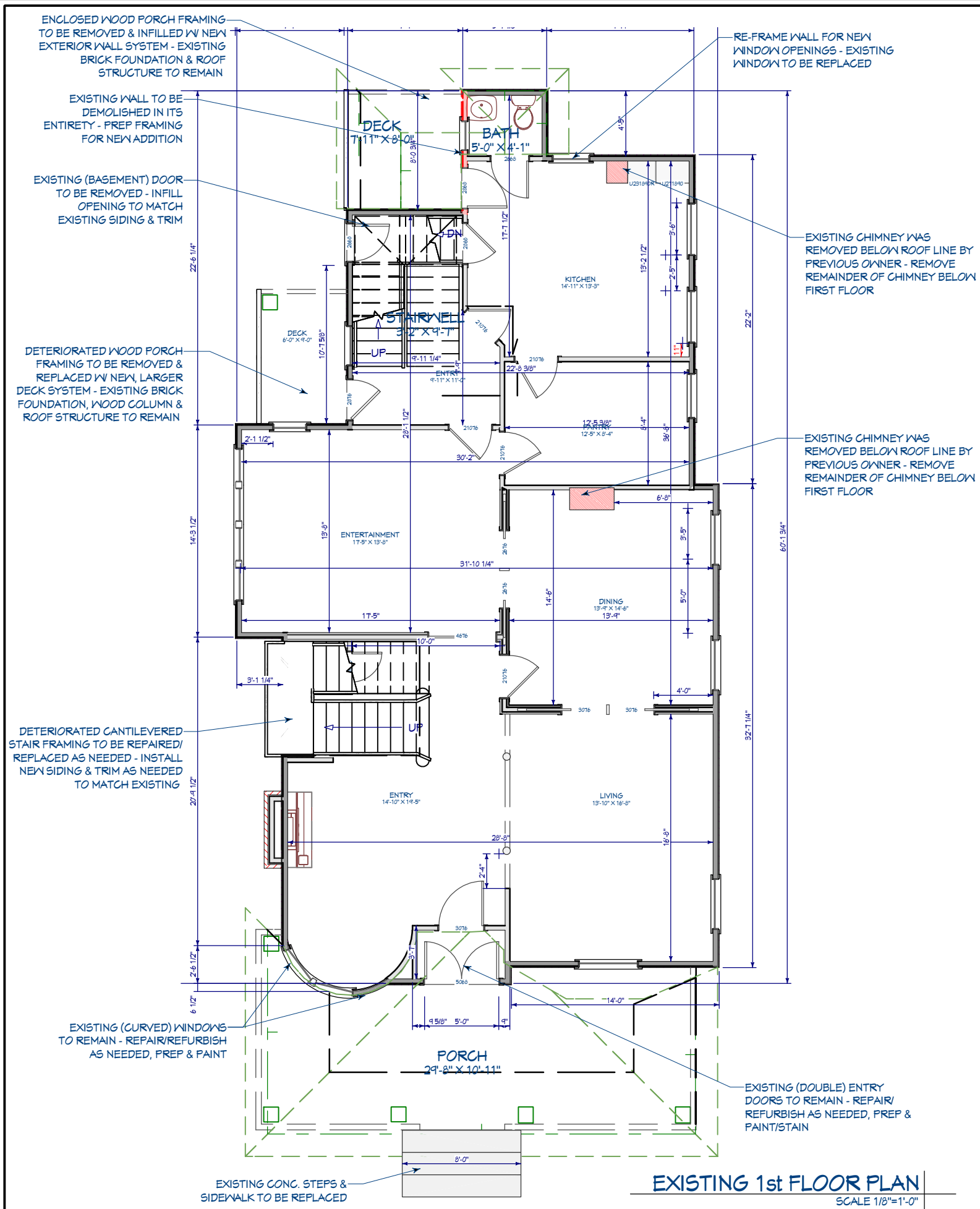
PETKOV RESIDENCE
1430 Broadway Street
Indianapolis, Indiana 46205



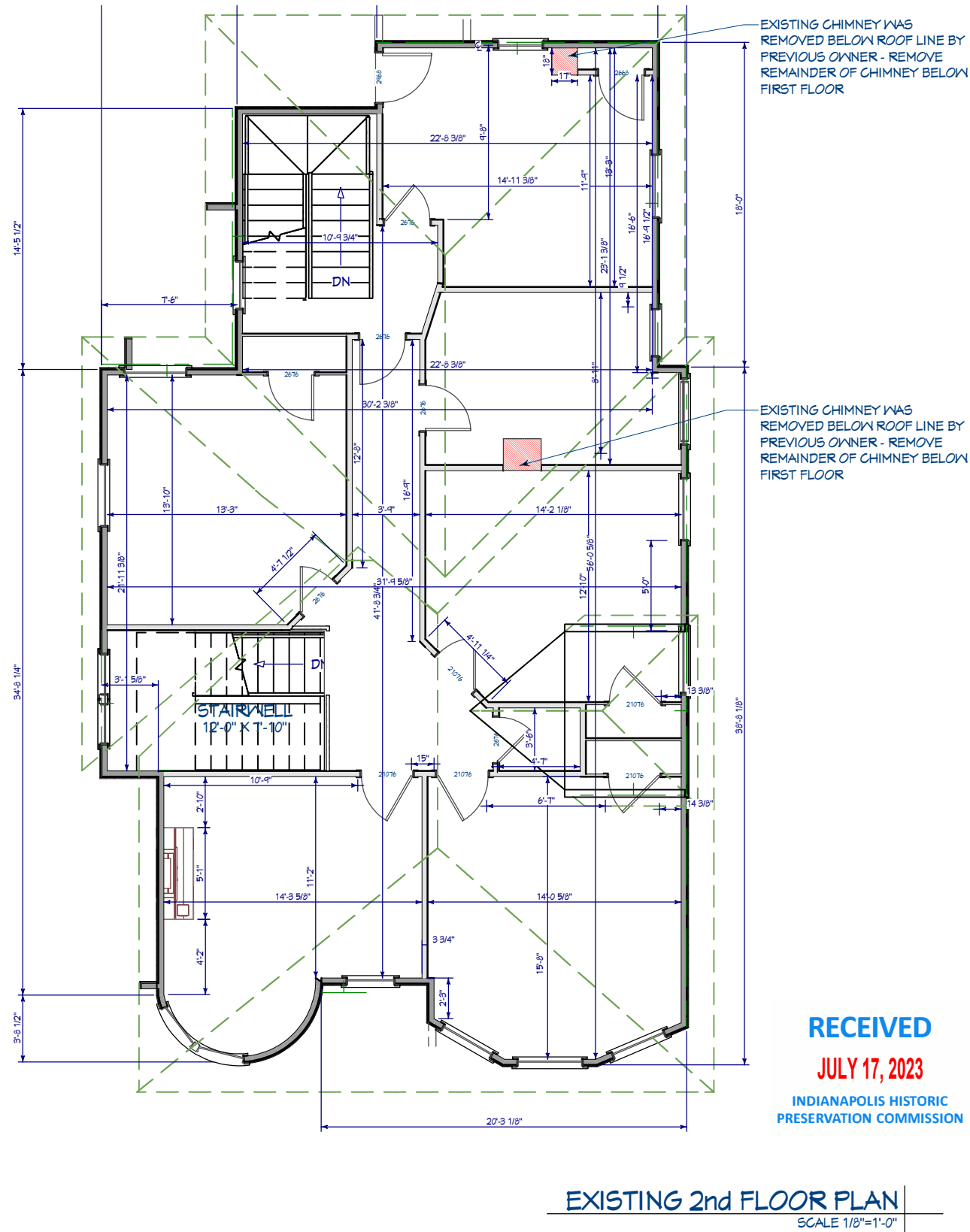
JULY 17, 2023
**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

EMERGENT
CONSTRUCTION





- GEN. DEMOLITION NOTES:**
- REPAIR AND TUCKPOINT CHIMNEY AND BRICK FOUNDATION AS NEEDED INCLUDING FRONT AND SIDE PORCHES.
 - ALL ORIGINAL WOOD WINDOWS/SIZES TO REMAIN UNLESS NOTED OTHERWISE.
 - ALL ORIGINAL EXTERIOR DOORS TO REMAIN UNLESS NOTED OTHERWISE.
 - EXISTING ATTIC SPACE CURRENTLY USED AS STORAGE FOR SALVAGED TRIM/MATERIALS FROM HOME.
 - NO DEMOLITION WORK TO OCCUR IN CURRENT ATTIC SPACE WITH THE EXCEPTION OF BRICK CHIMNEY AS NOTED.
 - ALL ORIGINAL EXTERIOR TRIM & SIDING TO BE RETAINED & REPAIRED AS NEEDED - DETERIORATED MATERIAL WILL BE REPLACED W/ LIKE MATERIALS.
 - ALL ORIGINAL & REPLACEMENT WOOD WINDOWS TO REMAIN & BE REFURBISHED AS NEEDED.



SHEET NUMBER	3	IIPC HEARING SET
EXISTING PLANS		
DRAWN BY: KLS DATE: July 17, 2023		
PETKOV RESIDENCE 1430 Broadway Street Indianapolis, Indiana 46205		
EMERGENT CONSTRUCTION		

RECEIVED
JULY 17, 2023
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

GEN. ELEVATION NOTES:

- ALL WOOD WINDOWS & EXTERIOR DOORS TO REMAIN UNLESS NOTED OTHERWISE - REPAIRED AS NEEDED & PAINT.
- ALL LAP SIDING & TRIM TO BE REPAIRED WHERE FEASIBLE - REPLACE DETERIORATED MATERIAL W/ LIKE MATERIAL & PAINT.

EXISTING DOOR TO REMAIN - RESTORE/REFINISH AS NEEDED

EXISTING ROOF SYSTEM & DORMERS TO REMAIN - REPAIR/REPLACE DETERIORATED SOFFITS & DECORATIVE BRACKETS (TYP.)

ORIGINAL ENCLOSED PORCH - EXISTING ROOF SYSTEM & BRICK FOUNDATION TO REMAIN

WOOD TRELLIS/SCREEN & SIDING TO BE DEMOLISHED

EXISTING/EXTERIOR DOOR TO BE REMOVED TO ACCOMMODATE EXTENDED PORCH/DECK

EXISTING FRONT DOOR(S) TO REMAIN

EXISTING ROOF SYSTEM & DORMERS TO REMAIN - REPAIR/REPLACE DETERIORATED SOFFITS & DECORATIVE BRACKETS (TYP.)

EXISTING DECORATIVE BRICK CHIMNEY TO REMAIN

EXISTING/DETERIORATED WINDOWS TO BE REPAIRED/REBUILT AS NEEDED

EXISTING PORCH FOUNDATION, COLUMNS & ROOF STRUCTURE TO REMAIN - RESTORE DECORATIVE SOFFIT & TRIM AS NEEDED

EXISTING EAST ELEVATION

SCALE 1/8"=1'-0"

EXISTING SOUTH ELEVATION

SCALE 1/8"=1'-0"

EXISTING WEST ELEVATION

SCALE 1/8"=1'-0"

EXISTING NORTH ELEVATION

SCALE 1/8"=1'-0"

RECEIVED

JULY 17, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

PETKOV RESIDENCE
1430 Broadway Street
Indianapolis, Indiana 46205

EMERGENT
CONSTRUCTION



EXISTING ELEVATIONS

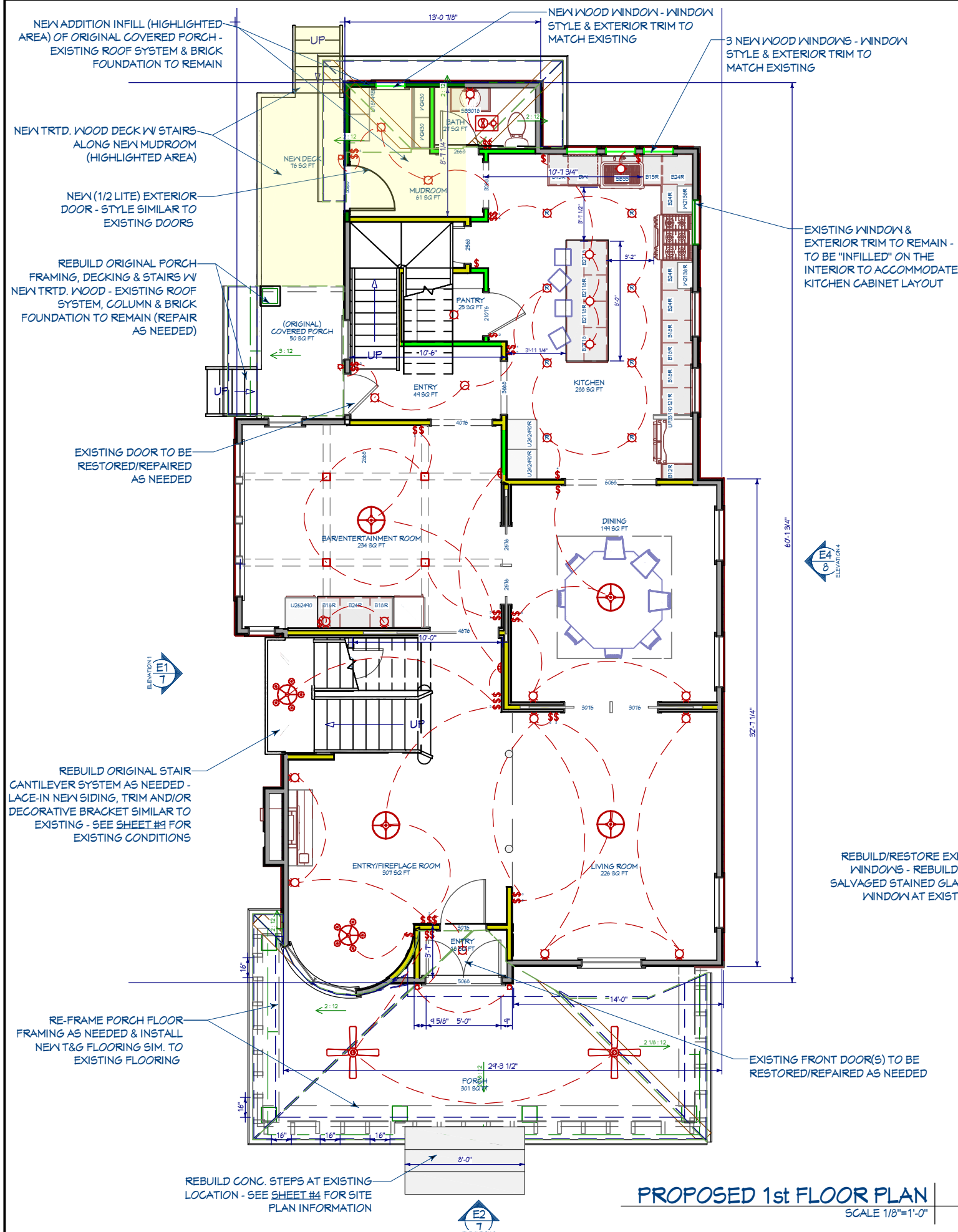
DRAWN BY: KLS

DATE: July 17, 2023

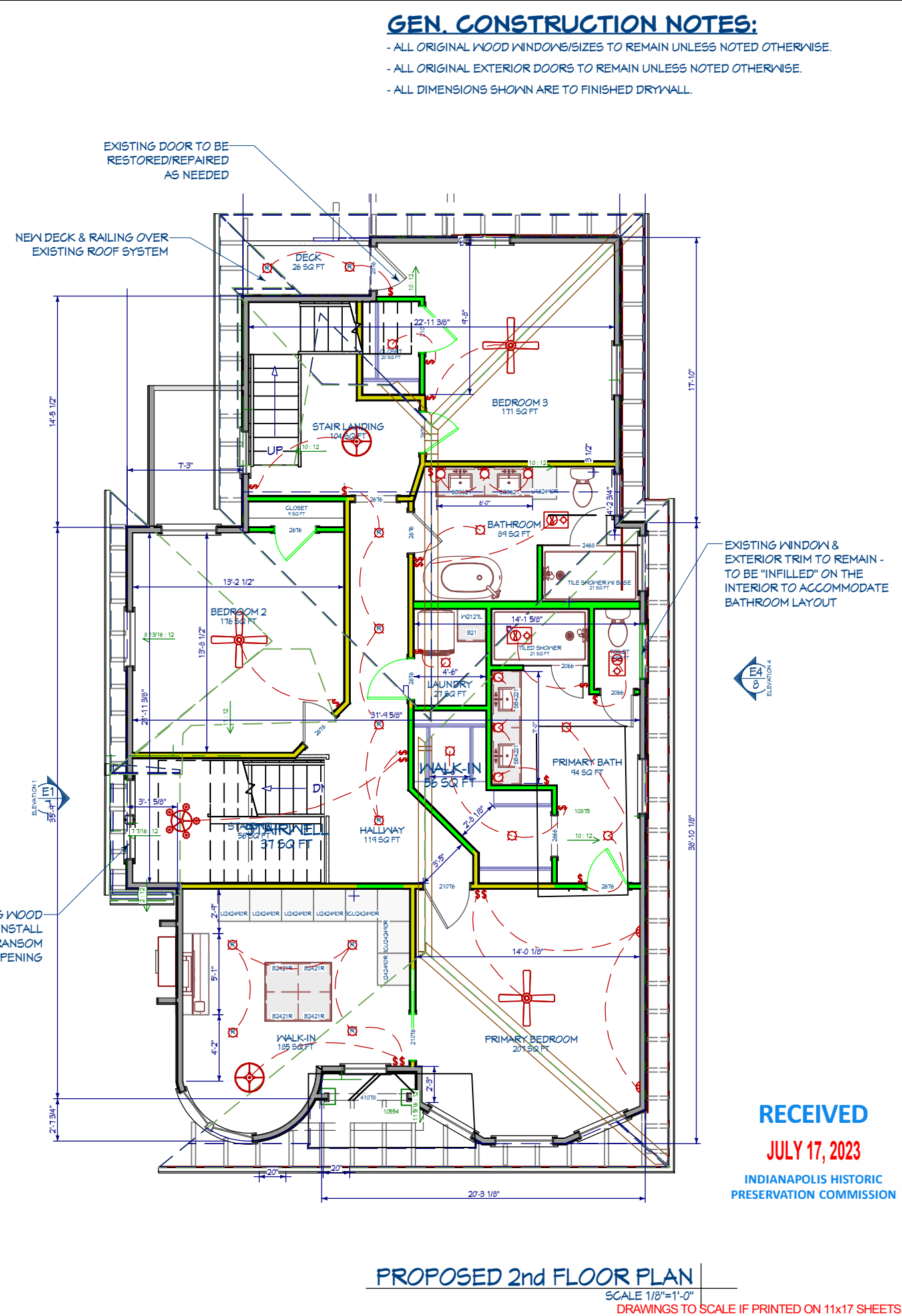
SHEET NUMBER

4

IFPC HEARING SET



PROPOSED 1st FLOOR PLAN
SCALE 1/8"=1'-0"



PROPOSED 2nd FLOOR PLAN
SCALE 1/8"=1'-0"

GEN. CONSTRUCTION NOTES:

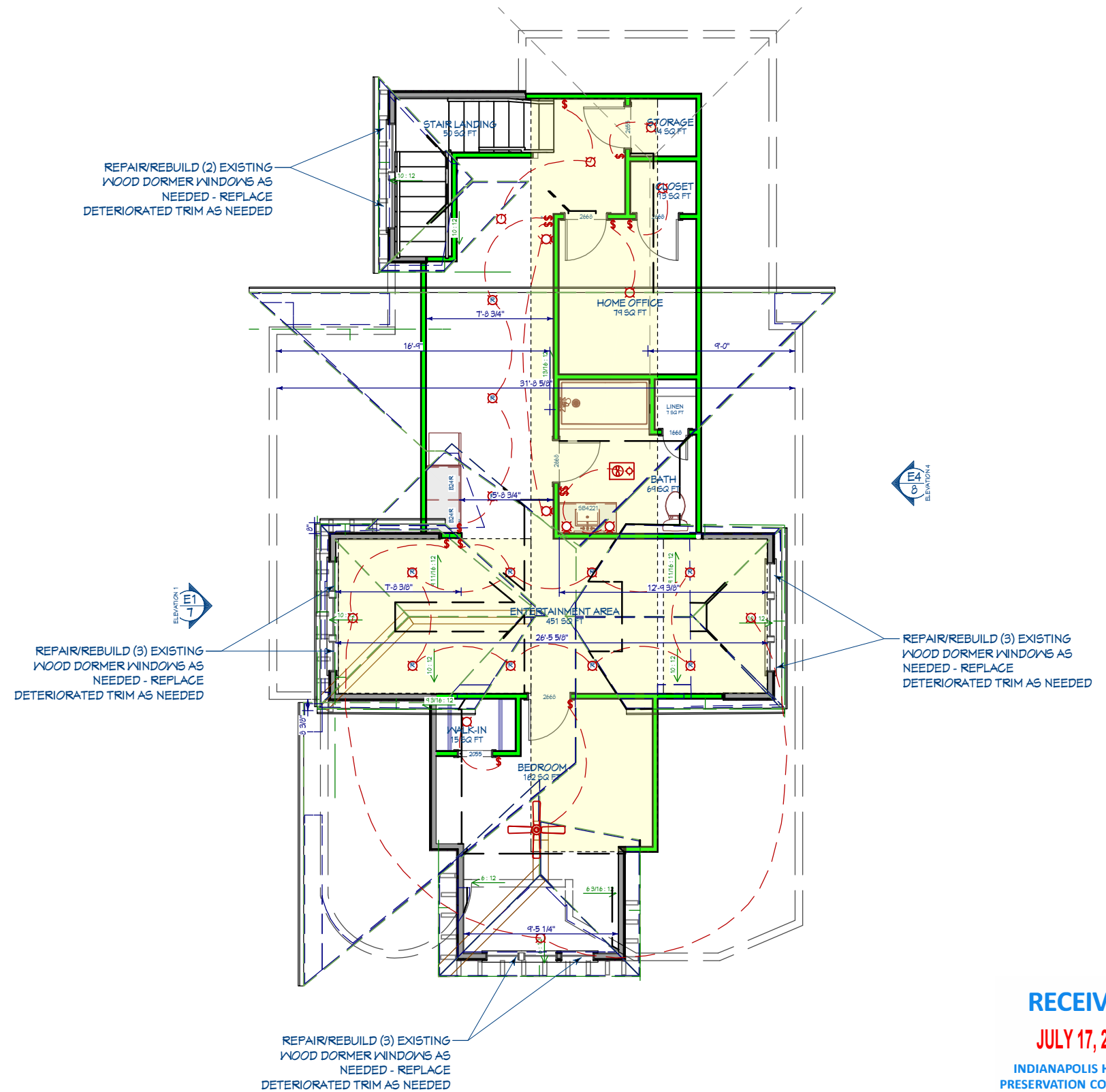
- ALL ORIGINAL WOOD WINDOWS/SIZES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ORIGINAL EXTERIOR DOORS TO REMAIN UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN ARE TO FINISHED DRYWALL.

RECEIVED
JULY 17, 2023
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

SHEET NUMBER	5	IFPC HEARING SET
PROPOSED FLOOR PLANS		
DRAWN BY: KLS DATE: July 17, 2023		
PETKOV RESIDENCE 1430 Broadway Street Indianapolis, Indiana 46205		
EMERGENT CONSTRUCTION		

GEN. CONSTRUCTION NOTES:

- ALL ORIGINAL WOOD WINDOWS/SIZES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ORIGINAL EXTERIOR DOORS TO REMAIN UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN ARE TO FINISHED DRYWALL.



PROPOSED 3rd FLOOR PLAN
SCALE 1/8"=1'-0"

RECEIVED

JULY 17, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

SHEET NUMBER
6
I/HPC HEARING SET

PROPOSED FLOOR PLANS

DRAWN BY: **KLS** DATE: **July 17, 2023**

PETKOV RESIDENCE
1430 Broadway Street
Indianapolis, Indiana 46205

EMERGENT
CONSTRUCTION

GEN. ELEVATION NOTES:

- REPAIR AND TUCKPOINT BRICK FOUNDATION AS NEEDED INCLUDING FRONT AND SIDE PORCHES.
- INSTALLATION OF NEW ROOF SHINGLES & REPAIR ROOF DECK AS NEEDED ON ENTIRE HOUSE.
- INSTALLATION OF NEW INTEGRAL GUTTERS & DOWNSPOUTS.
- ALL ORIGINAL WOOD WINDOWS/SIZES TO REMAIN UNLESS NOTED OTHERWISE - REPAIR/REBUILD AS NEEDED & PAINT.
- ALL ORIGINAL EXTERIOR DOORS TO REMAIN UNLESS NOTED OTHERWISE - REPAIR AS NEEDED & PAINT.
- ALL NEW WOOD SIDING TO MATCH EXISTING IN MATERIAL & EXPOSURE/PROFILE - LACE-IN NEW SIDING TO EXISTING FOR REPAIRS.
- ALL LAP SIDING & WOOD TRIM ON HOUSE TO BE PAINTED.
- REPAIR ALL DAMAGED SOFFITS & DECORATIVE WOOD BRACKETS W/ LIKE MATERIALS.

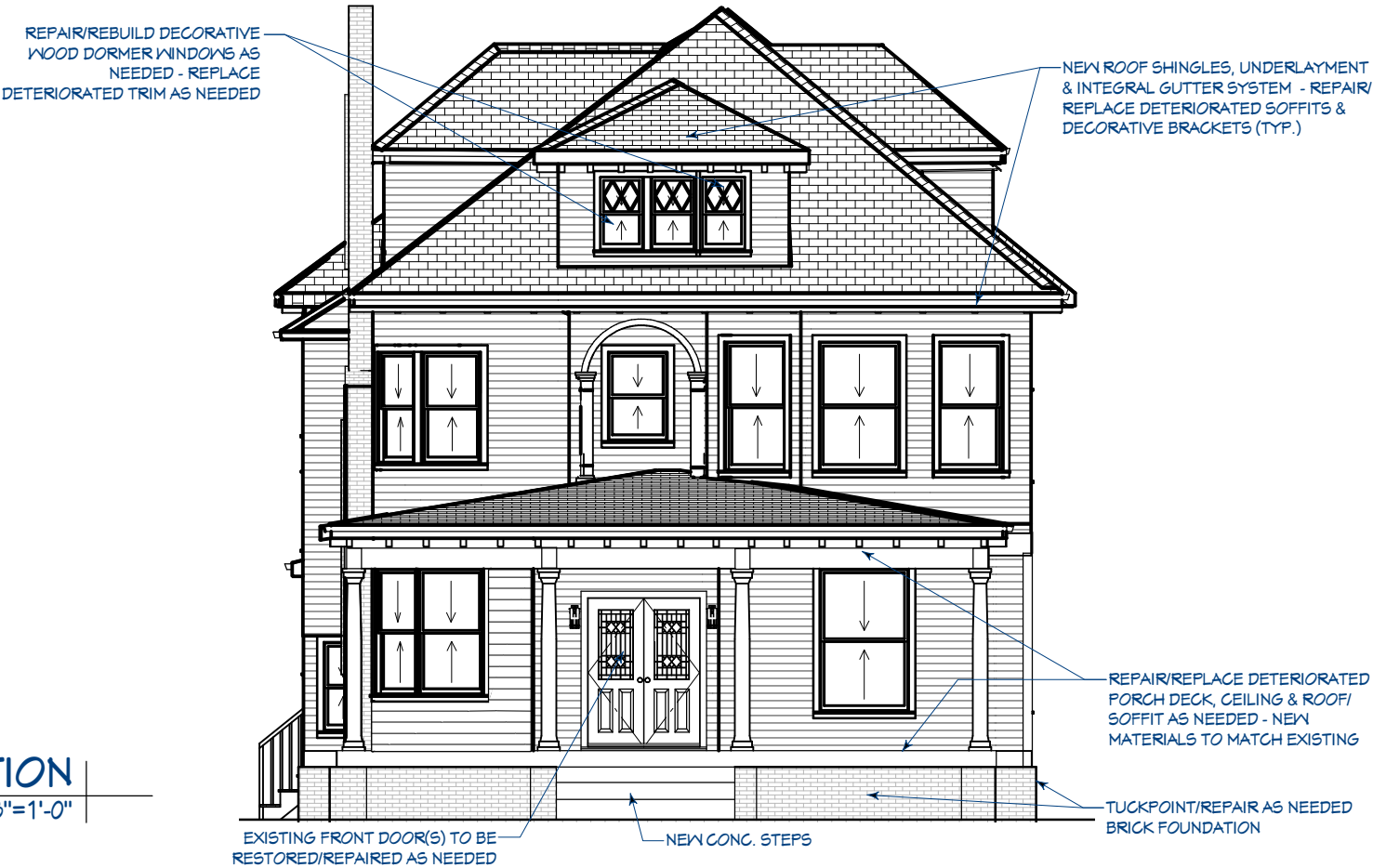
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PROPOSED EAST ELEVATION

SCALE 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/8"=1'-0"

GEN. ELEVATION NOTES:

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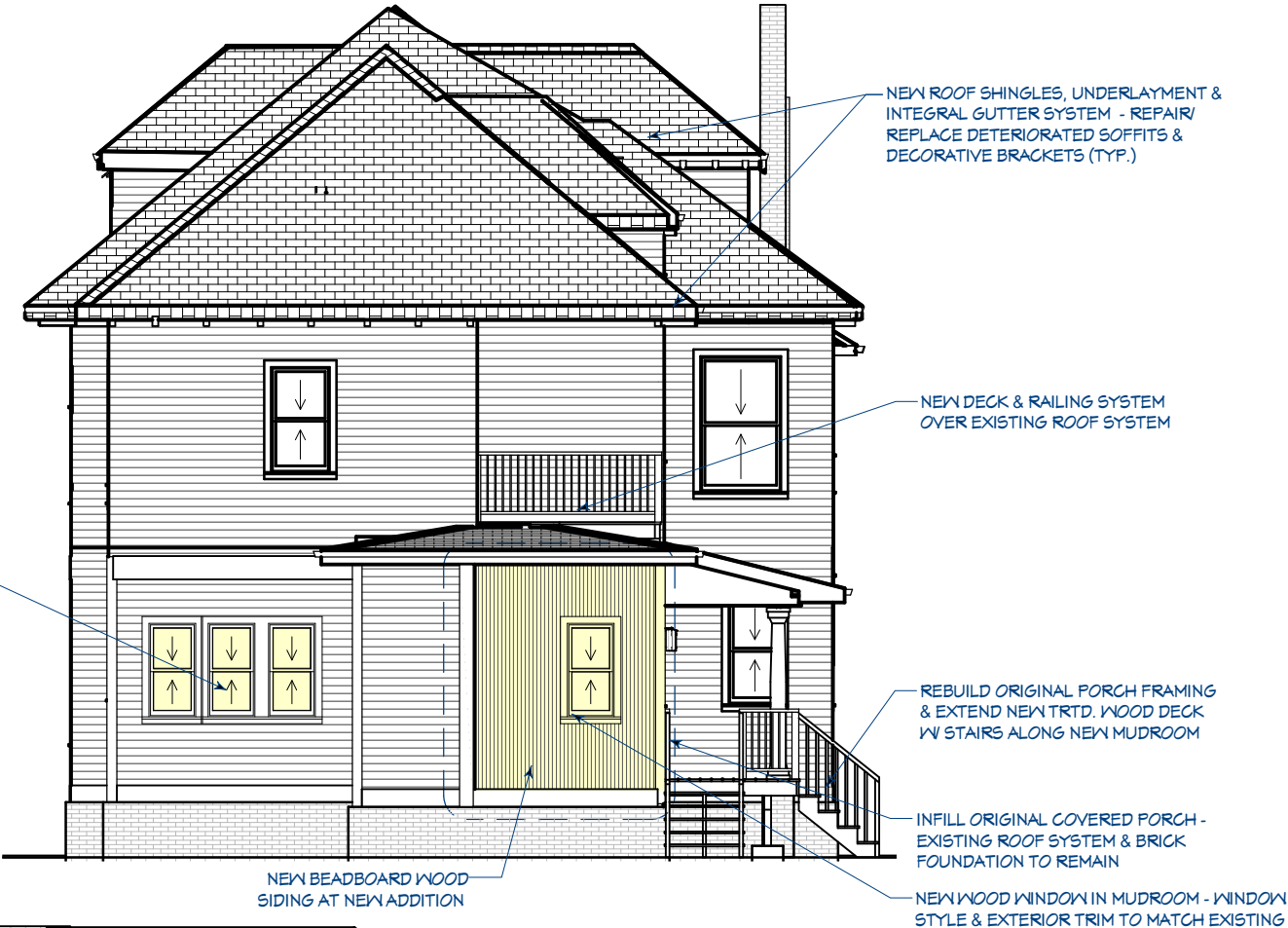
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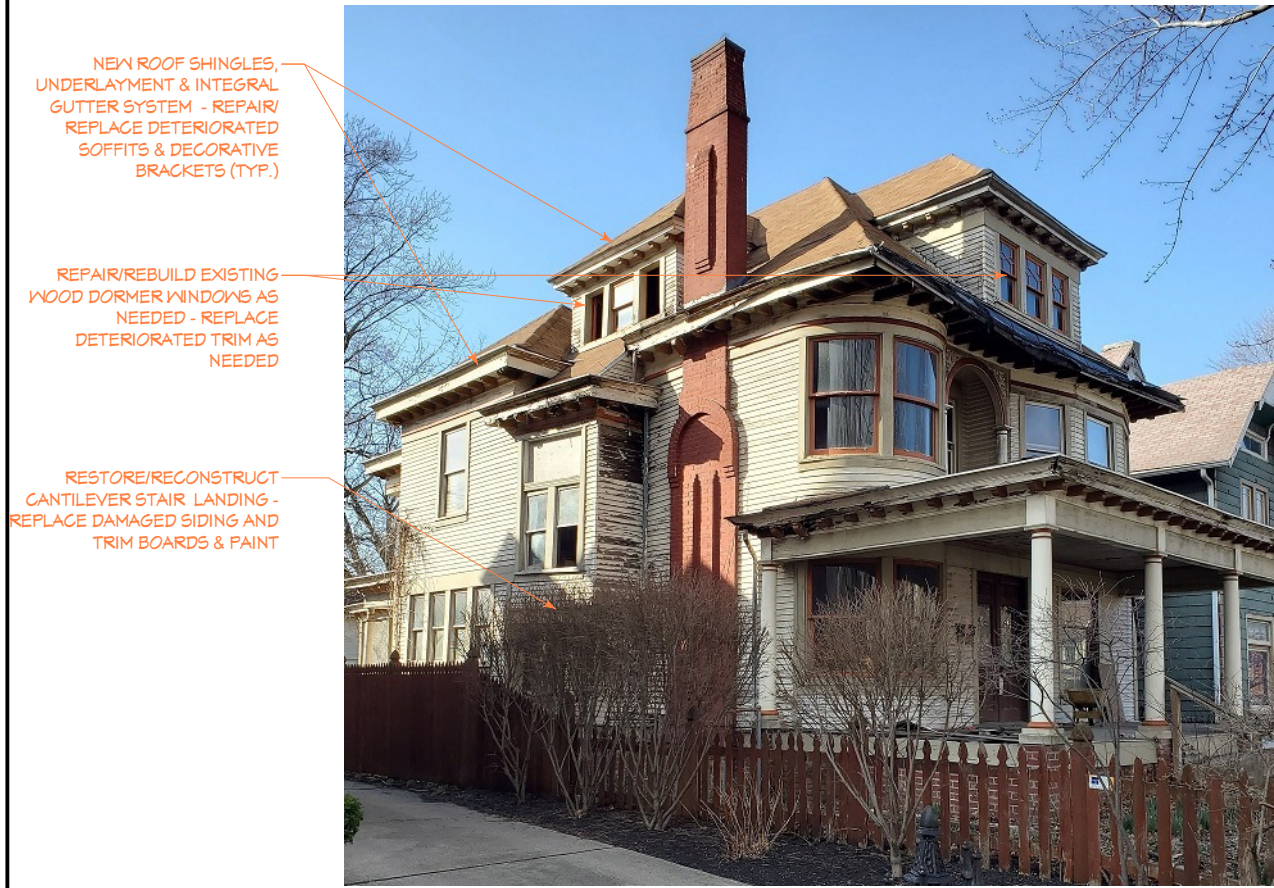
PROPOSED WEST ELEVATION

SCALE 1/8"=1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/8"=1'-0"



NEW ROOF SHINGLES, UNDERLAYMENT & INTEGRAL GUTTER SYSTEM - REPAIR/REPLACE DETERIORATED SOFFITS & DECORATIVE BRACKETS (TYP.)

REPAIR/REBUILD EXISTING WOOD DORMER WINDOWS AS NEEDED - REPLACE DETERIORATED TRIM AS NEEDED

RESTORE/RECONSTRUCT CANTILEVER STAIR LANDING - REPLACE DAMAGED SIDING AND TRIM BOARDS & PAINT



EXISTING/ORIGINAL CHIMNEY TO REMAIN

RESTORE/RECONSTRUCT CANTILEVER STAIR LANDING - REPLACE DAMAGED SIDING AND TRIM BOARDS & PAINT

REPAIR/REPLACE DETERIORATED T & G PORCH DECKING, CEILING & ROOF/ SOFFIT AS NEEDED - NEW MATERIALS TO MATCH EXISTING

REPAIR/REBUILD DECORATIVE WOOD DORMER WINDOWS AS NEEDED - REPLACE DETERIORATED TRIM AS NEEDED

EXISTING PORCH COLUMNS TO REMAIN

EXISTING WINDOW TO BE REMOVED - RE-FRAME THIS SECTION OF WALL FOR 3 NEW WOOD WINDOWS PER PLANS (TO MATCH/SIMILAR TO EXISTING)



REPAIR/RESTORE 2nd STORY WALK-OUT (DECK) OVER NEW ROOF SYSTEM

NEW TRTD. WOOD DECK AT ORIGINAL COVERED PORCH & ALONG NEW BACK/ MUDROOM ENTRY - ORIGINAL PORCH ROOF, COLUMN AND FOUNDATION TO REMAIN

EXISTING ENCLOSED PORCH TO BE INFILLED AS NEW LIVING SPACE - RETAIN VERTICAL TRIM BOARD & INSTALL NEW BEADBOARD SIDING



REPAIR/RESTORE 2nd STORY WALK-OUT DECK INCLUDING EXTERIOR DOOR AND CEILING

EXISTING ENCLOSED PORCH TO BE INFILLED AS NEW LIVING SPACE - EXISTING FOUNDATION & ROOF/SOFFIT TO REMAIN

NEW TRTD. WOOD DECK AT ORIGINAL COVERED PORCH & ALONG NEW BACK/ MUDROOM ENTRY - ORIGINAL PORCH ROOF, COLUMN AND FOUNDATION TO REMAIN

EXISTING (BASEMENT) DOOR TO BE REMOVED TO ACCOMMODATE NEW TRTD. WOOD DECK

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SHEET NUMBER	9	IFPC HEARING SET
EXTERIOR IMPROVEMENTS		
DRAWN BY: KLS		
DATE: July 17, 2023		
PETKOV RESIDENCE 1430 Broadway Street Indianapolis, Indiana 46205		
EMERGENT CONSTRUCTION		