



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

Wednesday, September 6, 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**  
**AUGUST 2023 MINUTES**

*Page 3*

**III. OLD BUSINESS – NO PUBLIC HEARING**

**2023-COA-498B (IRV) 5406 UNIVERSITY AVE.**  
**MICHAEL HORTON**  
Violation check-in.

*Page 5*

**IV. NEW BUSINESS – NO PUBLIC HEARING**

**NONE**

**PUBLIC HEARING**

**V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS**

**2021-COA-583B (CAMA) 863 MASSACHUSETTS AVE.** *continue to December 6, 2023* **Page 7**  
**ANNE SCHENEIDER**  
Construct a rooftop addition with deck.

**2022-COA-112B (IRV) 5270 E. WASHINGTON** *continue to October 4, 2023* **Page 9**  
**SYLVIA GARCIA**  
Replace historic tile roof with alternate roofing material.

**2023-COA-159 (HMP) 2030 N. ALABAMA ST.** *Withdrawn* **Page 11**  
**JASON WOLFE**  
Demolish historic porte-cochere, enclosed rear porch, uncovered patio, non-historic sheds, driveway and curb cut.

**2023-COA-251 (FP) 529 FLETCHER AVE.** *continue to October 4, 2023* **Page 13**  
Retain deck extension and fence in side yard constructed without approval.

**2023-COA-252 (HMP) 2133 N. TALBOTT** *continue to October 4, 2023* **Page 15**  
**MARK CROUCH**  
Construct new 2.5 story, single family residence with detached 2 story 3-car carriage house.

**VI. EXPEDITED CASES**

<b>2023-COA-309 (IRV)</b>	<b>5925 DEWEY AVE. TAMMY RICE</b> Demolish historic garage & construct new detached garage.	<i>Page 17 Submittals Page 51</i>
<b>2023-COA-316 (LS)</b>	<b>414 N. COLLEGE AVE MARIELENA (LENA) BURT (ANGLED FAÇADE LLC)</b> Change of use in Lockerbie Square HP-1 district from office to retail; alter storefront; install 6 signs; install ADA ramps and bike rack; and modify existing patio.	<i>Page 23 Submittals Page 58</i>

**VII. APPLICATIONS TO BE HEARD (CONTINUED)**

**NONE**

**VIII. APPLICATIONS TO BE HEARD (NEW)**

<b>2023-COA-306 (LS)</b>	<b>337 N. PARK AVE MARK DEMERLY</b> Construct house with attached garage.	<i>Page 41 Submittals Page 72</i>
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**VIII. PRELIMINARY REVIEW**

**NONE**

**X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL**

**NONE**

**XI. CLOSING BUSINESS**

**NONE**

# COMMISSION HEARING MINUTES

Wednesday, August 2, 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), Michael Bivens (MB), Annie Lear (AL), Vice President David Baker (DB), Anson Keller (AK), Anjanette Sivilich (AJ), Disa Watson (DW) (Susan Williams and Bernice Corley absent)

**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), Emily Jarzen (EJ-Principal Architectural Reviewer)

## BUSINESS

### I. CALL TO ORDER 5:30PM

### II. Approval of Minutes June/July- UNANIMOUS – (Annie Lear not present for the vote)

### III. OLD BUSINESS – NO PUBLIC HEARING

2023-COA-222 (WP) 872 WOODRUFF PL. E. DR.  
KRISTEN GENTRY KLOS  
Extension request  
DK: Applicant not present. Extension until next year. Describes scope of work.  
July 1, 2024  
AL:1st  
MB: 2<sup>nd</sup>  
Approved 7-0

2020-COA-498B (IRV) 5406 UNIVERSITY AVE.  
MICHAEL HORTON  
Violation check-in  
Michael Horton: 5406 University Ave. We are finishing the back door. Supplies are in and project will be complete by Friday. We will update once everything is completed.  
SL: Just recommending an additional extension of the violation correction till next month.  
MB: 1<sup>st</sup>  
AS: 2<sup>nd</sup>  
Approved 7-0

### III. NEW BUSINESS – NO PUBLIC HEARING - NONE

## PUBLIC HEARING

### WB introduces staff and reads rules. (5:39PM)

### V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS – NONE

### V. EXPEDITED CASES--

2023-COA-0249B (ONS) 1430 BROADWAY ST.  
KEVIN SENNINGER  
Enclose rear porch; rebuild and extend rear porch; alter openings; repair 2<sup>nd</sup> story porch and install balustrade.  
Meg: Reads case details.  
AL: 1<sup>st</sup>  
DB: 2<sup>nd</sup>  
Approved 7-0

### VI. APPLICATIONS TO BE HEARD (CONTINUED)

Replace historic tile roof with alternate roofing material.

SL: In early mid-July the owner reached out to staff that the work would be completed and the property has been put up for sale. The case has been submitted to the county prosecutor

AS: 1<sup>st</sup>

DB: 2<sup>nd</sup>

Approved 7-0

VII. APPLICATIONS TO BE HEARD (NEW) – NONE

VIII. PRELIMINARY REVIEW

NONE

IX. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

X. CLOSING BUSINESS

NONE

XI. ADJOURNMENT 5:39 PM



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

**IHPC STAFF REPORT SUMMARY**

**Hearing Date:** September 6, 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, Eighth: August 2, 2023

**Case Number:** 2020-COA-498B (IRV)

**Property Address:** 5406 University Avenue

**Historic Area:** Irvington

**Township:** Warren

**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:** **NO ACTION NEEDED**

**Staff Reviewer:** Shelbi Long

**BACKGROUND OF PROPERTY**

The applicant notified staff that the installation of the approved door has been completed. On August 22, 2023 IHPC staff inspected the property and confirmed that the violation had been corrected.

**REQUEST**

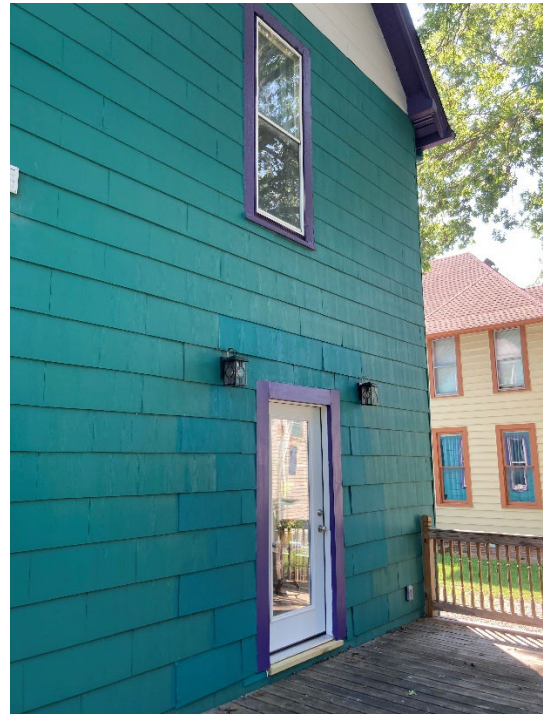
**HISTORIC AREA PLAN RECOMMENDATION**

## STAFF RECOMMENDATION

No action is required.

## STAFF RECOMMENDED MOTION

## EXHIBITS



Violation correction work completed



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

### **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** September 6, 2023

**Case Type:** Continued Case

**Continued From:** February 2, 2022  
August 3, 2022  
February 1, 2023  
March 1, 2023  
July 5, 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. The owner is in the process of securing a tenant for the rooftop space. The owner foresees being able to move forward with the design and COA process in the next few months.

### **HISTORIC AREA PLAN RECOMMENDATION**

## **STAFF RECOMMENDATION**

## **STAFF RECOMMENDED MOTION**

Staff recommends a continuance to the December 6, 2023 hearing. New notice will be required.

## **EXHIBITS**





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>September 6, 2023</b>
<b>Case Type:</b>	<b>Continued Case</b>
<b>Continued From:</b>	<b>May 4, 2022; June 1, 2022; July 6, 2022; November 2, 2022; 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; August 2, 2023</b>
<b>Case Number:</b>	<b>2022-COA-112B (IRV)</b>
<b>Property Address:</b>	<b>5270 East Washington Street</b>
<b>Historic Area:</b>	<b>Irvington</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>12</b>
<b>Applicant:</b>	<b>Sylvia Garcia</b>
<b>Owner:</b>	<b>Robert Cowan</b>
<b>Request:</b>	<b>Work started without approval: replace/repair historic tile roof on house</b>
<b>Staff Recommendation:</b>	<b>CONTINUE</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>

### **BACKGROUND OF PROPERTY**

### **REQUEST**

### **HISTORIC AREA PLAN RECOMMENDATION**

### **STAFF RECOMMENDATION**

On August 23 and 24, 2023 staff received an update from the owner that structural stabilization of the house had taken place. The owner also noted that a closing date for the sale of the property had been

set for September 12, 2023. 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 October 4, 2023 IHPC hearing. For the October hearing if there is a new owner staff will request they attend the hearing with their plans for the violation correction. If current owner still owns the property at that time, we will have them come to the hearing with an update.

### **EXHIBITS**



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

**IHPC STAFF REPORT SUMMARY**

**Hearing Date:** September 6, 2023

**Case Type:** Continued Case

**Continued From:** June 7, 2023  
July 5, 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:** Withdrawn

**Staff Reviewer:** Shelbi Long

**BACKGROUND OF PROPERTY**

**REQUEST**

The applicant has requested to withdraw this case.

**HISTORIC AREA PLAN RECOMMENDATION**

**STAFF RECOMMENDATION**

**STAFF RECOMMENDED MOTION**

**EXHIBITS**

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

### **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** September 6, 2023  
**Case Type:** Work Started Without Approval  
**Continued From:**  
**Case Number:** 2023-COA-251 (FP)  
**Property Address:** 529 Fletcher Ave.  
**Historic Area:** Fletcher Place  
**Township:** Center  
**Council District:** 16  
**Applicant:** Kim Cook  
**Owner:** Kim Cook  
**Request:** Retain deck extension and fence in side yard constructed without approval.  
**Staff Recommendation:** CONTINUE  
**Staff Reviewer:** Dean Kessler

### **BACKGROUND OF PROPERTY**

### **REQUEST**

### **HISTORIC AREA PLAN RECOMMENDATION**

### **STAFF RECOMMENDATION**

At the July 18, 2023 administrative hearing, the hearing officer approved a request to retain a deck extension constructed without approval. On July 19, 2023, remonstrators appealed the hearing officer's decision to the IHPC. The case was then docketed for the September 6, 2023 IHPC hearing. Since then, staff received a public records request from a remonstrator. Representatives from the neighborhood association also contacted Administrator Busch with concerns and a meeting is being scheduled. Additionally, Kim Cook, the applicant/owner, notified staff that she will be out of town on September 6th and has requested a continuance to the October 4th IHPC hearing. Therefore, staff is recommending a continuance to the October 4th IHPC hearing so that the public records request can be fulfilled, the meeting with neighborhood representatives can take place and so the property owner/applicant can attend the hearing.

### **STAFF RECOMMENDED MOTION**

Staff recommends a continuance to the October 4, 2023, IHPC Commission hearing.

### **EXHIBITS**

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

### **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** September 6, 2023  
**Case Type:** New Case  
**Continued From:**  
**Case Number:** 2023-COA-252 (HMP)  
**Property Address:** 2133 N. Talbott St.  
**Historic Area:** Herron Morton Place  
**Township:** Center  
**Council District:** 11  
**Applicant:** Mark Crouch & Lance Cleland (prospective buyer of property)  
**Owner:** GRAY HAUS, LLC (David Chavarria)  
**Request:** Construct new, 2.5-story, single-family residence with detached, 2-story, 3-car carriage house.  
**Staff Recommendation:** CONTINUE  
**Staff Reviewer:** Dean Kessler

### **BACKGROUND OF PROPERTY**

### **REQUEST**

### **HISTORIC AREA PLAN RECOMMENDATION**

### **STAFF RECOMMENDATION**

The IHPC staff convened to carefully review the drawings and renderings submitted for the project. During this review, Staff discovered a number of inaccuracies in the submitted drawings and renderings and determined that the case was not yet ready for review by the Commission. The applicants have also not met yet with the Herron-Morton Place Land Use Committee to discuss the plans for the proposed house and detached carriage house. Therefore, Staff is recommending that the case be continued to allow the applicants time to make corrections to the drawings and renderings, and to allow them time to meet with the neighborhood to discuss the project.

### **STAFF RECOMMENDED MOTION**

Staff recommends a continuance of the case to the October 4, 2023, Commission hearing.

### **EXHIBITS**

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## Indianapolis Historic Preservation Commission (IHPC) STAFF REPORT

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>September 6, 2023</b>
<b>Case Type:</b>	<b>Expedited</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-309 (IRV)</b>
<b>Property Address:</b>	<b>5925 Dewey Avenue</b>
<b>Historic Area:</b>	<b>Irvington</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>12</b>
<b>Applicant:</b>	<b>Tammy Rice</b>
<b>Owner:</b>	<b>Lora Elliot</b>
<b>Request:</b>	<b>Demolish historic garage; construct new detached garage</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>

### BACKGROUND OF PROPERTY

The subject property is an early 20<sup>th</sup> century frame residence. It has added siding, replacement windows, and an enclosed porch. Behind the house, accessed by a driveway, is a historic 2-car frame garage. It may have been enlarged from a single car to a 2-car garage sometime after 1915. The garage has non-matching wood swing doors, wood shingle siding, and a bump-out on the rear façade. The bump-out is unpainted and has two different wood siding types.

### REQUEST

The application is to demolish the garage and construct a new two-car garage. The new garage will be gable-front, with 6" smooth finish fiber-cement lap siding. It will have a single overhead garage door on the north façade. Pedestrian doors will be located on the west façade.

### HISTORIC AREA PLAN RECOMMENDATION

The Irvington Plan outlines general considerations for the demolition of accessory structures, including:  
*Architectural significance: The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of the garage may reflect the architectural style of the property's house.*

- *Functionality: The IHPC will consider whether or not the structure can be put to any reasonable use. For example, an historic one-car garage may be too small to house a modern-day vehicle, but may still function as storage. When assessing reasonable use, the following factors may be considered:*
  - a. *Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used*

*b. Proposed replacement plans*

*c. Alternatives to demolition that could accomplish the desired use*

- *Location on the property: The IHPC may consider the building's location on the property and whether or not it is visible from the public right-of-way when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition.*

The garage is historic but does not have had any outstanding features that contribute to the overall character of the house or district. The house has been so heavily modified that it is impossible to know if it originally reflected the house's materials or style. Staff finds that this application meets the outbuilding demolition standards in the Irvington Historic Area Plan. |

## **STAFF RECOMMENDATION**

Staff is recommending approval of the application.

## **STAFF RECOMMENDED MOTION**

**COA #2023-COA-309 (IRV):**

**To approve a Certificate of Appropriateness to demolish the historic garage, and build a new garage, per the submitted documentation and subject to the following stipulations:**

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

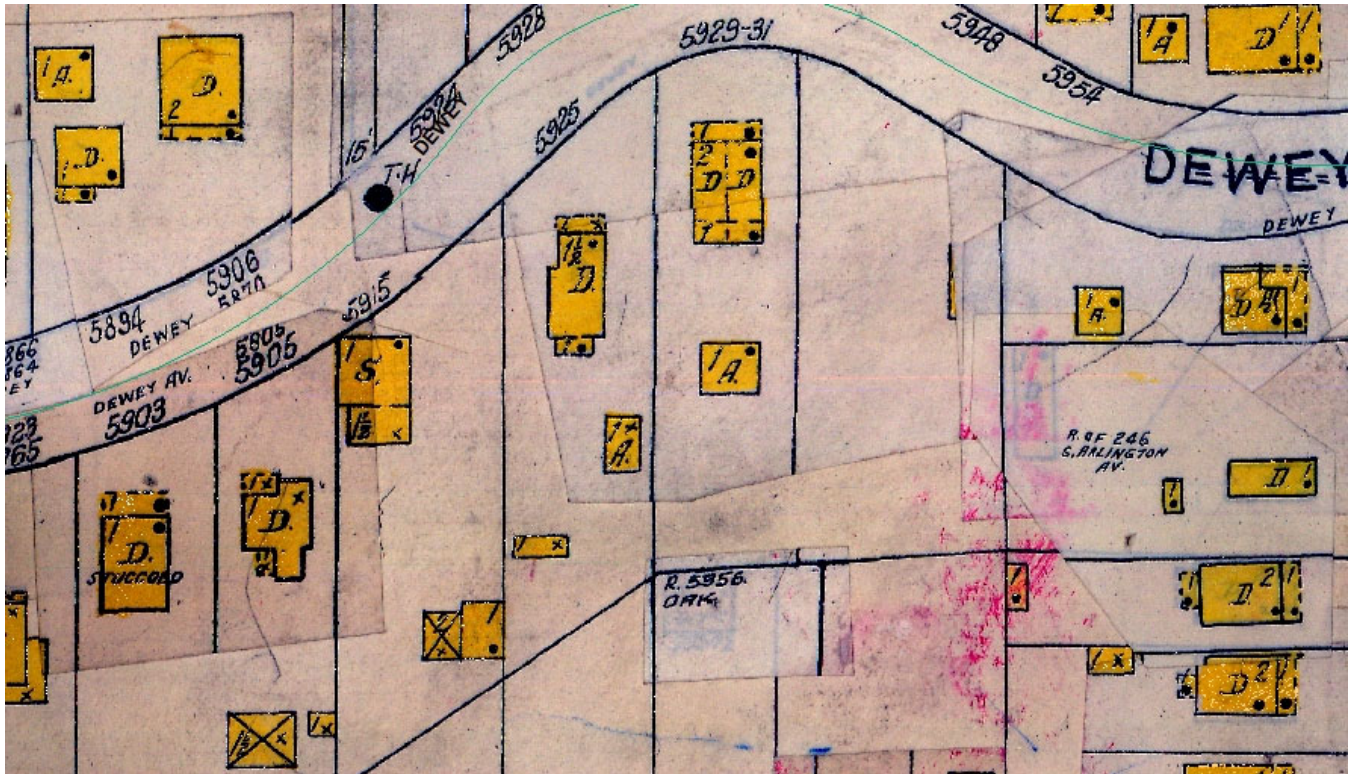
1. **Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
3. **The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_***
4. **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. **Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
7. **Siding shall be smooth finished and free of knots and other major imperfections. No faux wood grain or rough sawn finishes are permitted under this approval.**
8. **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.**

EXHIBITS



Location of subject property



1915 Sanborn map



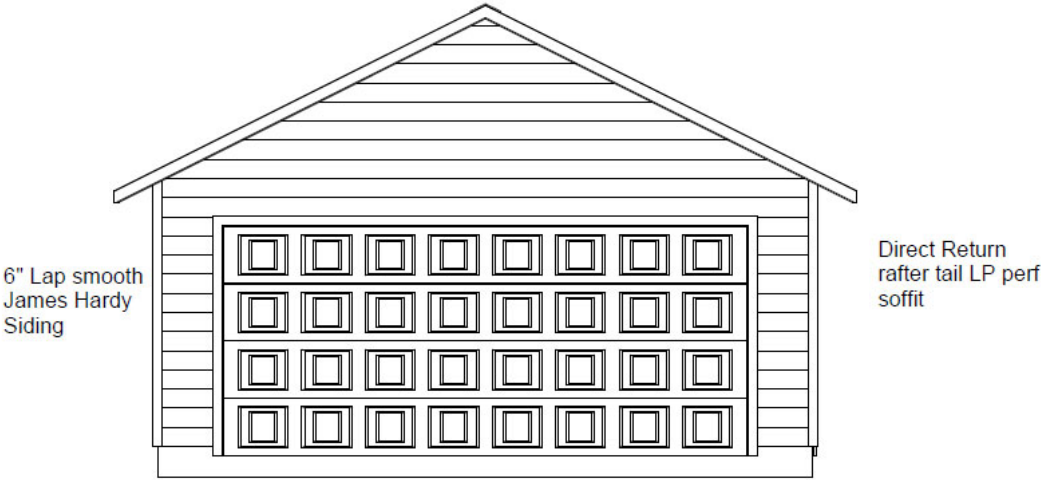
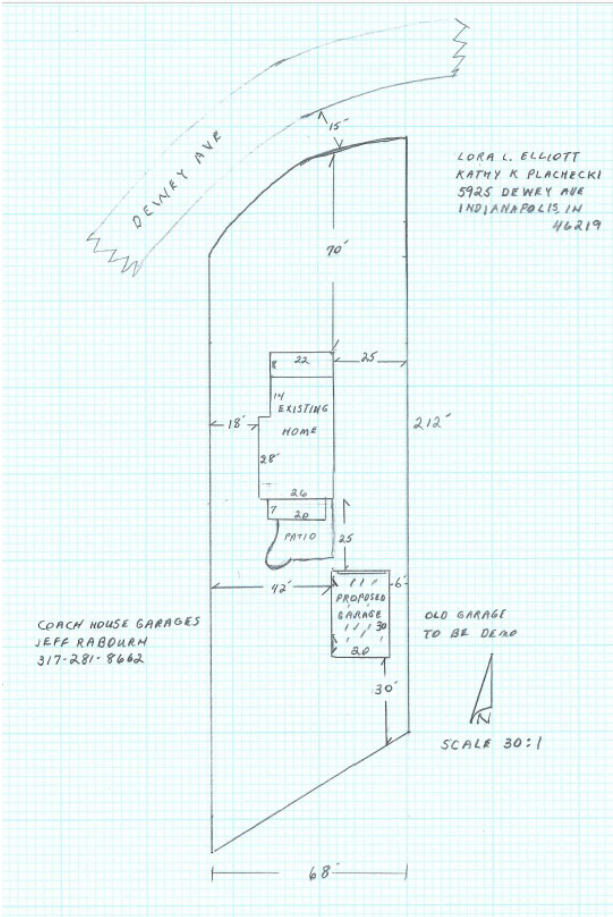
Subject property (Google Streetview)



Subject garage



Project plans (additional drawings in submittal packet)





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

### **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** September 6, 2023  
**Case Type:** Expedited  
**Continued From:**  
**Case Number:** 2023-COA-316 (LS)  
**Property Address:** 414 N. College Ave.  
**Historic Area:** Lockerbie Square  
**Township:** Center  
**Council District:** 17  
**Applicant:** Marielena (Lena) Burt  
**Owner:** Marielena (Lena) Burt  
**Request:** Change of use in Lockerbie Square HP-1 district from office to retail; alter storefront; install 6 signs; install ADA ramps and bike rack; and modify existing patio.  
**Staff Recommendation:** APPROVAL  
**Staff Reviewer:** Dean Kessler

### **BACKGROUND OF PROPERTY**

The subject property is the location of the historic Kirk Gasoline Station, built circa 1929. This 1-story, flat-roofed, brick-veneered, concrete-block building was constructed for Robert F. Kirk. Historically, the front (east) elevation featured a prominent brick porch/canopy, supported by two large brick columns on the north and south ends. Within the covered area were two garage bays. This area has since been enclosed by large, glass and aluminum storefronts. The building retains its simple, decorative, brick parapets. Prior to the filling station, the subject site was the location of a 2-story, frame, single-family residence with multiple, rear, 1-story wings and a large, 1.5-story carriage house, along the alley.

### **REQUEST**

The applicant/owner is requesting to change the use of the building from office to retail; alter the eastern storefront; install 6 business signs; install ADA ramps and bike rack; and modify the existing front patio.

#### Change of Use

The applicant is requesting to use the building as a bookstore, which is different from the previous office use. The historic core of the Lockerbie Square Historic District is zoned HP-1. Per the Zoning Ordinance for permitted uses in the HP-1 Lockerbie Square district, *all permitted uses for any specific property are subject to approval by the IHPC before they may be established.* Changes in land use require IHPC approval through a COA, but they do not require a Variance of Use. Examples include a single-family residence converted to 2-family or multi-family; change from residential to office or retail; or residential use changed to a bed and breakfast. Light, general retail, such as a bookstore, is a permitted use in the district.

The bookstore will be open weekly, Wednesday to Sunday, for a total of 38 hours a week. It will have 1-2

employees on weekdays and 2-4 employees on weekends. The applicant/owner anticipates about a maximum of 20 patrons on weekends and less during the week. There are no specific parking requirements in the Zoning Ordinance for the HP-1 Lockerbie Square district. The Ordinance allows the IHPC to establish parking requirements, guided by the recommendations in the Lockerbie Square Historic Area Preservation Plan. The applicant has prepared a thorough and comprehensive parking study of the neighborhood. This study has revealed a vast number of non-parking-permit-required, on-street parking within the district. The plan of operation for the bookstore, along with the on-street parking study, is included in the exhibits section toward the end of this report.

#### Alter Storefront

The applicant is proposing to install a new aluminum door and sidelights on the north end of the front (east) elevation. The new door and sidelights will match the existing system in material and color.

#### Signs

The applicant is proposing to install a total of 6 new signs: 1 wall sign and 5 window/door signs. The non-illuminated, flush-mount, aluminum, wall sign will be centrally located on the front (east) parapet wall. The letters and logo will be painted white. They will be attached to the wall through the mortar joints and not the brick faces. The window and doors signs will consist of white and gold, removable, vinyl clings.

#### ADA Accessibility Ramps

There is currently no accessible entrance into the building. The applicant is proposing to regrade the paving materials outside of the existing man door on the south elevation and the proposed man door on the front (east) elevation to allow accessible access. The ramps will remain very low with only a very slight slope up to the door threshold. The ramps will be made from brick pavers that will match the existing brick pavers. A bike rack will be placed to the west of the south ramp.

#### Patio Modifications

The applicant is proposing to remove the metal picket fence and replace the concrete patio paving with brick pavers to match the existing sidewalk brick pavers.

### **HISTORIC AREA PLAN RECOMMENDATION**

The Lockerbie Square Historic Area Preservation Plan offers the following recommendations regarding the proposed work:

- *The Plan encourages the retention of neighborhood oriented commercial uses in existing commercial structures on East, New York, and Michigan Streets and College Avenue.*
- *The Plan further recommends that the predominant land use in the historic core remain residential.*
- *It is also recommended that commercial land uses which are compatible with the historic and current residential character of the historic core be confined to existing commercial structures around the periphery of the district.*
- *Avoid eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from original openings.*
- *Avoid sliding glass doors.*
- *Maintain the original topographic character of a site as perceived from the street.*
- *Avoid significant changes in site topography by excessive grading or addition of slopes and berms.*
- *Avoid decorative yard embellishments which are characteristic of an earlier era or a different place.*
- *The location of signs on commercial buildings should conform with the traditional placement of signs on such buildings.*



- *The size, scale, color, shape, and graphics of commercial signs should be compatible with the building and surrounding area.*
- *Lighting should be subtle and be compatible with the historic character of the district.*
- *Signs should comply with all applicable ordinances and regulations.*
- *Avoid internally lit signs.*
- *Avoid freestanding signs, especially in residential areas.*
- *Avoid concealing architectural details.*
- *Signs which have a negative impact on surrounding residential buildings should not be considered.*

## **STAFF RECOMMENDATION**

Staff is in support of the application and finds that the requests meet the intent of the Plan. Staff is recommending approval for the following reasons:

1. The proposed bookstore use retains the historic commercial use of the building.
2. The proposed bookstore use is a relatively low-impact use and should not harm the integrity of the surrounding residential uses.
3. The proposed bookstore promotes a walkable, neighborhood-oriented commercial use.
4. The very slight slope of the ADA ramps will have a very minimal impact on the site topography.
5. The proposed brick paver material for the front patio is compatible and complementary to the existing brick paver sidewalks.
6. The storefront system is not historic; therefore, the new door and sidelights will not harm the integrity of any historic features.
7. The new door and sidelights are compatible and complementary in design and material to the existing non-historic storefront system.
8. The proposed signs are appropriate and should not have a negative impact on the residential area for the following reasons: they are non-illuminated; they are easily removable; they do not conceal any significant architectural features; they are limited in size and color pallet; and they located in traditional commercial signage places on the building.

## **STAFF RECOMMENDED MOTION**

**COA # 2023-COA-316 (LS):**

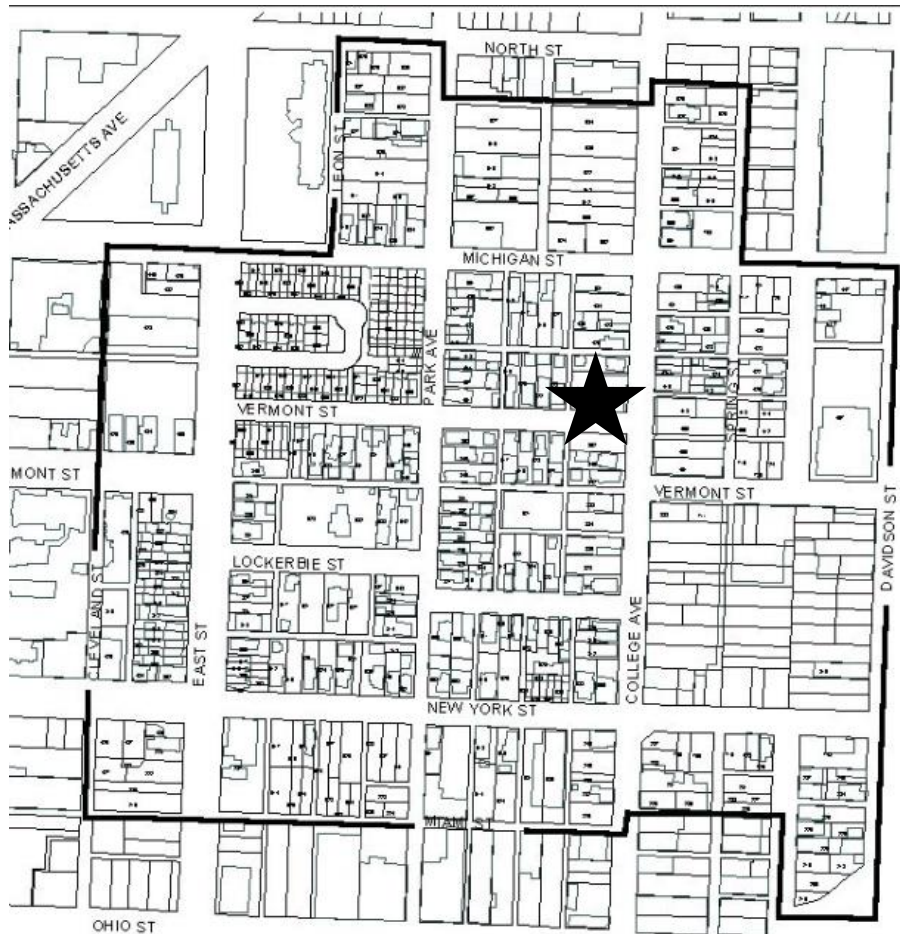
**To approve a Certificate of Appropriateness for a change of use in Lockerbie Square HP-1 district from office to retail; alter storefront; install 6 signs; install ADA ramps and bike rack; and modify existing patio; per submitted documentation and subject to the following stipulations:**

1. **New brick paver ramps and patio must match the existing brick sidewalks in material and appearance as closely as possible. All new materials shall have a similar color, surface texture, and method of construction.**
2. **All new door and sidelights shall match the style, profile, and material of the existing storefront. All new materials shall have the same color, surface texture, and method of construction.**
3. **Glass shall be clear; any addition of beveling, frosting, etching, coming, or stained glass is NOT permitted under this approval.**
4. **Sign supports and hardware must be installed using methods which cause as little damage as possible to the exterior walls. Fasteners at masonry locations should be installed in the mortar joints. Do not drill into or otherwise damage masonry (brick, block, structural tile, etc.).**
5. **All signs shall be of durable quality. Damaged and/or defaced panels shall be repaired or replaced within ten (10) business days of receiving notice of damage, vandalism, or disrepair.**
6. **If/when signs are removed, affected areas shall be patched/repaired/repainted or otherwise returned to their original weather-tight condition within ten (10) business days of removal.**

7. Window and door signs shall be removable applied to the interior of storefront glass.
  8. Identifying text shall read "the whispering shelf;" "the ws;" and "BOOKS, NEW, USED."
  9. Sign designs shall match approved colors, location, size and fonts.
  10. Any changes to the design, placement, lighting, or other aspects of the signage plans must be approved by IHPC staff prior to commencing work and may require a new Certificate of Appropriateness.
  11. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
  12. Any deviation from this approach shall be approved by IHPC staff prior to construction.
  13. Notify IHPC staff prior to making unexpected repairs.
- NOTE: Owner is responsible for complying with all applicable codes.

## EXHIBITS

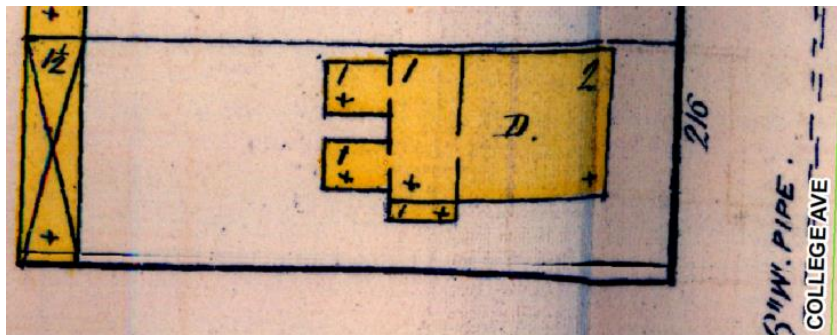
### LOCATION IN LOCKERBIE SQUARE



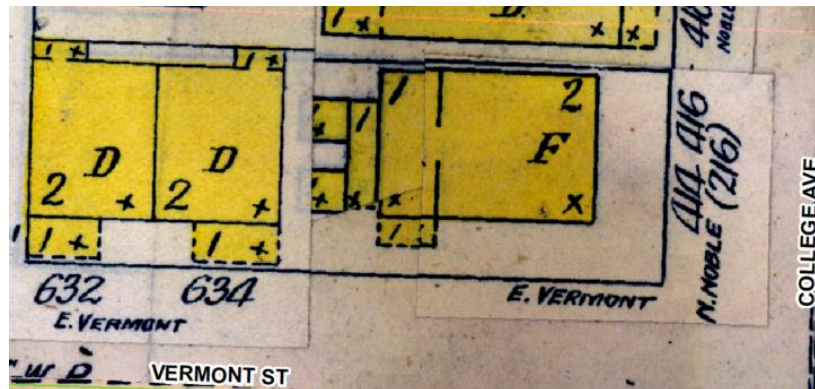


Subject property is outlined.

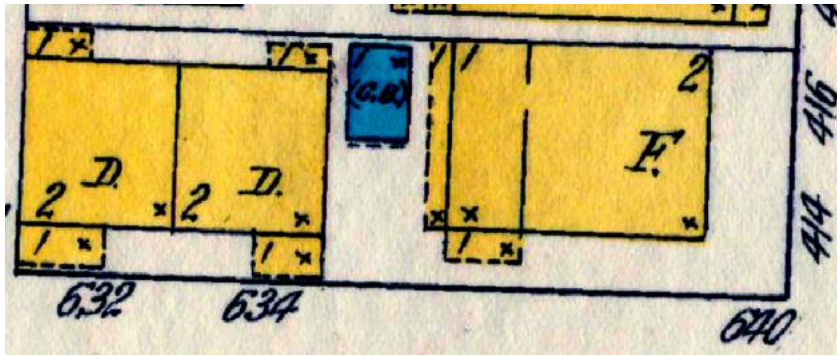
### SANBORN AND BAIST MAPS



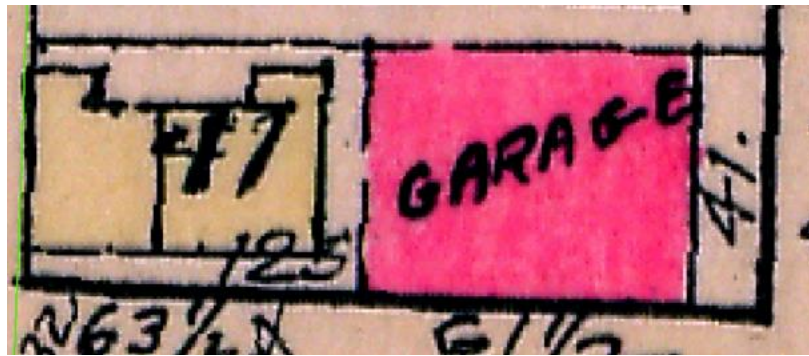
1887 Sanborn



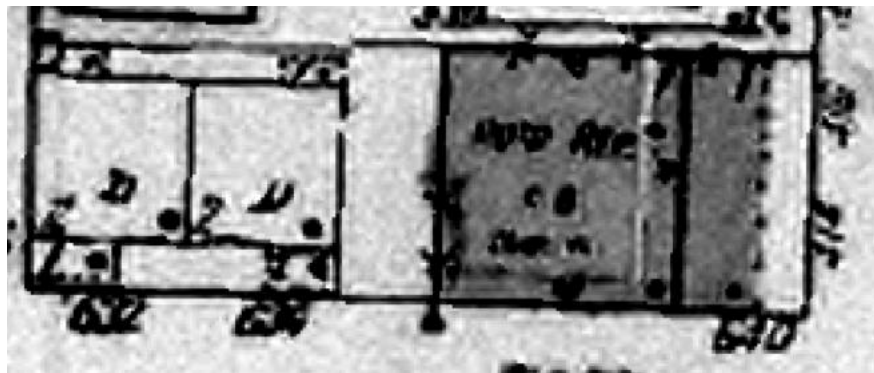
1898 Sanborn



1915 Sanborn



1941 Baist



1956 Sanborn

**SUBJECT PROPERTY**



**Jan. 1987 – photo from property inventory in Lockerbie Square Plan**



**Nov. 2022 Google Street View of front (east) elevation**

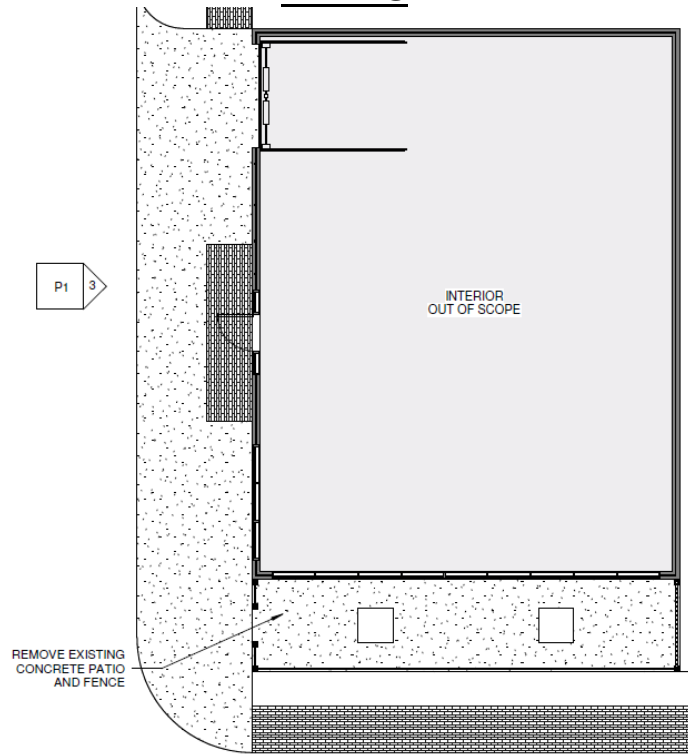


**Nov. 2022 Google Street View of front (east) and south elevations**



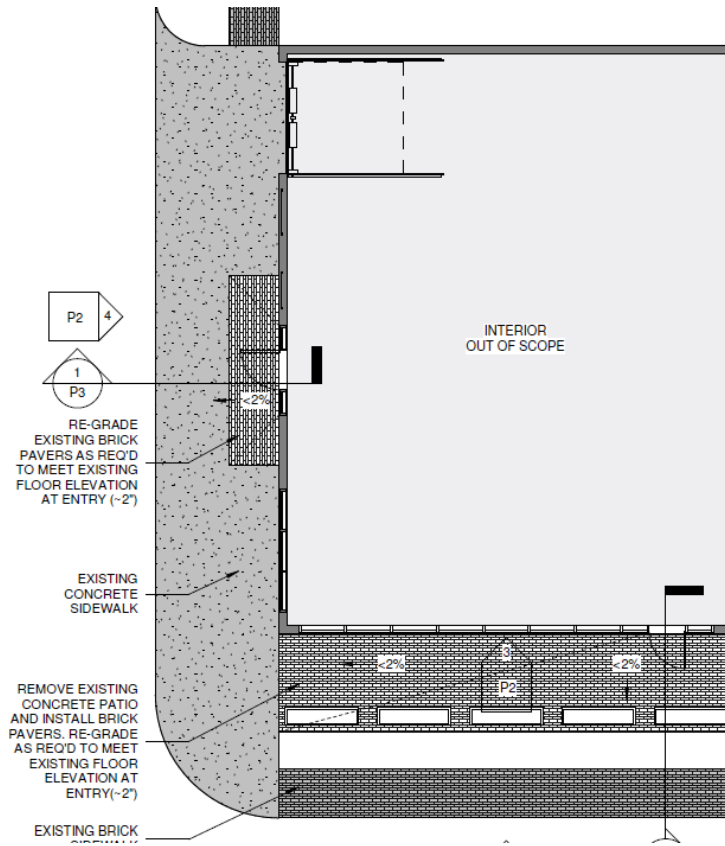
**Nov. 2022 Google Street View of south elevation**

# PLANS



REMOVE EXISTING CONCRETE PATIO AND FENCE

Existing site plan



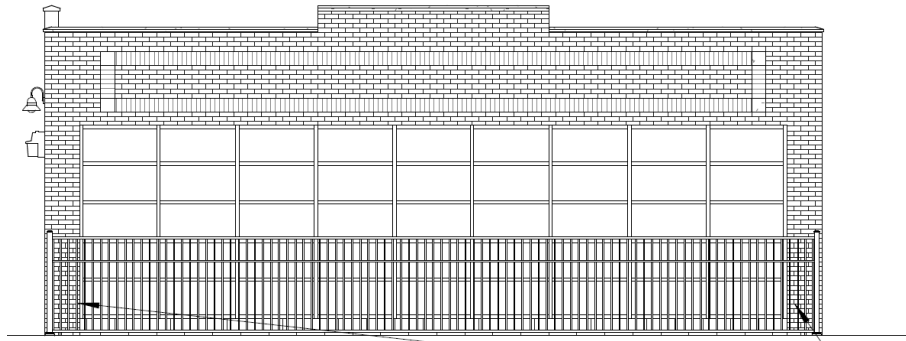
RE-GRADE EXISTING BRICK PAVERS AS REQ'D TO MEET EXISTING FLOOR ELEVATION AT ENTRY (~2')

EXISTING CONCRETE SIDEWALK

REMOVE EXISTING CONCRETE PATIO AND INSTALL BRICK PAVERS. RE-GRADE AS REQ'D TO MEET EXISTING FLOOR ELEVATION AT ENTRY (~2')

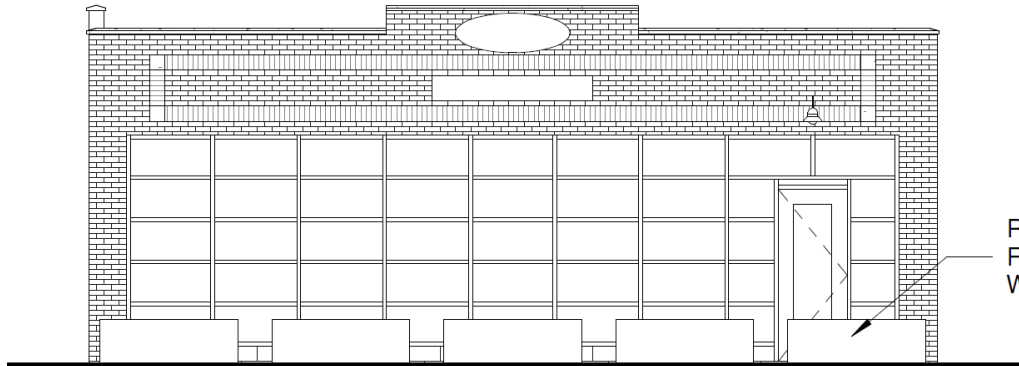
EXISTING BRICK

Proposed site plan



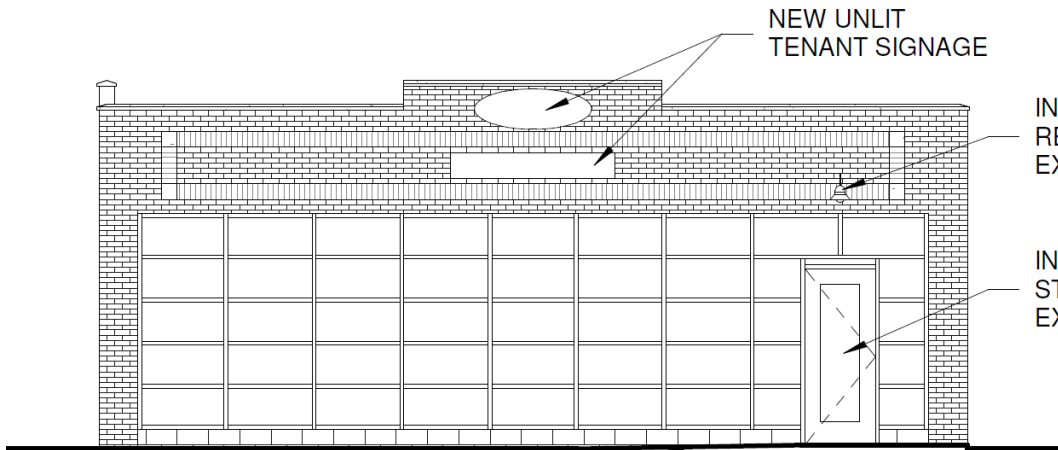
REMOVE NON-HISTORIC FENCE

EAST ELEVATION - EXISTING



REMOVE EXISTING FENCE AND REPLACE WITH PLANTERS

Proposed east (front) elevation



NEW UNLIT TENANT SIGNAGE

INSTALL NEW EXIT LIGHT, REQ'D BY CODE. MATCH EXISTING.

INSTALL NEW STOREFRONT DOOR IN EXISTING WALL SYSTEM

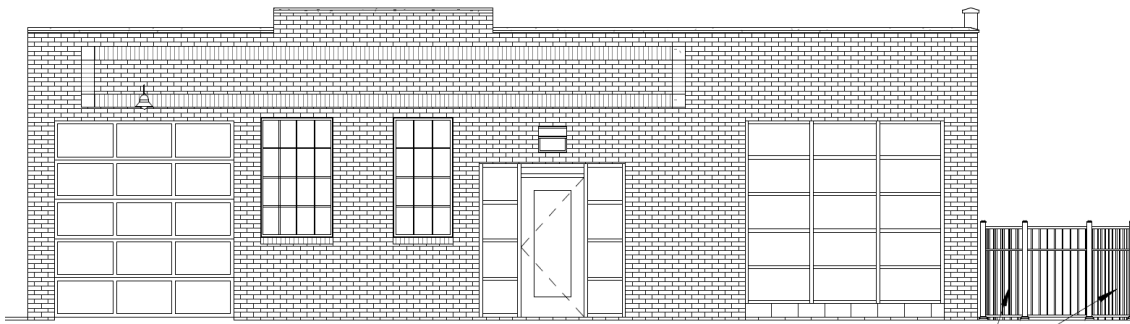
REGRADE AT <2% SLOPE FROM DOOR TO PUBLIC SIDEWALK

EAST BUILDING ELEVATION - PROPOSED  
(planters removed from elevation for clarity)





**Proposed (east) front elevation**



REMOVE NON-HISTORIC FENCE

**Existing south elevation**

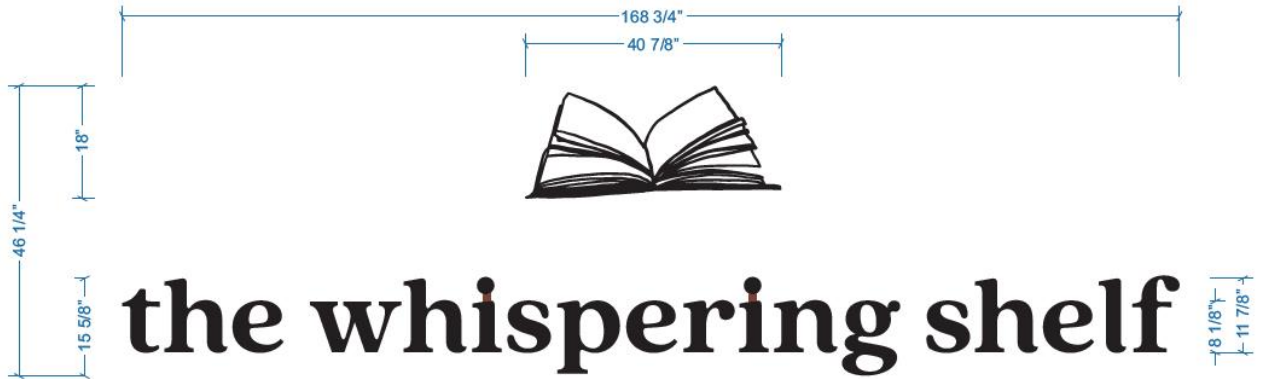


REGRADE EXISTING BRICK PAVERS AS REQ'D TO MEET EXISTING FLOOR ELEVATION.

**SOUTH ELEVATION - PROPOSED**



Proposed south elevation



RECEIVED

August 1, 2023

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

Scale: 3/4" = 1'

**S1 • EXTERIOR - FLUSH-MOUNT OPTION**

Fabricate and install qty (1) non-lit wall sign

1/4" flat cut aluminum painted White

Stud-mounted flush to brick fascia  
- all mounting contact points must be in the mortar areas  
and avoid covering vertical bricks

shown in black for proofing purposes only.

Book logo may require additional modification to allow for stud-mounting

Lowercase letter "i"'s dots to have aluminum bridges  
painted to match brick fascia if mortar points are not available  
at install location



Plans for building wall sign on front (east) elevation

## Plan of Operation

- Retail Space; Bookstore
- Intended hours of operation: Wednesday-Saturday 10am-6pm. Sunday: 10am-4pm.
- Number of employees: 1-2 employees on weekdays and 2-4 employees on weekends
- Anticipated number of patrons: 1-10 patrons at a time on weekdays; 1-20 patrons at a time on weekends
- Events: 1-2 times monthly in first year, will occur during store hours

### Land Use and Parking

The land use of this building would change from office space to retail space. A company utilizing this space for office work would also require parking. The previous tenants of the space had 15-20 employees who required parking during the standard work week. Converting the space to a bookstore, anticipated parking would be less of an issue. Patrons and staff would not need a parking space for a full 8+ hours per day and use would not have a regular volume >15 people. Additionally, patrons can find free and metered parking within 4 blocks of the building at a number of locations. See below for an image that will be available to patrons issuing requests to locate parking.

### Current Available Parking (~328 total spaces within a 4 block radius)

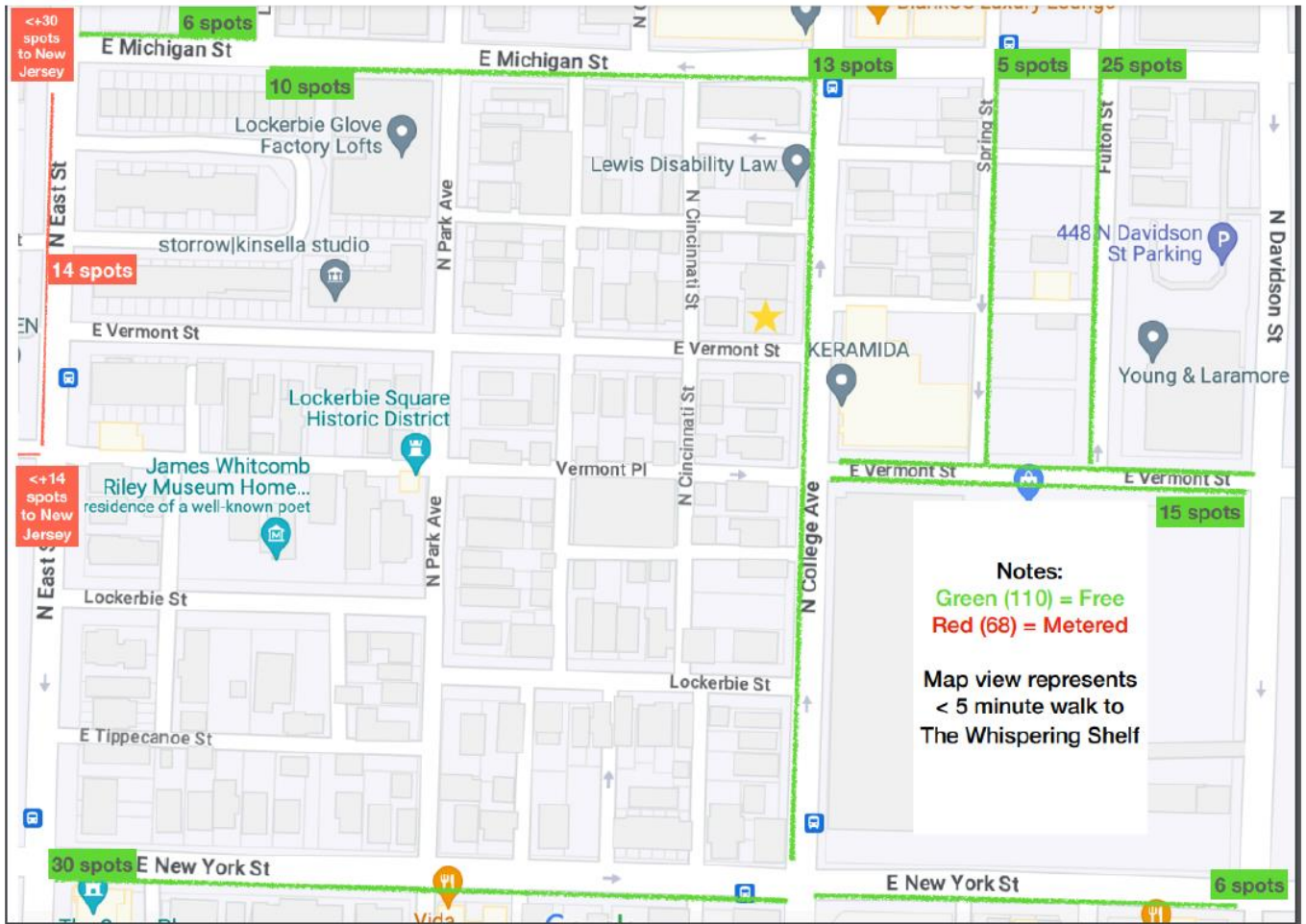
#### *Metered Parking*

- Massachusetts Avenue (not included in image below)
  - Both sides of the street from New Jersey Street to College Avenue, **149 spaces**
- East Street
  - West side of street from Vermont Street to Massachusetts Avenue, **14 spaces**
- Michigan Street
  - Both sides of street from East Street to New Jersey Street, **30 spaces**
- Vermont Street
  - South side of the street from East Street to New Jersey Street, **14 spaces**

#### *Free Parking*

- Cleveland Street
  - West side of street from Vermont Street to New York Street, **~11 spaces**
- College Avenue
  - Proposed changes from New York Street to Michigan Street, **13 spaces**
- Fulton Street
  - Both sides of Street from Vermont Street to Michigan Street, **~25 spaces**
- Michigan Street
  - North side of street from Leon Street to East Street, **~6 spaces**
  - South side of street from Leon Street to College Avenue, **~10 spaces**
- New York Street
  - South side of the street from Davidson Street to East Street, **~36 spaces**
- Spring Street
  - West side of street from Michigan Street to Vermont Street, **~5 spaces**
- Vermont Street
  - North side of the street from Davidson Street to College Avenue, **~15 spaces**

# Parking Map



## SUPPORT LETTERS

**(NOTE: Each letter of support mentions support of a variance. No Variance of Use is required for the bookstore use request.)**

**From:** Thomas Keith <bryce.thom@att.net>  
**Sent:** Monday, August 14, 2023 3:07 PM  
**To:** IHPC <ihpc@indy.gov>  
**Subject:** 2023 COA-316-(LS)

414 N College

To Whom It May Concern,

I am writing to express my full support for the request by Word Vendor, LLC (DBA The Whispering Shelf for a variance so they may open a bookstore in a commercial building in our neighborhood. I live at 503 E Vermont Street and have been a resident of the Lockerbie neighborhood for 38 years. I believe that a bookstore will not only enhance the economic development of Lockerbie but also provide a valuable gathering place for our neighborhood.

I have heard from the owner about her plans to launch this bookstore in our neighborhood. I am impressed by her commitment to be a good steward of the property, her support for local businesses makers and local charitable causes; and the intent to be inclusive and safe for neighbors to visit and spend time. I believe a bookstore will attract neighbors to walk and bike to this location and help create another space and build community.

I understand that the current zoning regulations do not permit a retail business to operate in this building. However, I believe of having the Whispering Shelf in our neighborhood far outweigh any potential negative impacts. I am confident that she will operate her business in a way that will benefit our community and contribute positively to our local economy. I am thrilled about the prospect of having a bookstore in our neighborhood and urge you to approve her request for a variance. Thank you.

Bryce Mosey  
[Bryce.thom@att.net](mailto:bryce.thom@att.net)

-----Original Message-----

**From:** Helen Small <helen.small46@gmail.com>  
**Sent:** Tuesday, August 22, 2023 9:46 AM  
**To:** Jarzen, Emily <Emily.Jarzen@indy.gov>  
**Cc:** Kienle marjorie <mlkienle@indy.rr.com>; Seiferth Ellen <ellenseiferth@gmail.com>; Mosey Bryce <bryce.thom@att.net>  
**Subject:** Lockerbie zoning

Dear Emily:

I am writing to you in support of petitioner Lena Burt in her effort to create the Whispering Shelf bookstore in Lockerbie Square. I understand that in order for her to move ahead with her plans that the zoning must be changed from office space to retail.

I am very much in favor of that change. I have seen the architect's rendering of plans and find it quite appealing. In an urban neighborhood such as this one retail spaces add vitality to our lives. We have enjoyed the conversion of Cyrus's Place from a church into a coffee shop and gathering location and I feel that the book store will also be attractive to neighborhood and downtown residents. The building lends itself to this sort of retail, having never been a home. With particular reference to a bookstore, I know that several neighbors were very happy when Indy Reads established its location on Mass Ave and that there was equal disappointment when it relocated to Fountain Square. I hope that the Commission will find this zoning change easy to make.

Sincerely,  
Helen Small  
317.670.0362



Mass Ave Cultural Arts District Inc  
Mass Ave Business & Merchants Association Inc  
*Supporting a vital, equitable, diverse and inclusive cultural arts district*

August 22, 2023

Dean Kessler (dean.kessler@indy.gov)  
Indianapolis Historic Preservation Commission  
200 E Washington Street  
Suite 1842  
Indianapolis, IN 46204

**RECEIVED**

**August 23, 2023**

**INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION**

Re: 2023-COA-316 (LS) - Variance of Use  
414 North College avenue, Word Vendor LLC (DBA The Whispering Shelf)

To Whom it May Concern:

On behalf of the Mass Ave Cultural Arts District and Mass Ave Business and Merchants Association, we are writing to support the request by Word Vendor, LLC for a Variance of Use to open a bookstore at 414 North College Avenue. A bookstore brings a welcome retail offering to the overall Mass Ave District.

Our mission to support a vital, equitable, diverse and inclusive cultural arts district is in agreement with this application.

It is my understanding that current zoning regulations do not allow a retail business at this location. On behalf of the Mass Ave Cultural Arts District, we support a zoning variance to allow the business to operate. Should the business relocate or close at some time in the future, it would then revert to the original zoning.

Sincerely,  
MASS AVE CULTURAL ARTS DISTRICT

*Meg Storrow.*

Meg Storrow, Board Chair  
317-697-5250 | [storrow@MassAveIndy.org](mailto:storrow@MassAveIndy.org)

cc: Bryce Mosey (Lockerbie Square)

August 29, 2023

503 E Vermont St  
Indianapolis, IN 46202

Indianapolis Historic Preservation Commission  
City-County Building  
Room 1842  
200 E Washington St  
Indianapolis, IN 46204

RE: 2023-COA-316 (LS)  
414 N College Ave  
Applicant: Marielena Burt

Dear Commission Reviewer:

The Lockerbie Land Use Committee has reviewed the proposed changes to this building. The proposed changes to the exterior and the zoning changes has been warmly received within the neighborhood and has the approval of the Lockerbie Land Use Committee.

Sincerely,,

  
Bryce Mosey  
Chair, Lockerbie Land Use Committee

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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>September 6, 2023</b>
<b>Case Type:</b>	<b>New Case</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-306 (LS)</b>
<b>Property Address:</b>	<b>341 N. Park (AKA 337)</b>
<b>Historic Area:</b>	<b>Lockerbie Square</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>17</b>
<b>Applicant:</b>	<b>Mark Demerly</b>
<b>Owner:</b>	<b>Erik &amp; Kristie Johnson</b>
<b>Request:</b>	<b>Construct house with attached garage</b>
<b>Staff Recommendation:</b>	<b>Hear testimony then continue</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>

### BACKGROUND OF PROPERTY

This lot is currently a large lot, where a historic house addressed as 337 sits. The lot was originally combined, with two houses and two accessory buildings on the single lot shown on the 1887 Sanborn. The lots were separated, and then rejoined into one after the house on this northern side of the lot was demolished (before 1956). Sanborn maps show a frame 1 ½ story dwelling with a 2-story accessory building in 1887. By 1898, a concrete block building with storage on the first floor and apartments on the second had replaced the accessory building. The 1915 Sanborn shows separated lots, and the 1956 Sanborn shows the buildings that stood on this northern half of the lot had already been demolished.

### REQUEST

The request is to construct a single-family house with an attached 2-car garage. The garage will be accessed off Vermont Place. There is a utility easement along the rear that precludes construction at the very rear of the lot at the alley. The design is a 3-story frame residence. It has multiple roof forms: gable, hipped and flat. There is a 2-story section on the front façade, designed to accommodate an open terrace. The 3<sup>rd</sup> floor covered porch is under a recessed gable, and is accessed through a set of sliding doors. There is a full-length hipped-roof porch. The house has paneled siding on the side facades.

### HISTORIC AREA PLAN RECOMMENDATION

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

- *Isolated Lot: "The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate."*
- *"The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area."*
- *"A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed."*
- *"If setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances."*
- *"Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights."*

## STAFF RECOMMENDATION

Staff has concerns regarding the design. These are:

- The main gable is pushed back out of line with other houses to accommodate the uncovered terrace. This throws off the feeling of the setback.
- The two-story flat roof portion, which is out of character with the nearby historic context.
- The mixture of roof types: stacked gables, flat and hipped, that don't have a design consistency.

It was also determined that if the existing design/house placement is retained, a clear-sight triangle variance will be required, as the porch encroaches. If the commission requests design changes, the impact upon the clear-sight triangle may change as well.

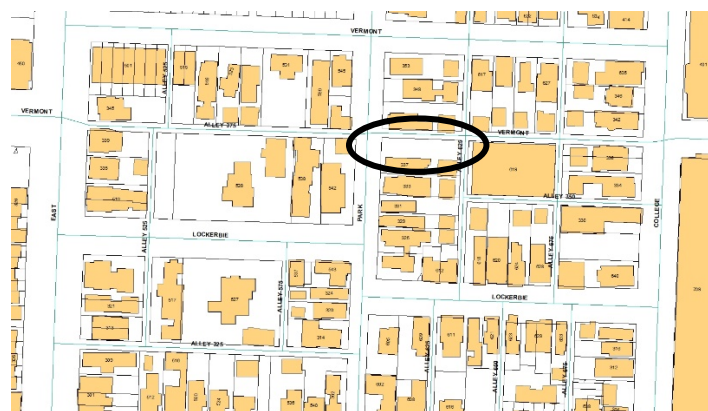
Staff is recommending discussion, and then a continuance to the October 4 hearing to allow for design changes and/or a variance petition to be submitted.

## STAFF RECOMMENDED MOTION

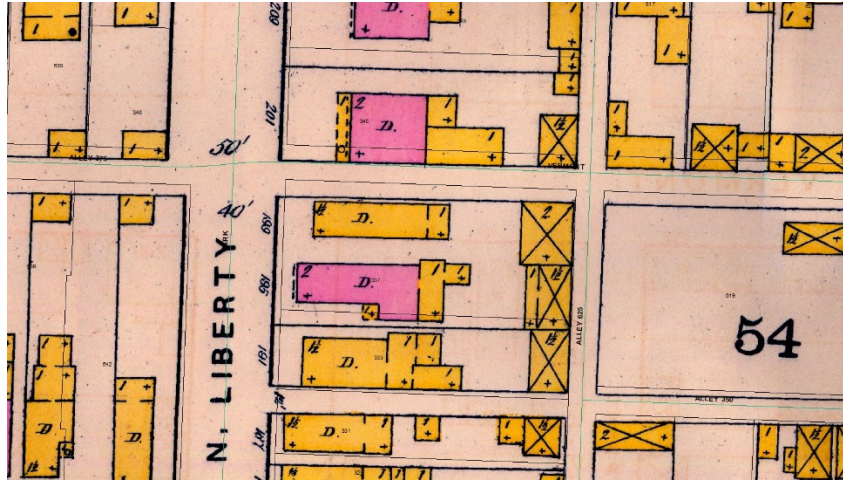
**COA #2023-COA-306 (LS):**

**To continue the case to the October 4, 2023 IHPC hearing.**

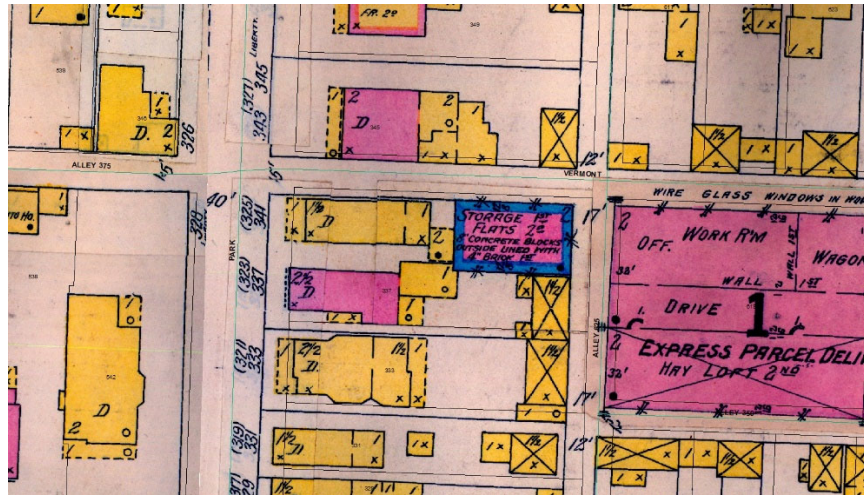
## EXHIBITS



Location of subject property



1887 Sanborn



1898 Sanborn



1956 Sanborn



Subject property



Neighboring properties to the south

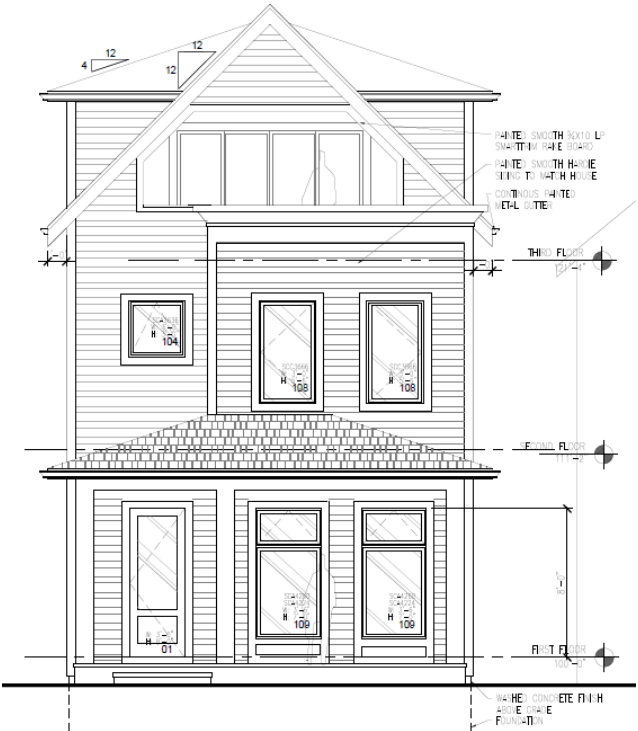


Property across alley to the north

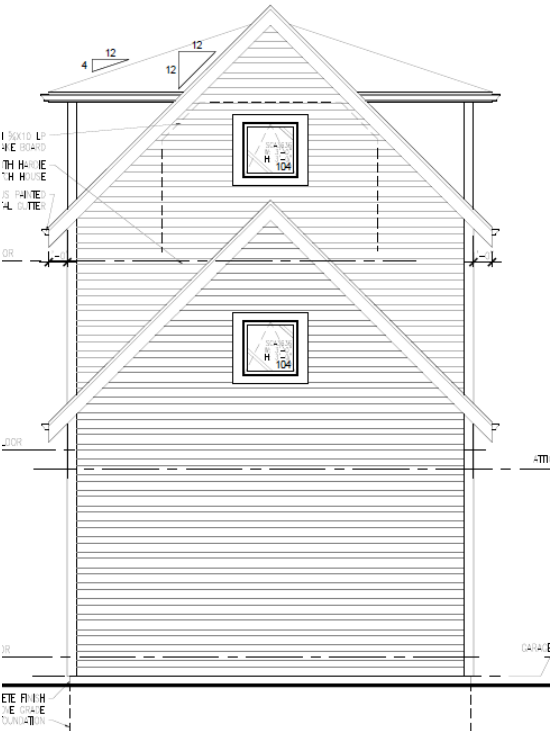


Context across the street

Project plans (additional drawings in submittal packet)



Front (west) façade



Rear (east) façade

**Support Letter for Certificate of Appropriateness**

**Case Number: 2023-COA-306LS**

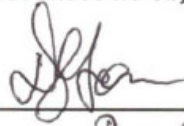
**Erik Johnson and Kristie Hill, 337 N Park Ave**

**341 Park Avenue Single Family Residence**

To whom it may concern,

I, the undersigned individual, residing at the address indicated below, have reviewed the proposed improvements and the request for the **proposed new single-family residence at 341 N Park Avenue**. Having reviewed the proposed project, I declare that I have no objection to the new residence.

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

*David Greener*

Address: \_\_\_\_\_

*329 N Park Ave, Indpls, IN*

Indianapolis, Indiana 46205

Letter of support.

As of the drafting of this staff report, 10 of these support form letters had been submitted.  
Staff has this packet for inspection upon request.

---

August 29, 2023

503 E Vermont Street  
Indianapolis, IN 46202

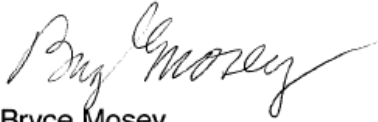
Indianapolis Historic Preservation Commission  
City-County Building  
Room 1842  
200 E Washington St  
Indianapolis, IN 46204

Re: 2023-COA-306  
337 (AKA 341) N Park Avenue  
Applicant: Mark Demerly

Dear Commission Reviewer:

The Lockerbie Land Use Committee has reviewed this request to construct a 2.5 story residence. The owners of the property have carefully detailed the plans to many of the neighbors. Both the neighbors and the Lockerbie Land Use Committee approve this construction.

Sincerely,

A handwritten signature in black ink that reads "Bryce Mosey". The signature is written in a cursive style with a large, sweeping initial "B".

Bryce Mosey  
Chair, Lockerbie Land Committee

Letter of Support