



Indianapolis Historic Preservation Commission (IHPC)
HEARING AGENDA

Wednesday, October 4, 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
SEPTEMBER 2023 MINUTES

Page 3

III. OLD BUSINESS – NO PUBLIC HEARING
NONE

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2022-COA-112B (IRV)	5270 E. WASHINGTON SYLVIA GARCIA Replace historic tile roof with alternate roofing material.	<i>continue to November 1, 2023</i>	<i>Page 9</i>
2023-COA-109 (IRV)	362 S. DOWNEY AVE. TRAVIS BARNES & KEVIN LAPKOVITCH Replace vinyl windows installed without approval with appropriate new windows to match design of historic, multi-lite windows.	<i>continue to November 1, 2023</i>	<i>Page 11</i>
2023-COA-251 (FP)	529 FLETCHER AVE. Retain deck extension and fence in side yard constructed without approval.	<i>continue to November 1, 2023</i>	<i>Page 13</i>
2023-COA-252 (HMP)	2133 N. TALBOTT LANCE CLELAND Construct new 2.5 story, single family residence with detached 2 story 3-car carriage house.	<i>continue to November 1, 2023</i>	<i>Page 16</i>

VI. EXPEDITED CASES

2023-COA-157 (HMP) & 2023-VHP-005	1721 (AKA 1717) N. TALBOTT ST. TRADE DESIGN STUDIO Construct single-family house with attached garage; Variance of Development Standards to allow reduced main floor area.	<i>Page 17</i> <i>Submittals</i> <i>Page 45</i>
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VII. APPLICATIONS TO BE HEARD (CONTINUED)

2023-COA-306 (LS) & 2023-VHP-006	341 N. PARK (AKA 337) MARK DEMERLY Construct house with attached garage; Variance of Development Standards to allow construction within the required clear-sight triangle.	<i>Page 25</i> <i>Submittals</i> <i>Page 50</i>
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VIII. APPLICATIONS TO BE HEARD (NEW)

2017-COA-049 AMENDMENT 7 (CAMA)	901 CARROLLTON AVE. (AKA 820 MASSACHUSETTS AVE.) LILLIAN COOPER, HOK Amend plans for building 13 to include Nanawall system.	<i>Page 35 Submittals Page 73</i>
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2023-COA-379 (HMP) & 2023-ZON-090	1708 N. PENNSYLVANIA ST. NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE Rezone from D8 to SU2	<i>Page 37 Submittals Page 80</i>
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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, September 6, 2023, 5:30 P.M.
2nd Floor, Room 260, City-County Building
200 E. Washington St., Indianapolis, Indiana

Commissioners Present: President Bill Browne (WB), Vice President David Baker (DB), Bernice Corley (BC), Michael Bivens (MB), Anjanette Sivilich (AS), Anson Keller (AK), Annie Lear (AL)

Staff Present: Meg Busch (Administrator), Chris Steinmetz (CS), Emily Jarzen (Principal Architectural Reviewer), Shelbi Long (Senior Architectural Reviewer), Dean Kessler (Architectural Reviewer), Grace Goedeker (Preservation Planner)
Melony Evans (Office Manager/Recorder)

BUSINESS

I. CALL TO ORDER 5:33PM

II. APPROVAL OF MINUTES

August 2023 – Regular Meeting

WB: The August 2023 minutes were distributed in your packets, any comments, or questions? Seeing none, I'll take a motion for their approval.

BC: 1st

AL: 2nd

Unanimous approval

III. OLD BUSINESS – NO PUBLIC HEARING

2023-COA-498B (IRV) 5406 UNIVERSITY AVE.
MICHAEL HORTON
Violation check-in
Applicant not present. Case is complete.
WB: I think we are finally finish after 2 years and 4 months.
SL: I did go out and inspect the property and it is good to go.

IV. NEW BUSINESS – NO PUBLIC HEARING 5:48

NONE

PUBLIC HEARING

WB: *Introduces Commission, Staff and reads Rules of Procedure*

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS 5:53

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

2022-COA-112 (IRV) 5270 EAST WASHINGTON STREET *continued to October 4, 2023*
SYLVIA GARCIA
Replace historic tile roof with alternate roofing material.

2023-COA-159 (HMP) 2030 N. ALABAMA ST. *Withdrawal acknowledged*
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.

continued to October 4, 2023

KIM COOK

Retain deck extension and fence inside yard constructed without approval.

2023-COA-252 (HMP)

2133 N. TALBOTT

continued to October 4, 2023

MARK CROUCH

Construct new 2.5 story, single family residence with detached 2 story, 3 car garage.

Meg: Reads case info

WB: Recusal from first case. 2021-COA-583B

AK: recusal from first case. 2021-COA-583B

MB: 1st

BC: 2nd

UNANIMOUS APPROVAL

David Kingen from the audience approached the mic and asked President Browne if public comment about the continuances was going to be allowed. He was representing remonstrators opposed to 2023-COA-251 (FP)

Meg: The applicant has actually requested a continuance until October 4, 2023, for 2023COA251 and can do so as a matter of right since this is their first continuance request.

WB: So that is when there would be discussion (at the Oct. 4, 2023 hearing.)

VI. EXPEDITED CASES 5:56

2023-COA-309 (IRV)

5925 DEWEY AVE.

TAMMY RICE

Demolish historic garage & construct new detached garage.

2023-COA-316 (LS)

414 N. COLLEGE AVE.

MARIELENA (LENA) BURT (ANGLED FAÇADE LLC.)

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.

Meg: reads expedited case info.

WB: Is there anyone wishing to speak to any of the two cases?

DB: I just want to state for the record because it seemed to me when I read the letters of support. I just want the staff to confirm that we are not rezoning and we are not granting a variance (2023COA316).

Meg: Just for the record David you are talking about 414 N. College Ave.?

DB: Yes. VHP1 Zone is unique to Marion County to just Lockerbie Square. Unlike any other zoning area we are only approving a change of use. I just want to make sure the record is clear on that.

AL 1st

DB 2nd

UNANIMOUS APPROVAL

VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

2023-COA-306 (LS)

337 N. PARK AVE

(WB recused)

MARK DEMERLY

Construct house with attached garage.

MD: Mark Demerly w/Pad Architecture 6219 Guilford Ave. Here on behalf of the owners. I do have a handout if I can share. This year they decided to reboot the project and developing the site that they have owned for several years. They wanted a

multistory building. They wanted large spaces. They also wanted a roof top access. There is a restriction of the use of the back part of the site. There is a transformer that lives in the back east corner of the project that is owned by AES. It pushed us in regards of connecting the garage to the house. We really didn't have a choice on this location and the others did not provide them with any outdoor space. It was a very specific requirement that drove the design. Most of the buildings throughout Lockerbie are close or on the property line. Also, regarding the existing houses, most of the homes are mostly pushed to the front. One exception is 349 which is to the north. Some of the houses are lower in height. Lockerbie as we know is a mixture of homes, historically it was more of a working man's neighborhood. As time elapsed more elaborate homes were built. 337 being the one that is their existing home, 333 and 349 are the more sizable homes. 337 is a simple gable and is probably one of the older more substantial homes. 345 is a hipped roof. Another component that we thought was important was the front porch. The front porch is one of the dominant features on the façade. The porch is something that they will use quite a bit. The building is about 20 ft wide. I will point out on the handout I gave you there is a picture, the middle home is our neighboring home which is 345, that front porch roof with the hip appears to be a little more substantial. That bay window almost looks like a flat roof. You can see the porch relationship between 333 and the subject property. We were trying to relate to both the adjacent homes. The house across from what I call the smalls house that house is basically a gable front with that 3-story element. From the street that component sits back quite a bit.

It does appear to be more of a flat roof. Which is what we are proposing for ours. We do have 13 letters of support as well as a letter that came from the Lockerbie Square Neighborhood Association (Mark Demerly describes materials proposed).

WB: Anyone to speak in support/remonstrance.

LL: Laura Langeneckert, 545 E. Vermont St. I want to thank Mark for his presentation in helping us understand what this will look like if this is built. I want to emphasize that we are not here because we do not want them to build the house. We just want to request 2 modifications to the design of the home. We can see this proposed home from our home. We support our neighbors wanting to build a home but modifications. Our first issue is the large, exposed roof deck, as shown on the renderings it does not support the overall aesthetic of our neighborhood. We are also concerned if someone buys the home and uses it for an Airbnb it would disturb the integrity of our neighborhood. Secondly, we are concerned about the overall footprint of the house. We believe it would be so large that it would eliminate all of the greenspace from the lot. We were told that all the mature trees would be removed on that lot. We are asking that the home be limited to the initial footprint of this lot. We would propose limiting the footprint of the structure to what was originally on the site. And we ask that as many of the trees that can be replaced be replaced on this site. We understand and just ask that they make some small modifications to this proposal so that we can all live in our neighborhood.

EJ: Staff is recommending discussion and continuance of this case. Staff is not comfortable with the design, we do not feel it respects the aesthetic of the neighborhood. Staff felt that based on the commission comments that we could discuss some design changes and it also is in the clear site triangle.

AK: Is this currently 2 separate lots?

EJ: It is currently 1 lot.

MD: Mainly for tax purposes

AK: So, it seems that the existing covered porch on the rear would need to be significantly modified or removed to accommodate this project. So, would that need to be a part of this COA?

EJ: My understanding is they are not sure if they are going to ask to approve or modify the design.

AK: Do you think that you could build that foundation without tearing down that porch.

MD: We can clarify that and add it to the continuance.

It could possibly be supported, or we could put foundations behind it.

AK: It seems like it would be touching the new home so it would need to be included in this application.

MD: I think the confusion is should it be 341 or 337? We can't construct 2 homes on one lot in LS.

Meg: You will have it dashed out as something exists. As opposed to not seeing it all on the drawings.

WB: Other comments or questions.

DB: One of the things when I was looking at this, it seemed like on the front façade there was a lot of stuff going on and so I had two thoughts on how to calm it down. One was taking the porch roof across the front instead of making it hipped. The other was the rather heavy cornice on the top of the bump out, carrying that around on the whole front façade. For whatever it is worth, I went ahead and did some drawings. I'll explain it and it since it may be hard for people to see it. It doesn't address some of the issues we are talking about. But it does bring a little bit of unity. Those are a couple of thoughts I had. You might want to think about that.

MD: We have gone through with the clients and most of it is because they want specific designs.

BC: I would just share that the comments from the remonstrator echoed what I had been thinking. I do agree with the concern of tree removal.

MD: The trees are not of something of substance, they are not long living trees like oak etc. We would be replacing some of the trees. I think the homeowner has become comfortable with the landscaping.

BC: The remonstrator had mentioned that there was an outdoor space at 602 E. New York St, would it be possible to speak to that.

EJ: That is a newer build house garage set up. There have been a lot of roof modifications and neighbors did have concerns with that regarding noise. So, they put a gable on top and the neighborhood did prefer that gable roof over the flat roof. So, it was open but covered.

MD: I think the comment about the property becoming an AIRBNB. This is a million-dollar plus house.

AK: I think staff can agree with some of the multiple designs. I think making it simpler would help. In all the precedence that you show in this view the vertical elements in the front are complete vertical forms. That is jarring because it is usually setback. That front L shape in the front I cannot get over because it so atypical and different from the forms of these homes in this neighborhood.

MD: Just to clarify, if the gable came out to form that vertical to continue up and the other would be to set the door back to align with where the gable setback is at this point.

DB: The lot coverage and the size does not bother me giving the history of the site and the loss of the trees does not bother me. When you look at the Sanborn maps it was not a green spot, it was probably not a neighborhood with a lot of trees, maybe more now than before. The trees that are there are not historic trees. The loss of this as green space per say is not a problem.

AL: I think what he is saying is pretty important. I think it is difficult getting used to how it was and what it is now. I think everyone would agree more trees are better. I also think it is a part of being in urban environment but there is some required flexibility to evolution.

MB: This is a fine point when I was listening to Anson talk about the door being set back if they could extend all the way down, I think it would be a nice touch. I think it would help move the detail regarding where the L is. I think if the door did recede it would be a nice touch.

DB: We understand this is a unique site because whoever is developing it is saddled with that thing in the back yard. To have some greenspace if you could do it, it would help.

MD: Originally the opening was smaller which created this hollowness instead of an opening in the gable. I would like to sit down with staff and work through some options and how to resolve that a bit more. We will take the trees down and replace them and

that AES pole will be moved. We will put back the historic fence that is there. There will be trees behind the house. There is a dogwood, we haven't had anyone to come look and tell us if it is saveable.

WB: This opening is the most jarring to me. I think other openings have more thought and detail where this one is just like a cut in the building. It would also free you up with this bay if you could treat it more like a bay and you could choose to treat that a number of ways that it could settle against the gable. I do think getting some type of consistent treatment would help. There are a number of ways to think about this. I agree to work with Emily and discover some options to help this read better.

MD: Instead of just a flat cap we could even do a small parapet. That appears like a roof.

WB: I do think if it's going to be an opening it needs to be a little more thought out.

DB: The issue of the door going back a bit, is it going to come out?

MD: I think they want that space it does not have to be a large space.

Motion to continue to October 4, 2023 made by DB.

AS: 2nd

Continuance unanimously approved.

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL
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NONE

XI. CLOSING BUSINESS

NONE

XII. ADJOURNMENT 6:26 PM

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Indianapolis Historic Preservation Commission (IHPC)
STAFF REPORT

IHPC STAFF REPORT SUMMARY

Hearing Date: October 4, 2023
Case Type: Continued Case
Continued From: 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; September 6, 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

As of September 21st, the property has a sale pending according to online real estate sources. Staff has not received any updates from the owner since August 24th.

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the November 1, 2023, IHPC hearing.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	October 4, 2023
Case Type:	Work Started Without Approval
Continued From:	
Case Number:	2023-COA-109 (IRV)
Property Address:	362 S. Downey Ave.
Historic Area:	Irvington
Township:	Warren
Council District:	12
Applicant:	Travis Barnes and Kevin Lapkovitch
Owner:	Same as above
Request:	Replace vinyl windows installed without approval with appropriate new windows to match design of historic, multi-lite windows
Staff Recommendation:	CONTINUE
Staff Reviewer:	Dean Kessler

BACKGROUND OF PROPERTY

REQUEST

The applicants' original request was to keep the vinyl windows that were installed after the original, historic windows were removed without approval. After discussions with the IHPC staff, the applicants have decided to replace the vinyl windows with appropriate new windows to match the design of the original, multi-lite wood windows. The applicants will need time to find an appropriate replacement product, and they will need time to meet with their financial institution to determine a timeline for the completion of the work. Therefore, the applicants are requesting a continuance to the November 1, 2023, IHPC Commission hearing.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

Staff is recommending a continuance to the November 1, 2023, IHPC Commission hearing for the following reasons:

1. To allow the applicants time to find a contractor and appropriate replacement window product.
2. To allow the applicants time to work with their financial institution to determine a timeline for the completion of the work.

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the November 1, 2023, IHPC Commission hearing.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date: October 4, 2023
Case Type: Work Started Without Approval
Continued From: September 6, 2023
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 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, IHPC 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 Commission. The case was then docketed for the September 6, 2023, IHPC Commission hearing. The case was continued to the October 4, 2023, IHPC hearing for the following reasons: Staff received a public records request from a remonstrator; the neighborhood organization contacted Staff with many questions about the case and procedure; and Kim Cook, the property owner, notified Staff that she would be out of town on September 6 and not able to attend the public hearing.

Since then, Staff received a large document on Monday, September 18, 2023, from the remonstrators with new information and new concerns. This 57-page document was not received in time for Staff to fully review it and update the staff report for the Commission's review of the case at the October 4, 2023, IHPC hearing. Therefore, Staff is recommending a continuance to the November 1, 2023, IHPC Commission hearing, so that Staff may research the new concerns brought in the remonstrators' document and update the staff report accordingly.

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the November 1, 2023, IHPC Commission hearing.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	October 4, 2023
Case Type:	Continued Case
Continued From:	September 6, 2023
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

Prior to the September 6, 2023, IHPC Commission hearing, 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 had also not met yet with the Herron-Morton Place Land Use Committee to discuss the plans. The case was continued to the October 4, 2023, IHPC Commission hearing 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.

Since then, the applicants have met with the neighborhood, but there continue to be issues with accuracy of the drawings and renderings. Therefore, Staff is recommending a continuance to the November 1, 2023, IHPC Commission hearing to allow time for Staff to work with the applicants on producing accurate drawings for the Commission to review.

STAFF RECOMMENDED MOTION

Staff recommends a continuance of the case to the November 1, 2023, Commission hearing.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	October 4, 2023
Case Type:	Expedited
Continued From:	
Case Number:	2023-COA-157 (HMP) & 2023-VHP-005
Property Address:	1721 (AKA 1717) N. Talbott Street
Historic Area:	Herron Morton Place
Township:	Center
Council District:	11
Applicant:	Trade Design Studio
Owner:	Mark Nottingham
Request:	Construct single-family house with attached garage; Variance of Development Standards to allow reduced main floor area.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

The 1898 Sanborn map shows a 2-story frame duplex on this lot. The building was demolished between 1972 and 1979. This lot is now associated with the apartment building to the south. The front half of the lot is grass, and the rear portion of the lot is parking for the apartment building.

The site is zoned D-8.

REQUEST

The proposal is to construct a single-family house on the front portion of the lot, with the rear section staying parking. The parcel will need to be split to accomplish this, which is pursued through Current Planning. The intent is to construct a single-family house with a first-floor garage, accessed by the alley to the north. The applicant came to the IHPC for a preliminary review in June. Feedback from the commission was very favorable.

The design was changed slightly from June: a full-width front porch was added, which was an element suggested by IHPC staff and also the neighborhood. The setback was also slightly modified to bring the house into better setback alignment with its neighbors.

The request includes a Variance of Development Standards. The zoning code requires a minimum main floor area of 660 sf, and the garage does not count toward that requirement. While the 1st floor has a total of over 900 sf, only 265 of that is finished: limited to the entry and the bonus room, as the remainder is garage space. Staff is in support of this variance because the house is designed in such a way to hide the garage, and it reads as a typical house from the street.

HISTORIC AREA PLAN RECOMMENDATION

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

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

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

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

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

STAFF RECOMMENDATION

Staff is recommending approval of the application. It is a clever solution to a unique problem, and has been designed to fit in with the historic context despite the small lot and attached garage.

STAFF RECOMMENDED MOTION

2023-COA-157 (HMP):

To approve a Certificate of Appropriateness to build a single-family house with attached garage, and a variance of development standards, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

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

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

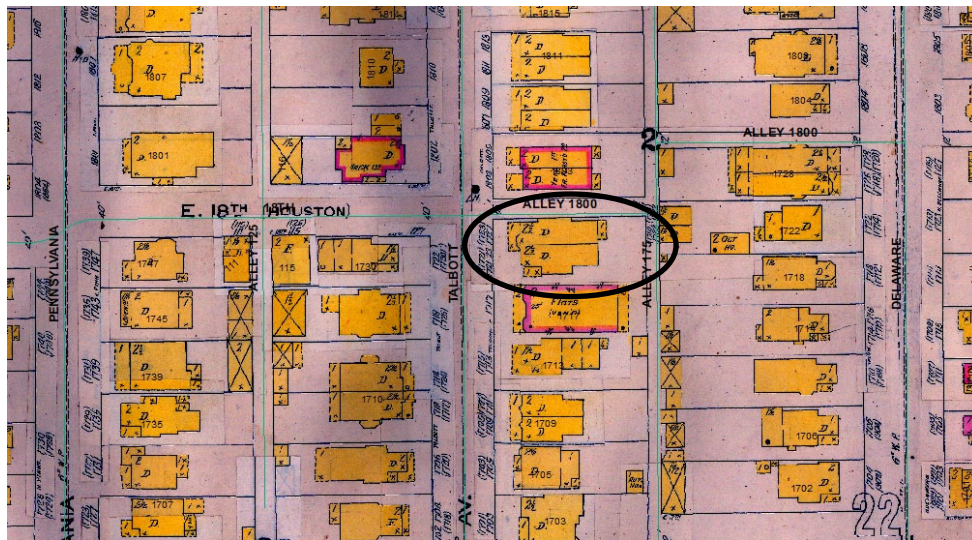
2023-VHP-005

To approve a Variance of Development Standards to allow reduced main floor area.

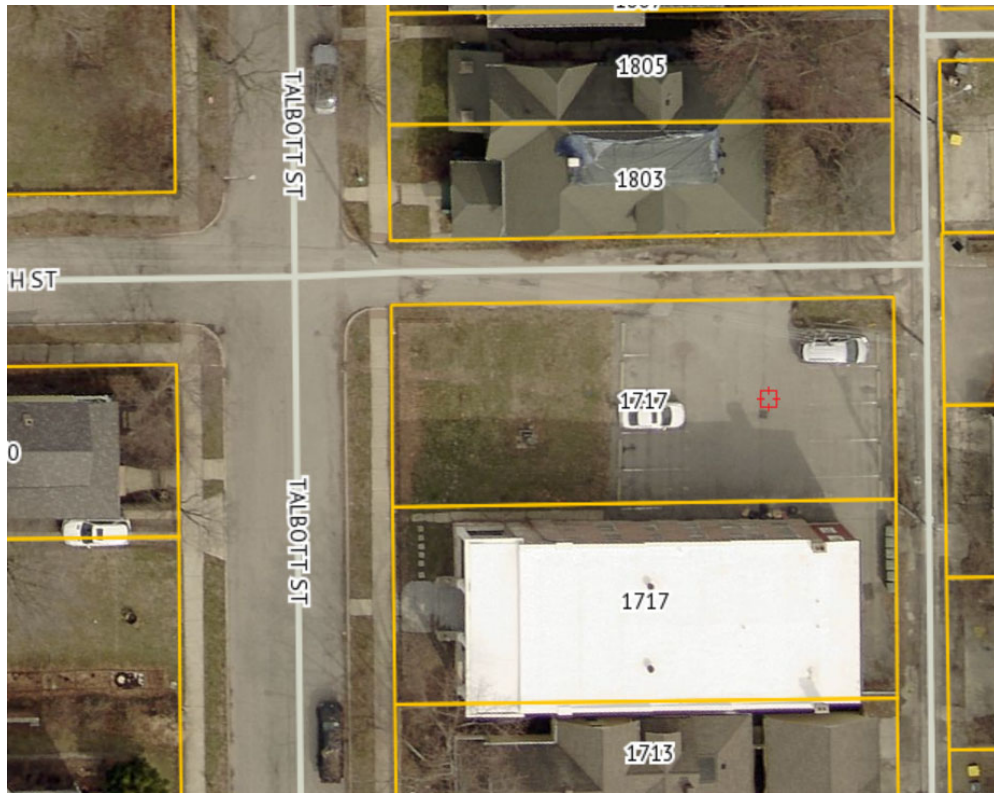
EXHIBITS



Location of subject property



1898 Sanborn map



Aerial view of subject property



Subject Site



Context to the north



Context to the south

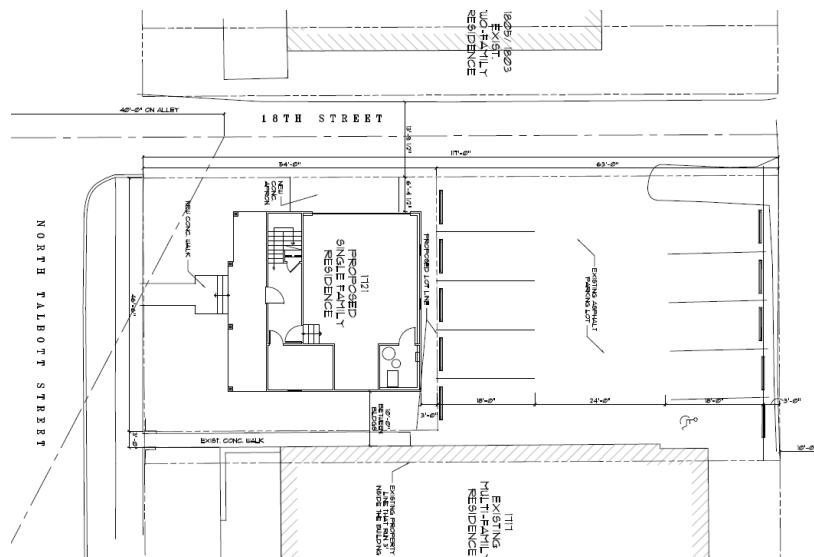


Context across the street

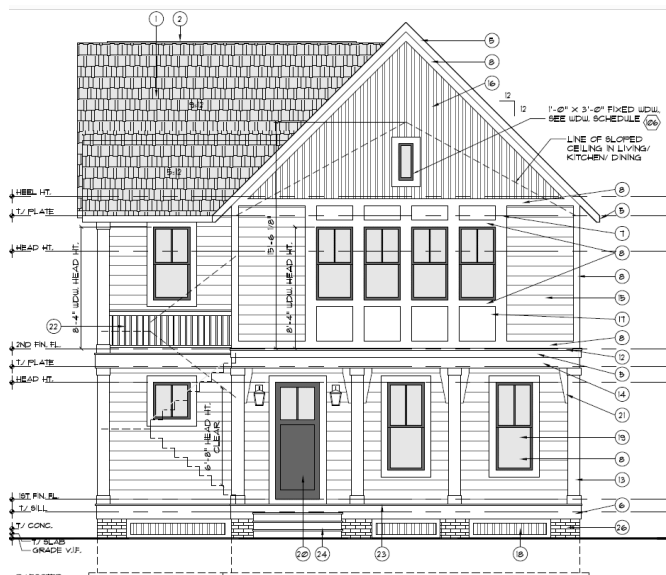


Project plans (additional drawings in submittal packet)

STREETSCAPE



Proposed site plan



Front (west) facade

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	October 4, 2023
Case Type:	Continued Case
Continued From:	September 6, 2023
Case Number:	2023-COA-306 (LS) & 2023-VHP-006
Property Address:	341 N. Park (AKA 337)
Historic Area:	Lockerbie Square
Township:	Center
Council District:	17
Applicant:	Mark Demerly
Owner:	Erik Johnson & Kristie Hill
Request:	Construct house with attached garage
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

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.

PROJECT 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 3rd 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.

VARIANCE OF DEVELOPMENT STANDARDS

The design requires a variance of development standards to construct within the required clear-sight triangle. A corner of the open porch extends into the triangle. Staff is in support, as the setback is similar to the historic context, and the streets are residential with limited, slower moving traffic. The only portion of the building that projects into the triangle is a corner of the open porch.

SEPTEMBER HEARING & DESIGN CHANGES

The commission heard this case in September, where the case was continued after design comment was provided. Comments included that the front façade had a lot going on and needed to be calmed down. The design needed to be more unified on the front façade with consistent cornice treatment. The opening in the gable needs to do something special. The front bump out should be a true bay.

Changes have been made from September:

- The open terrace has been reduced from 8' deep to 5' deep.
- The gable has been brought forward.
- The gable opening has been changed to an arch.
- The cornice detail is carried across the entire front façade.
- The "L" created by the north side wall and the bump out has been eliminated and the bump out is now a true bay.

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 finds the revised design to be more in keeping with the massing of surrounding historic residences. The design feels more cohesive, and the uncovered terrace no longer feels like it is driving the whole front façade. Staff is recommending approval of the updated design, and the clear-sight triangle variance.

STAFF RECOMMENDED MOTION

2023-COA-306 (LS):

To approve a Certificate of Appropriateness to build a single-family house with attached garage, and a variance of development standards, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

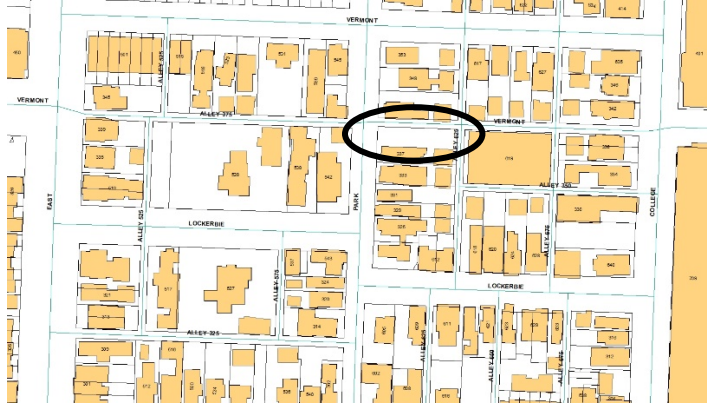
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.
Approved _____ Date _____
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved _____ Date _____*
4. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.
8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

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

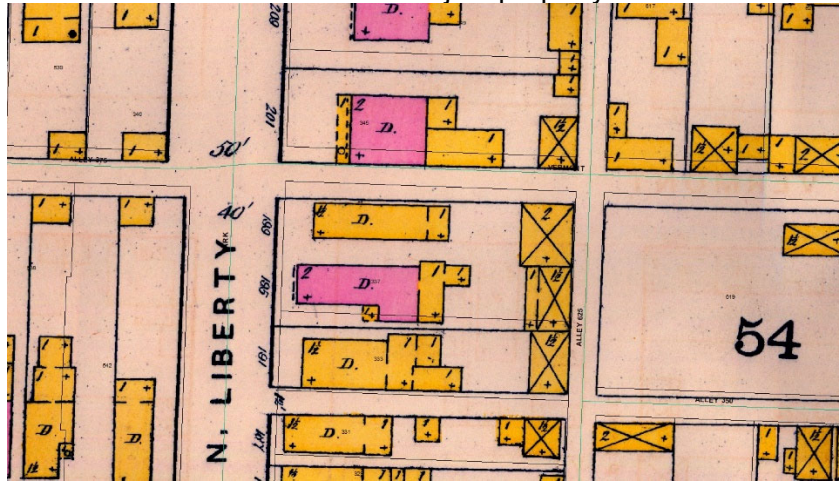
2023-VHP-006

To approve a Variance of Development Standards to allow construction within the required clear-sight triangle.

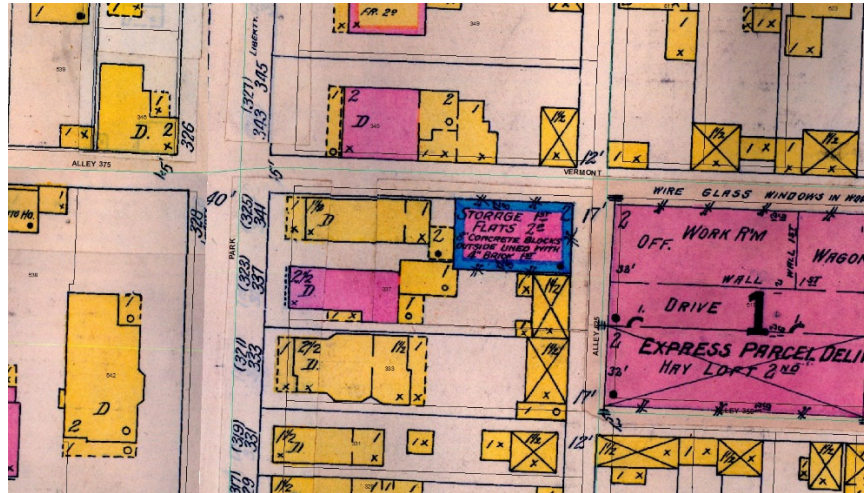
EXHIBITS



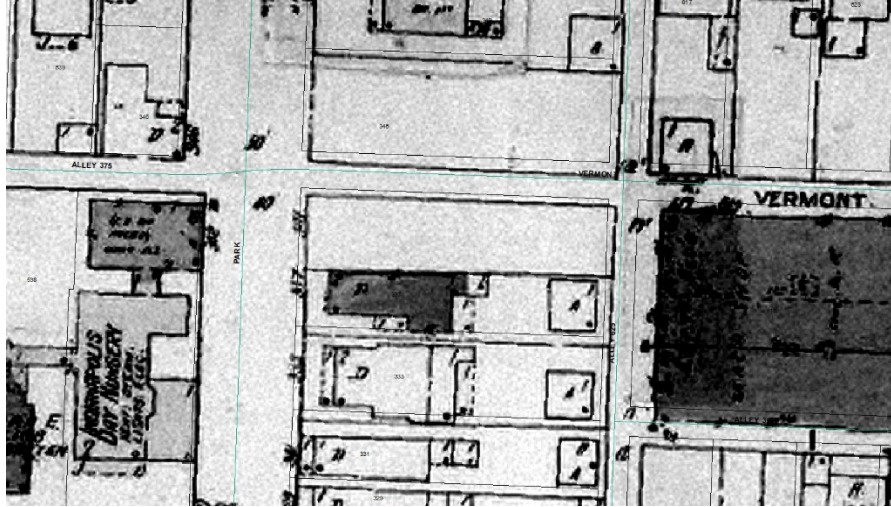
Location of subject property



1887 Sanborn



1898 Sanborn



1956 Sanborn



Subject property



Neighboring properties to the south



Property across alley to the north



Context across the street

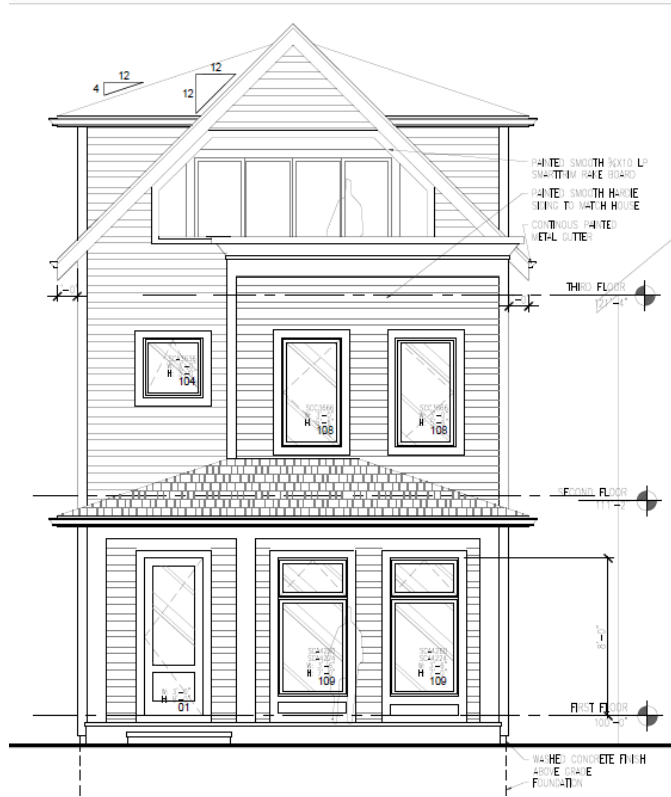
Project plans (additional drawings in submittal packet)



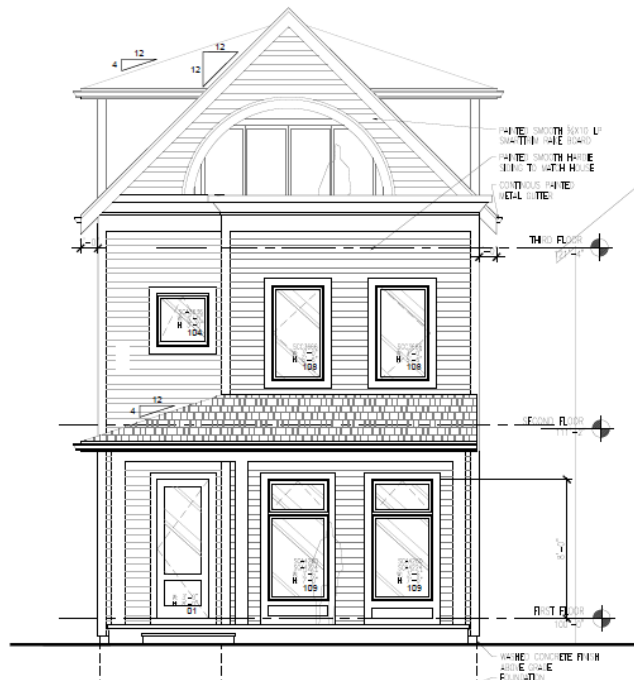
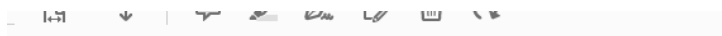
September Streetscape



October Revised



Front (west) façade, September



Elevation

October Revised

West
Exte
1



Rendering, September



October Revised

503 E Vermont St
Indianapolis, IN 46202
September 26, 2023

Indianapolis Historic Preservation Commission
City-County Building
Room 260
200 E Washington St
Indianapolis, IN 462-4

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

Dear Reviewer:

The Lockerbie Land Use Committee has reviewed the comments from the September 6, 2023 Commission hearing and has had subsequent conversations. Although, in general, this property does conform to the Lockerbie Use Plan as written in 1987, we take a neutral stance on the proposed building. The third floor porch design creates concern for some. While third floor porches are not common historically, they are not unprecedented. We look forward to the Commissions input and decision regarding this home in Lockerbie.

Sincerely

Bryce Mosey
Chair, Lockerbie Land Use Committee



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

IHPC STAFF REPORT SUMMARY

Hearing Date: October 4, 2023
Case Type: New Case
Continued From:
Case Number: 2017-COA-049 Amendment 7 (CAMA)
Property Address: 901 Carrollton Avenue (AKA 820 Massachusetts Avenue)
Historic Area: Chatham-Arch/Massachusetts Avenue
Township: Center
Council District: 17
Applicant: Lillian Cooper, HOK
Owner: Hendricks Commercial Properties
Request: Amend plans for Building 13 to include Nanawall system
Staff Recommendation: APPROVAL
Staff Reviewer: Emily Jarzen

BACKGROUND OF PROPERTY

In 2015, Indianapolis Public Schools announced plans to sell the former Coca-Cola Bottling Plant for redevelopment. After sending out a request for proposals, IPS selected Hendricks Commercial Development out of Beloit, Wisconsin in June of 2016 to redevelop the 11-acre site. On July 19, 2017, the IHPC approved the entirety of the Bottleworks project. Since multiple amendments may be needed as this multi-year project moves forward, amendment cases are numbered in order as received and processed.

“Building 13” was discussed at the June 21, 2017 hearing. This is the “point” building at the corner of Massachusetts and College. Overall, commission members liked the building’s design. Multiple commission members commented that they appreciated the alley space break in the form of the two sections of the building.

Building 13 came back to the commission for revisions in April and May 2019, and December 2021. In 2019 upper floors changed from residential to office. At that time a glass and metal railing for a rooftop terrace on the 1-story projection was added. There were some changes to the multi-light window units and individual balconies were eliminated. Some large recessed balconies were introduced. The brick banding on the corner elevation were eliminated, with an unbroken, vertical line of glass extending from the second to the fourth floors. Limestone lintels were removed throughout, to provide a more uninterrupted feel and more verticality.

In 2021 the first change was to remove the thru-building arcade and enclose it with an aluminum storefront. A mechanical screen was also requested for the roof.

REQUEST

A tenant is requesting that a fixed balcony window system change to a NanaWall system. This would be on a single opening (4th floor on the College Avenue façade). The overall opening size is the same as those on the other floors, and the same color & muntin profile will be used in the operable wall.

HISTORIC AREA PLAN RECOMMENDATION

“New Construction: Setbacks, orientation, spacing, heights, rhythm, outline and mass are elements that generally relate to a building’s fit within its surrounding street and alley character. Style, fenestration, foundation, entry materials are elements that generally describe the architectural compatibility of a new building to its existing heights.”

STAFF RECOMMENDATION

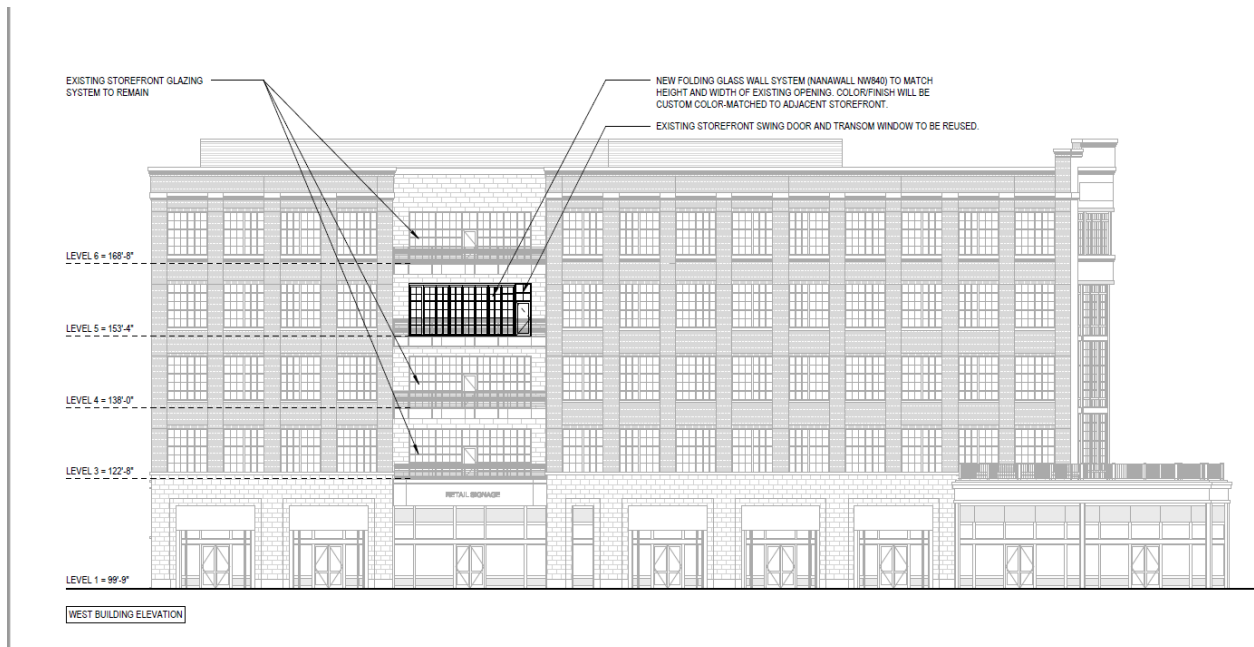
Staff brought this back to the commission since this is a change to a single element on a single floor on a single façade. Since the building is so prominent, staff felt that commission weigh-in was warranted. Staff does believe that due to the similar size, color & detailing, as well as the deep setback of the openings themselves, the change will not be highly noticeable, and therefore staff is recommending approval.

STAFF RECOMMENDED MOTION

To approve an amended Certificate of Appropriateness for the previously approved design for Building 13, for a NanaWall system installation, including any design changes discussed by the Commission at the October 4, 2023 IHPC hearing. All work subject to stipulations and notes in originally approved 2017-COA-049 (CAMA), as issued July 19, 2017.

EXHIBITS

Additional Drawings in Submission Packet





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

IHPC STAFF REPORT SUMMARY

Hearing Date:	October 4, 2023
Case Type:	New Case
Continued From:	
Case Number:	2023-COA-379 (HMP) & 2023-ZON-090
Property Address:	1708 North Pennsylvania Street
Historic Area:	Herron Morton Place
Township:	Center
Council District:	11
Applicant:	Neighborhood Downtown Zoning Assistance
Owner:	Herron High School Inc.
Request:	Rezone from D8 to SU2
Staff Recommendation:	DENIAL
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The subject property was historically the site of four frame dwellings, two of which were later converted into apartment buildings. The three southern structures were demolished in the 1950s-1960s. Their lots were converted to a surface parking lot. Based on aerial photography it appears that this section of the subject property has been used as parking since that time. The most northern structure was demolished 1978-1979. That portion of the lot appears to have remained undeveloped since the demolition of the structure.

REQUEST

The subject property is zoned D8, a walkable neighborhood dwelling district. The majority of Herron-Morton Place is also zoned D8. The D8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types.

The petitioner requests to rezone the property to SU2, Special Use School District.

Staff requested documentation on the long-term plan for the property to better understand how the site would be used under the proposed SU2 zoning. The petitioner submitted a Current Planning Department rezoning staff report for 1715 N. Meridian Street (the property directly to the west of the site across the alley and outside of the Herron-Morton Place Historic District) and proposed commitments in regards to the plans for the site. The subject property is to be used as parking for 1715 N. Meridian Street or 110 E. 16th Street.

HISTORIC AREA PLAN RECOMMENDATION

Land Use Plan – General

The Plan recommends the reestablishment and strengthening of the residential uses in Herron-Morton Place while acknowledging that the district contains a mix of commercial use (both neighborhood and non-neighborhood serving). The goals of the Land Use Plan are the following:

- Recognize, reestablish and strengthen residential use as the primary use in Herron-Morton Place.
- Support the construction of compatible infill housing in the district, strengthening the remaining residential fabric.
- Acknowledge and support neighborhood-serving commercial uses within existing or new structures which are compatible with the architectural character of the district.
- Provide for the eventual elimination of inappropriate non-neighborhood serving uses through replacement housing or commercial development.
- Provide for accessory parking uses supporting business/commercial activity along Meridian Street in such fashion that their negative impact on Pennsylvania Street will be reduced.

Proposed Land Use for Subject Property – Parking / Buffer

The west side of Pennsylvania Street, from 18th Street to 21st Street Annex, is recommended as accessory parking for North Meridian Street businesses to the immediate west. The recommendation acknowledges that: (A) off-street parking is necessary for the continued long-term development of Meridian Street and (B) there is little remaining residential fabric on this side of the street. The following recommendations are included to protect the residential uses on the east side of Pennsylvania:

1. Primary access to parking lots on the west side of Pennsylvania would be required to be from an alley or east-west side street and not Pennsylvania Street itself. Access points (curb cuts) are discouraged for reasons of traffic safety, topography (steep change in grade), and the potential visual impact upon the east side of Pennsylvania Street.
2. A landscape strip of 20 feet be required for the Pennsylvania Street frontage of all parking lots on the west side of Pennsylvania.
3. Parking garages should be discouraged. If, however, a garage is found necessary, it should have not more than two levels above grade so as not to visually detract from the residential height and massing of structures across the street.
4. Primary commercial structures or uses are not in any way recommended for this area. These restrictions are necessary to ensure the continued preservation of the east side of Pennsylvania Street.

These recommendations clarify and substantially revise the City's policy regarding this area (The Comprehensive Plan and CNC Plan had both recommended residential land use for this area). The recommendations made in the Land Use Plan attempt to balance the needs and health of two vital areas: Herron-Morton Place and the North Meridian Corridor.

Proposed Zoning Plan

The proposed zoning plan is designed to accomplish the following objectives:

1. Implement land use recommendations with appropriate zoning districts.
2. Provide protection for residential uses, through the use of D8.
3. Provide commercial zoning districts which limit the range of uses allowed in commercial nodes to ensure the most use compatible with adjacent residential areas.
4. Seek to provide a means of allowing certain commercial operations with unique characteristics to continue operation, while also providing a means of controlling future use of these operations.
5. Limit non-residential zoning to only those existing areas deemed appropriate for the district.

6. Provide for accessory parking uses on the west of Pennsylvania Street, supporting the business/commercial activity along Meridian Street in such a fashion that the negative impact on the east of Pennsylvania Street will be reduced.
7. Acknowledge and support neighborhood-serving commercial uses within existing or new structures which are compatible with the architectural character of the district.

The proposed zoning for the subject property is D8. The D8 dwelling district permits residential infill construction and the maintenance of existing housing units at a development density similar to the existing prior to the urban renewal clearance activities in the 1960s and 1970s.

Site Context

The subject property sits in a mixed-use context. Directly to the north are a parking lot and historic dwelling, followed by another surface parking lot. To the south are a historic apartment building and dwelling, with a surface parking lot further south. To the east is the Herron High School campus. To the west, outside of the historic district are commercial and apartment structures.

STAFF RECOMMENDATION

Staff recommends the Commission deny the request to rezone the subject property to SU2. The district plan is contradictory in its recommendations for the site in that the land use recommendation is to continue to use the site as parking, to benefit the North Meridian Street Corridor outside of the IHPC district. However, the recommended zoning for the site is its current zoning classification D8, a walkable neighborhood dwelling district. D8 does not permit commercial parking lots (parking lots that are the primary use of land). The recommended zoning of D8 would support overarching goals of the district plan, including of reestablishment residential areas destroyed during urban renewal clearances and eliminating inappropriate non-neighborhood serving uses with infill housing.

Rather than rezoning the property, staff's recommendation is to seek a variance to legalize the parking use. A variance would permit the site to be used as parking, but would also maintain its appropriate zoning classification that better aligns with the overall goals of the district plan and would support the future possibility of redeveloping the site.

STAFF RECOMMENDED MOTION

COA #2023-COA-379 (HMP):

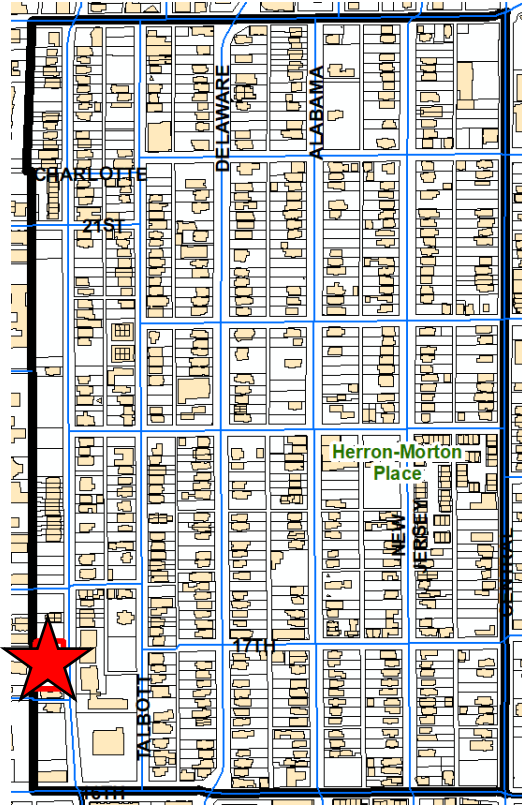
To deny a Certificate of Appropriateness to rezone the property from D8 to SU2.

ZON #2023-ZON-090

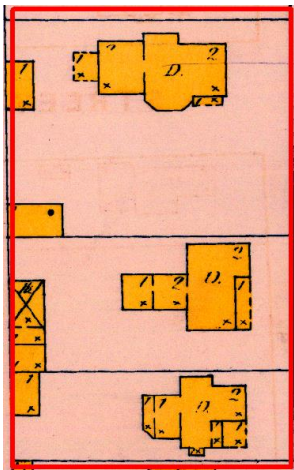
No action needed.

EXHIBITS

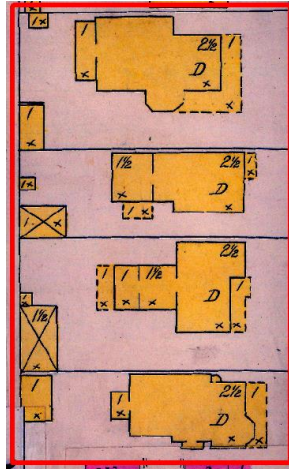
LOCATION OF SUBJECT PROPERTY



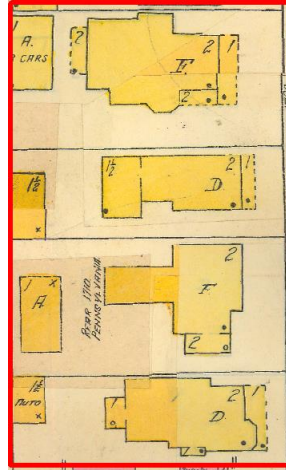
SANBORN MAPS



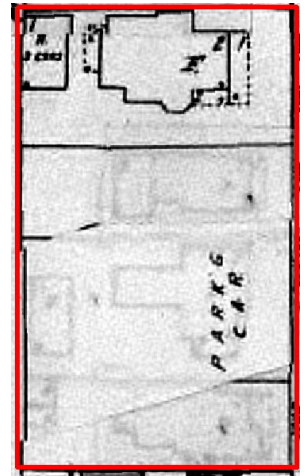
1887



1898



1915



1956

EXISTING SITE CONDITIONS



Subject property



Properties to the south



Properties to the north



Properties across Pennsylvania Street



Properties to the northeast

Proposed Commitments

ATTACHMENT “D”:

Petitioner agrees to the following commitments:

1. Herron High School, Inc. shall use the property at 1708 No Pennsylvania Street as a parking lot to serve the educational uses at 1715 No Meridian street or at 110 East 16th Street. Herron commits to not lease any of the parking spaces on the lot at 1708 No Pennsylvania Street to any nearby commercial or residential use (however permission might be granted for the use of the parking lot to any local registered not for profit organization recommended to Herron by either Herron Morton Place Neighborhood Association, Herron Morton Place foundation or by the Near North Development Corporation). In the future, if Herron sees other educational uses for this site; Herron shall work with the Herron Morton Place Land Use committee, the full HMP membership and then the IHPC in deciding on other educational uses other than a parking lot. Herron may retain a few parking spaces on the west end of the lot if the lot is approved for other educational uses other than a parking lot. The parking lot shall not be expanded. Herron does commit for additional landscaping along the Pennsylvania Street frontage of 1708 No Pennsylvania Street and shall discuss with the property owner to the south, 1704 No Pennsylvania Street; if any buffering with a privacy fence would be needed to protect the multifamily residential use to the south from the use of the parking lot.



SUPPORT LETTER

THE COUNCIL CITY OF INDIANAPOLIS MARION COUNTY

VOP OSILI
President
Councillor, District 11

September 25, 2023

Indianapolis Historic Preservation Commission/
Metropolitan Development Commission
Suite 1842 City County Building
200 East Washington Street
Indianapolis, Indiana 46204

Re: 2023-ZON-090/ 2023- COA-379/ 1715 N. Meridian Street/1708 N. Pennsylvania Street

As the area City-County Councillor I write in support of the above referenced petitions for these parcels located in the Herron Morton Place historic neighborhood/ Near North Development Corporation catchment area. Herron High School has need to expand its classroom and administrative office space and provide additional parking for those who serve the students. In the years since the petitioner worked with the neighborhood and the development corporation to restore the original building and historic residence in which the school is now located, its student enrollment and faculty have grown.

I am writing to request approval of the proposed rezone to SU2 for educational facilities and believe it is compatible with both residential and office uses, subject to the plans and exhibits on file.

Thank you for your consideration.

Sincerely,

Vop Osili
President, City-County Council
Councillor, District 11

cc: Kelly de Waad, HMP
Brian Carmin, NNDC
Janet McNeal, Herron Classical Schools
David Kingen, NDZA

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Phone: 317.332.0877 • Fax: 317.327.4230
Email: vop.osili@indy.gov • Website: www.indy.gov/council