



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

Wednesday, December 6, 2023, 5:30 P.M.  
 2nd Floor, Room 260, City-County Building  
 200 E. Washington St., Indianapolis, Indiana

**BUSINESS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

October and November Commission Hearing Minutes

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

NONE

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

**ADOPTION OF WORK PROGRAM** *Page 3*

**APPROVAL OF DESIGNATION APPLICATION FOR MERIDIAN PARK** *Page 19*

**PUBLIC HEARING**

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

**2022-COA-112B (IRV)**      **5270 E. WASHINGTON**      *continue to January 3, 2024*      *Page 32*  
**SYLVIA GARCIA**  
 Replace historic tile roof with alternate roofing material.

**2023-COA-251 (FP)**      **529 FLETCHER AVENUE**      *continue to January 3, 2024*      *Page 33*  
**KIM COOK**  
 WSWA: Retain deck extension and fence in side yard constructed without approval.

**2023-COA-379 (HMP) & 2023-ZON-090**      **1708 N. PENNSYLVANIA ST.**      *Withdraw*      *Page 35*  
**NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE**  
 Rezone from D8 to SU2

**2021-COA-583B (CAMA)**      **863 MASSACHUSETTS AVE.**      *continue to January 3, 2024*      *Page 37*  
 Construct a rooftop addition and decks.

**VI. EXPEDITED CASES**

**2023-COA-252 (HMP)**      **2133 N. TALBOTT**      *Page 39*  
**LANCE CLELAND**      *Submittals*  
 Construct new 2.5 story, single family residence with detached 2-story 3-car carriage house. *page 121*

**2023-COA-426 (ONS)**      **640 E. 13<sup>th</sup> STREET**      *Page 55*  
**BRENT BRIDGMAN**  
 Install front yard uplighting and for WSWA including the installation of rear yard fencing, repair of siding, replacing deteriorated corbels, chimney removal, and the installation of a hot tub.

<b>2023-COA-457 (IRV)</b>	<b>558 N. AUDUBON ROAD DUSTIN MCKINNEY</b> Construct addition on rooftop deck.	<i>Page 65 Submittals page 139</i>
<b>2023-COA-458 (IRV)</b>	<b>332 LESLEY AVE. JOSE GARCIA</b> Demolish existing historic garage and construct a new 2-car garage.	<i>Page 71 Submittals page 145</i>
<b>2023-COA-466 (WP)</b>	<b>ROW: 600 Block WOODRUFF PLACE MIDDLE DRIVE HISTORIC WOODRUFF PLACE FOUNDATION</b> WSWA: Retain pavers & benches; Install lighting bollards around fountain.	<i>Page 87</i>
<b>2023-COA-469 (IRV)</b>	<b>1474 N. NEW JERSEY ST. GEORGE ANGELONE</b> Install ground lighting.	<i>Page 93</i>
<b>2023-COA-475C (ONS)</b>	<b>517 E. 14<sup>th</sup> STREET KATIE BRYAM</b> WSWA: Infill step and entry alcove on east side of building.	<i>Page 97</i>
<b>2023-COA-479 (SJ) &amp; 2023-VHP-007</b>	<b>935 N. ALABAMA ST. ALEXANDER COHEN</b> Construct living space addition on detached garage; Variance of use to allow a secondary dwelling unit on a lot without a detached single-family dwelling.	<i>Page 103 Submittals page 154</i>

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

NONE

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

NONE

**VIII. PRELIMINARY REVIEW**

NONE

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

<b>2023-COA-460B (HMP)</b>	<b>2059 N. ALABAMA ST. MICAH HILL</b> WSWA: Retain front yard retaining wall and fence.	<i>Page 111 Submittals page 162</i>
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**XI. CLOSING BUSINESS**

NONE

Department of Metropolitan Development

# Indianapolis Historic Preservation Commission

## 2024 Work Program with 2023 Review

Adopted \_\_\_\_\_



## **A NOTE FROM THE IHPC ADMINISTRATOR**

*Dear Commissioners:*

*In 2023, the IHPC experienced many things new. The IHPC staff and Commission saw some new faces. Melony Evans was hired as the newest IHPC Office Manager and Commissioner Anson Keller, Commissioner Anjanette Sivilich and Commissioner David Baker all were appointed for their first terms. The DMD also hired a new Director, Rusty Carr, and a new City Architect, Marlee Brabin who will assist the IHPC with larger new construction reviews. The IHPC/DMD also purchased The IHPC designated site, The Drake Apartments, a first for IHPC in over three decades, as part of a multi-year effort to save the threatened structure. Additionally, the public will get to use a new online mobile app payment option for IHPC application fees, the first of its kind in IHPC history. Although all of these new things are improvements to our team, Commission and services, we will continue to continue to carry out our 56-year mission to preserve and protect historic areas throughout Marion County.*

*Please enjoy reading about our other accomplishments from the past year in the following work program, and the exciting initiatives planned for 2024.*

*All the best,*

*Meg Busch  
Administrator, IHPC*

### **MISSION STATEMENT**

**The Indianapolis Historic Preservation Commission is a commission created by state statute and functions in cooperation with the Consolidated City of Indianapolis to preserve both the character and fabric of historically significant areas and structures for all present and future citizens of Marion County.**

To this end, the IHPC has eight principal roles:

- a) Educate and promote the value of historic preservation to all citizens of Marion County.
- b) Define significant local historic periods and related physical styles and designs.
- c) Locate and catalog surviving examples from these significant periods.
- d) Prioritize their importance in preserving the physical heritage of Marion County.
- e) Establish a protected status for these resources within powers granted by statute.
- f) Manage change to these resources through legal procedures in cooperation with public and private interests.
- g) Promote preservation, including adaptive reuse, as a strategy for retaining and attracting residents and economic activity to historic areas of Marion County.
- h) IHPC actions represent the highest professional and ethical standards in working towards goals and interests.

The IHPC work program has been mandated by I.C. 36-7-11.1

## **ACTIVITY 1: PROGRAM MANAGEMENT & CAPACITY BUILDING**

These tasks are generally associated with maintaining an efficient, well-run office operation. Included are office management, staff meetings, managing consultant contracts, purchasing, payroll and personnel issues among other activities associated with running an office.

<b>PROGRAM MANAGEMENT &amp; CAPACITY BUILDING IN 2024</b>				
<b>TASKS</b>	<b>1st Quarter</b>	<b>2nd Quarter</b>	<b>3rd Quarter</b>	<b>4th Quarter</b>
<b>1. GENERAL MANAGEMENT</b> a. Coordinate IHPC administration with DMD administration. b. General office management. c. Staff meetings. d. Coordinate IHPC activities with DMD/CFO and Office of Finance and Management. e. Review and approve staff's electronic timesheets.				→
<b>2. GENERAL OFFICE WORK</b> a. Typing, filing, correspondence, reporting, scheduling, etc. b. Manage files and filing. c. Order and purchase supplies for IHPC (including monitoring supplies, determining needs, preparing requisitions and entering invoices for payment.) d. Monitor front counter and the Reviewer on Call process.				→
<b>3. INTERNET WEBSITE</b> a. Update basic information about boundaries, districts, plans, etc. b. Make improvements and coordinate upgrades. c. Enter weekly information: agenda, staff reports, legal notices, hearing results. d. Monitor online COA application submissions.				→
<b>4. PERSONNEL</b> a. Undertake evaluations, interviews and address personnel issues. b. Develop, update and monitor staff and divisional performance objectives as needed.				→
<b>5. STAFF AND IHPC TRAINING</b> a. Increase staff capacity by undertaking professional development. b. Provide orientation and training of new commission members. c. Facilitate a commission retreat for professional development. d. Facilitate a staff retreat for professional development.				→
<b>6. DMD CITY ARCHITECT</b> Continue to coordinate with DMD Administration and DMD Current Planning to utilize the services of this full-time position to assist in design review, especially for new construction and new development.				→

## **2023 ACCOMPLISHMENTS**

- Found a lower proposal for IHPC scanning project through brainstorming with team to find better and less costly alternatives. \$174,325 vs. \$6750 + cost for larger scans.
- IHPC team received the DMD Stepping Up Award for taking over the Office Manager position for almost one-year while it remained vacant.
- Commission Retreat---Bottleworks
- Various webinars through the National Preservation Institute
- Website Training/ ISA
- Big City Planning Training
- MIBOR Training
- Trained on Municode/ Learned how to create IHPC packets.
- ArcGIS Training
- Published 5 articles for Urban Times highlighting IHPC, changes, and important need to know info for historic property owners.
- Indiana Landmarks: Dr. James Glass Lecture on Indy Residential Architecture 1820-1920
- Indiana Landmarks lecture – James Allison: Automotive Entrepreneur
- Training: U.S. Heritage Group Masonry Restoration Workshop (3-day event)
- Indiana Landmarks lecture: Frank Lloyd Wright's Usonian Vision
- Indiana Landmarks lecture: Thomas Taggart Memorial restoration
- Indiana Landmarks sponsored training: Introduction to Linseed Oil Paints
- Trained new office manager
- Created Staff Instructions file.
- Created of SOPs for using Accela, Screendoor, Municode, and Packets.
- Created a Policies & Codes reference folder outlining past decisions and how they were made.
- Scanning of documents (ongoing)
- Tracking of COAs that still require sign-offs.
- 2<sup>nd</sup> Place Peterson Prize (Grace Goedeker)
- Completed 20 Section 106 Reviews

## **2024 INITIATIVES**

- Website. Continue to utilize the online COA application and online documentation submission tool.
- The ISA team is developing an online payment tool that will be available first quarter of 2024 that will be used for IHPC application submissions.
- DMD Staff Architect. Continue to engage the services of DMD's City Architect, Marlee Brabin.
- Interns and Volunteers. IHPC staff plans to work with volunteers to complete a variety of district inventories. Additionally, we will be recruiting volunteers to assist with transcribing older historic area plans into Word so we can continue our Preserve Indy Initiative.
- Training
  - Historic Masonry Restoration Workshop/Training
  - Window restoration training workshops
  - Preserving Historic Places: Indiana's Statewide Historic Preservation Conference
  - National Trust for Historic Preservation Conference
  - Attend future DMD lunch and learns
  - Ongoing IHPC 101 Training for Realtors
  - Ongoing IHPC 101 Training for MIBOR
  - Ongoing IHPC 101 Training for General Contractors and BNS



## ACTIVITY 2: PROGRAM PLANNING

These tasks are associated with the development of a comprehensive and effective preservation program.

<b>PROGRAM PLANNING IN 2024</b>				
<b>TASKS</b>	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>1. ANNUAL WORK PROGRAM</b> a. Evaluate progress of the preservation program by reviewing the 2024 work program. b. Institute long term goals and short-term objectives by preparing the 2025 work program.	—●			—●
<b>2. ANNUAL BUDGET</b> a. Monitor 2024 budget and spending; adjust as needed. b. Assist in preparing DMD's 2024 budget as it relates to the City's historic preservation program. c. Review fee schedule for any necessary updates	-----▶			
<b>3. DEVELOP &amp; MAINTAIN HISTORIC RESOURCES</b> a. Update/maintain historic research files, data, maps and resource materials. b. Scanning of all IHPC building files and archived documents	▶	-----		

### **2023 ACCOMPLISHMENTS**

1. Scanned IHPC resolutions archives.
2. Scanned COA applications and affiliated documentation for 2023 into FileNet with the expected goal of being 100% up to date by end of year.
3. Newly hired DMD archivist, Jordan Ryan, inventoried all IHPC's building files and general files in preparation for scanning.

### **2024 INITIATIVES**

#### Roof Stabilization Program\*

As money is available, this program will be ongoing.

#### Scanning Initiatives

- Digitize IHPC photo binders with the assistance of Herron Art Library Archivist, Dee Dee Davis.
- DMD archivist, Jordan Ryan will continue to inventory IHPC files for digitizing.
- Melony Evans will manage the IHPC scanning initiative of all IHPC building files making them accessible to internal staff and the public using OCR technology that will make these documents word searchable.

### ACTIVITY 3: CERTIFICATE OF APPROPRIATENESS (COA) PROGRAM

The IHPC makes decisions with regard to re-zonings, variances, construction, reconstruction, alteration and demolition in 12 historic districts, 5 conservation districts and 14 individual properties. Staff assists in carrying out the IHPC's legal responsibilities, including processing applications, conducting public hearings, generating legal notices, issuing COAs and variance letters of grant, and enforcement.

*NOTE: Assistance to applicants in meeting design guidelines and other preservation plan recommendations is found in Activity 4, "Preservation Services – Inside Districts."*

<b>CERTIFICATE OF APPROPRIATENESS PROGRAM IN 2024</b>				
<b>TASKS</b>	<b>1st Quarter</b>	<b>2nd Quarter</b>	<b>3rd Quarter</b>	<b>4th Quarter</b>
<b>1. GENERAL DISTRICT ADMINISTRATION</b> a. Process applications and issue approval for COAs, rezonings and variances, per IHPC policies. b. Inspect construction for conformance with approved plans. c. Assist with processing applications. d. Create building files as needed; organize existing building files. e. Assure that COA and zoning application information is both current and accurate.				
<b>2. HEARINGS</b> a. Provide staff input/assistance at monthly IHPC public hearings. b. Conduct weekly public hearings of the IHPC Hearing Officer. c. Conduct monthly public hearings of the IHPC. d. Maintain legal hearing requirements (notices, ads, minutes, etc.). e. Create/distribute report packets 1 week prior to IHPC meetings.				
<b>3. REVISED POLICIES</b> a. Present draft to IHPC for adoption (First Quarter or by end of 2023)				
<b>4. NOTIFICATION PROGRAM</b> a. Send Contractor Reminders to all licensed general contractors b. Send annual letter to owners of individually designated properties reminding them that they are subject to IHPC jurisdiction.				
<b>5. VIOLATIONS &amp; COMPLAINTS</b> a. Record and investigate violations. b. Resolve violations by working with property owners. c. Monitor progress of violation cases. d. Coordinate with DBNS and the City Prosecutor regarding violation cases. e. Continue to Monitor DBNS Violations in Historic Districts				
<b>6. RECORDING NOTICES OF JURISDICTION</b> Record a notice for any newly designated properties.				As Needed

## **2023 ACCOMPLISHMENTS**

1. Number of COA's. 480 COA's compared to 445 in 2022 have been received as of November 1, 2022.
2. Number of Zoning and Variances. 5 zoning cases were received as of November 1, 2023. As of November 1, 2023, 7 Variance petitions were received. In 2022, we had no zoning cases and 8 variance petitions by November 01.
3. Revenue Intake for Certificates of Appropriateness  
At the end of the 3<sup>rd</sup> Quarter 2023, IHPC Revenue was at \$176,471.82 compared to \$229,883.30 by end of 3<sup>rd</sup> quarter for 2022.
4. Violation Resolution  
Despite a 92% reduction in both zoning inspectors and the City Prosecutor team in 2022, IHPC staff has resolved approximately 70% of the violations tracked by staff and that staff was aware of either by BNS stop work orders or submitted by the public in 2023. This includes cases taken to the Commission as well as cases resolved by staff working with the applicant. IHPC staff has several violation cases in the Prosecutor's Office which may be resolved by the end of the year as well, otherwise will carry over into 2024.

In 2023, BNS did start to rebuild its enforcement team. As of November 2023, 52 inspectors are on the roster. 23 of these 52 inspectors were hired in 2023 (between 1/9/23 and 10/10/23).

## **2024 INITIATIVES**

1. Working from Home. Staff will continue to work two days a week from home and three days in the office. At least one staff member is on-call in the office each business day.
2. Policies. A final draft is planned to be presented to the Commission by the end of 2023 or in the first quarter of 2024.
3. Violation tracking in 2024. The IHPC Administrator will continue violation tracking, enforcement and violation resolution/reduction in 2024. This process was started in 2021 and has evolved since limited City staff has been available in BNS and the Prosecutor's Office.
4. Contractors Notice. Send a 2024 notice to Marion County licensed general contractors using the Salesforce emailing database.

## ACTIVITY 4: PRESERVATION SERVICES – INSIDE HISTORIC DISTRICTS

This activity includes professional design, preservation, planning and other assistance provided by staff with respect to properties, issues and plans in or affecting areas already designated by the IHPC. Assistance is given to any person or group, public or private. The bulk of this activity is design/preservation assistance given to COA applicants, helping them to comply with design guidelines and planning recommendations in adopted Preservation Plans. Other examples include assistance to City agencies, public utilities, neighborhood groups or others undertaking or planning projects that affect a designated area.

PRESERVATION SERVICES – INSIDE HISTORIC DISTRICTS IN 2024				
TASKS	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>1. REVIEW REQUESTS FOR IHPC APPROVAL</b> a. Review applications for COA's, rezonings and variances for conformance with design guidelines, planning and preservation recommendations in Preservation Plans. b. Provide design and zoning assistance to applicants in order to bring their requests into compliance with Preservation Plans. c. Continue to review and project manage the COA process for the Bottleworks Development at Massachusetts and College Ave.				
<b>2. GENERAL PRESERVATION &amp; DESIGN ASSISTANCE</b> a. Assist people researching properties in designated districts. b. Assist other agencies or groups coordinating their plans with the Preservation Plans for designated districts. c. Assist non-applicants with advice on preservation, restoration and design issues in designated districts. d. Attend neighborhood association meetings upon request.				
<b>3. IHPC PRESERVATION 101 WORKSHOP</b> Provide training to IHPC historic areas to educate both new and existing property owners about the IHPC.				→
<b>4. PARTNER WITH MIBOR TO TRAIN AGENTS</b> Provide training to real estate agents about the new flagging system in Realist and about IHPC district requirements				→

### 2023 ACCOMPLISHMENTS

IHPC Training. Staff provided training workshops to IHPC historic areas and real estate offices.

### 2024 INITIATIVES

- Department of Business & Neighborhood Services. Staff will provide periodic training for DBNS inspectors and permit technicians as well as during the regularly scheduled General Contractors Licensing Orientation dates.
- DMD Cross-Training. Staff will continue its cross-training program between IHPC & DMD Current Planning staff.
- Preservation 101 Workshop. Staff plans to continue providing this workshop to IHPC historic areas and plans to expand the workshop to additional real estate agencies, title companies and financial institutions.
- Parcel Flagging and Training
- IHPC staff will continue to work with MIBOR on the parcel flagging for new districts and will provide training to Realtors at MIBOR's regularly scheduled Division training sessions.

**ACTIVITY 5: PRESERVATION SERVICES – OUTSIDE HISTORIC DISTRICTS**

This activity includes professional design, preservation, planning and other assistance provided by staff with respect to historic properties and areas in Marion County, but outside IHPC-designated historic areas. This assistance is given to anyone, public or private, and may include: educating about local preservation and history, historic research, interpreting historic surveys, discussing conservation and preservation methods, new construction design, and general preservation issues.

<b><u>PRESERVATION SERVICES – OUTSIDE HISTORIC DISTRICTS IN 2024</u></b>				
<b>TASKS</b>	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>1. <u>PRESERVATION ASSISTANCE TO PUBLIC</u></b> a. Assist anyone researching the history of buildings outside designated districts. b. Assist the public with advice on preservation, restoration and design issues; nominations to the National Register and Marion Co. Register; and federal historic investment tax credits. c. Assist CDCs, neighborhood organizations, not-for-profits, and others to coordinate plans with City’s preservation program. d. Address students, civic groups, trade groups, and others regarding preservation planning and policy. e. Assist other preservation groups to prepare and undertake National Preservation Week activities in April.				----->
<b>2. <u>PRESERVATION ASSISTANCE TO DMD &amp; CITY</u></b> a. Assist the City and DMD with projects and issues that involve any City-owned (and non-designated) historic properties such as the Indiana Theater interior and Old City Hall. b. Assist other City departments with any actions, projects, and decisions involving historic resources.				----->
<b>3. <u>DEMOLITION REVIEW</u></b> a. Assist the DBNS with implementation of its Demolition Delay Policy by reviewing demolition permits of any non-designated property in Marion County listed or eligible for listing on the National Register or located in a National Register district. b. Notify Indiana Landmarks and/or interested neighborhood organizations.				----->
<b>4 <u>REGIONAL CENTER DESIGN &amp; DEMOLITION REVIEW</u></b> Assist Division of Planning in reviewing new construction, renovation and demolition for compliance with the Regional Center Design Guidelines when there is impact on a historic property.				----->
<b>5. <u>ATTEND DMD DIVISION STAFF MEETINGS</u></b> In order to foster coordination, staff periodically attends staff meetings held by the divisions of Current Planning, Long Range Planning and Community Investments.				----->

**2023 ACCOMPLISHMENTS**

1. Regional Center Review. In accordance with Regional Center Design Guidelines, the Div. of Planning consults with IHPC staff when it reviews requests for demolition, new construction and alterations affecting buildings on or eligible for the National Register. Jeff York, Regional Center Planner, attends the IHPC staff meetings and discusses cases with staff weekly.

## ACTIVITY 5: PRESERVATION SERVICES- OUTSIDE HISTORIC DISTRICTS- Continued

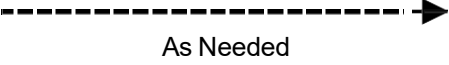

3. Demolition Review – Demolition Delay Policy Citywide. It is DBNS policy to apply an extended review period (5-days) for wrecking permit applications when they involve a property found on one of the City's GIS map layers that identify historic properties and areas.
4. Preservation Assistance. Staff provided assistance to the following groups and efforts:
  - a) DMD Division of Current Planning. IHPC staff attends Current Planning staff meetings to address preservation-related matters as well as BZA training and coordinates with CP staff regarding land use petitions and intake of filing fees.
5. Staff made presentations to the following groups:
  - Meridian-Kessler (several presentations in 2023)
  - Century 21 Sheetz
  - Chatham-Arch
  - Indiana Black Firefighters Association
  - Meridian Park
  - Athletic Club HOA/ Monuments and Memorials Proposed Historic Area
6. Staff participated in the following organizations and committees:
  - Indiana Landmarks – Indiana Real Estate Committee
  - Indiana Landmarks- Indiana Modern
  - Urban Land Institute
  - INDOT Citizens Advisory Group for the I-65/I-70 North Split Project
  - Indiana Landmarks Real Estate Committee
  - Indiana Modern
  - Historic Michigan Road Scenic Byway Board of Directors
  - Indiana Landmarks Black Heritage Program Council

## **2024 INITIATIVES**

1. Staff will continue to participate in the following organizations and committees:
  - Indiana Landmarks – Indiana Real Estate Committee
  - Indiana Landmarks- Indiana Modern
  - Urban Land Institute
  - INDOT Citizens Advisory Group for the I-65/I-70 North Split Project
  - Indiana Landmarks Real Estate Committee
  - Indiana Modern
  - Historic Michigan Road Scenic Byway Board of Directors
  - Indiana Landmarks Black Heritage Program Council
2. Staff will continue to coordinate with Regional Center on reviews
3. Staff will continue to coordinate with BNS on the Demolition Delay Program
4. Staff will continue to provide preservation services to Current Planning

## ACTIVITY 6: PRESERVATION PLANNING

The IHPC and MDC adopt a Preservation Plans for both IHPC historic or conservation districts. Updating existing plans follows the same process. A Designation Workbook assists neighborhood groups by providing a process to produce a plan with a high degree of public participation and consensus. Plans include history, significance, boundaries, objectives, analysis of existing conditions, land use and zoning recommendations, and design guidelines.

<b>PRESERVATION PLANNING IN 2023</b>				
<b>TASKS</b>	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>1. PRESERVATION PLANNING ASSISTANCE</b> Upon request, meet with neighborhood representatives, groups and individuals to discuss the meaning and process of designation.				
<b>2. PRESERVE INDY</b> Continue to complete the tasks associate with Preserve Indy, the comprehensive update to all 17 historic area plans. The Preservation Planner will continue to follow the Preserve Indy strategic work plan presented at the 2018 IHPC Retreat.				
<b>4. NEW PRESERVATION PLANS</b> Other new preservation plans will be considered as inquiries are made. At this time, Fire Station 18, Monuments and Memorials District, and Meridian-Kessler have been initiated along with Flanner House Homes.	To Be Determined			
<b>5. NEW PRESERVATION TOOLS</b> Consider alternate options for district designation outside the normal Conservation and Preservation District format.	To Be Determined			

### **2023 ACCOMPLISHMENTS**

#### Historically and Culturally Significant Black and African-American Sites

1. The Commission was awarded a \$10,000 grant to inventory and map historically and culturally significant Black and African- American sites throughout Marion County, beginning with the Norwood neighborhood. The mapping of these sites will be used to flag sites for the IHPC's 5-day demolition delay program in partnership with the Department of Business and Neighborhood Services so historically significant properties are not inadvertently demolished without exploring alternatives with the owner, IHPC staff and Indiana Landmarks. A search will begin in November to hire an intern.
2. IHPC hired a Section 106 Consultant to help offset the over 160 Section 106 applications received in 2023 as well as worked in coordination with the DMD City Architect for review of new construction Section 106 projects.

### **2024 INITIATIVES**

#### New Preservation Plans

1. Fire House No. 18
2. Flanner House Homes. It is anticipated that a interim conservation district plan for Flanner House Homes will be presented to the IHPC in the first quarter of 2024.
3. Common Plan Update
4. Old Northside Plan Update
5. Herron-Morton Place Plan Update
6. Monuments and Memorials District

ACTIVITY 6: PRESERVATION PLANNING– Continued

Other Initiatives

- a. Website—Ongoing
- b. Norwood Research/Inventory---First quarter 2024
- c. Coordinating Our Goals--- Ongoing roundtable discussions with the Office of Sustainability
- d. Section 106 Reviews---Ongoing
- e. Meridian-Kessler Interim Conservation District Plan- First quarter 2



**ACTIVITY 7: HISTORIC PRESERVATION ENVIRONMENTAL REVIEWS – SECTION 106**

The City is required by federal law to take into account the effects of its actions on historic properties when utilizing federal funds. In order to expedite that process, the City has a Programmatic Agreement with the SHPO to undertake much of the review locally. Because of their expertise, the IHPC staff undertakes many such reviews and is utilized by DMD and the City to provide assistance in addressing any such issues.

<b>HISTORIC PRESERVATION ENVIRONMENTAL REVIEWS – SECTION 106 IN 2024</b>				
<b>TASKS</b>	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>1. <u>PROVIDE SECTION 106 REVIEWS FOR HOUSING</u></b> a. Provide required Section 106 reviews and monitoring for activities funded by HUD programs, including CDBG, HOME, Lead Hazard Reduction Demonstration Grant, Emergency Shelter Grants, Neighborhood Stabilization, Rental Rehabilitation, Continuum of Care, and Housing Opportunities for People with AIDS. b. Provide Section 106 assessments for historic properties. c. Provide periodic training to DMD and CDC staff. d. Assist DMD to comply with the Programmatic Agreement (PA) regarding federally required historic preservation review of HUD-funded programs in general (incl. maintaining records, preparing reports, assisting with monitoring).				----->
<b>2. <u>PROVIDE SECTION 106 REVIEWS FOR DEMOLITION</u></b> Provide all required Section 106 reviews for HUD assisted demolitions.				----->
<b>3. <u>I-65/I-70 SPLIT CONSULTING PARTY</u></b> Represent the City in consulting party discussions regarding proposed changes to the North Split.		As Needed		
<b>5. <u>PROJECT SPONSOR TRAINING</u></b> Staff will provide training in the Section 106 process to CDCs and others eligible for receiving funding through the City’s CDBG program.		As Needed		
<b>6. <u>OTHER PROJECTS</u></b> a. Assist DMD with Section 106 reviews required for federally funded projects other than those covered by the PA. b. Assist any division of DMD and any agency in City government with Section 106 reviews required for City projects. c. Participate as a consulting party for other federally-funded projects in Marion County that require a Section 106 review. d. Consult with DMD staff to improve the Section 106 Review and Environmental Review processes.				----->

**2023 ACCOMPLISHMENTS**

1. In 2023, staff has provided 160 Section 106 reviews compared to 122 reviews in 2022.
2. The Preservation Planner launched a revised intake for Section 106 reviews utilizing the City’s Accela program which will allow for better tracking, and for the public and internal staff to now be able to track cases online.

**2024 INITIATIVES**

1. Interdepartmental Assistance. Continue to work with DMD/City departments and the Marion Co. Health Dept.
2. Project Sponsor/Section 106 Training. Staff will participate in multiple training sessions for potential project sponsors (CDCs and other groups that will apply for federal funds through the City).
3. Section 106 Review Annual Reporting. Staff will prepare reporting documentation for the evaluation of the Indiana State Historic Preservation Officer (SHPO) regarding all work undertaken in the HUD programs covered by the aforementioned Section 106 Review Programmatic Agreement.

**ACTIVITY 8: GRANT PROJECTS**

This activity is reserved for projects that are funded by special grants that the IHPC may occasionally receive or provide to undertake specific projects.

<b>GRANT PROJECTS IN 2024</b>				
<b>TASKS</b>	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<p><b><u>PRESERVE INDY GRANTS</u></b>                      Seek grants as needed for the implementation of the Preserve Indy Initiative.</p>	----- →			
<p><b><u>GRANTS FOR NEW HISTORIC AREA PLANS</u></b>                      Seek grants as needed for the implementation of new historic area plans as needed.</p>	----- →			
<p><b><u>IHPC ROOF STABILIZATION GRANT</u></b>                      Implement the IHPC's Roof Stabilization Program, a grant program of the IHPC designed to provide funding for roof stabilization to qualifying homeowners in IHPC historic areas as funding permits.</p>	----- →			

**2024 INITIATIVES**

Staff will continue to seek out grant opportunities throughout 2024 for the Preserve Indy Initiative and other initiatives. These grants may be for technology, educational purposes or for offsetting the cost for interns or consultants. Staff will seek out additional funds for the adoption of historic area plans, such as funds from Indiana Landmarks, and any additional funding opportunities to enhance the available funds for the IHPC's roof stabilization program.

# Meridian Park Application for Designation -Conservation District-



# Neighborhood Stakeholders

Shanda Eickelberger
John Carmer

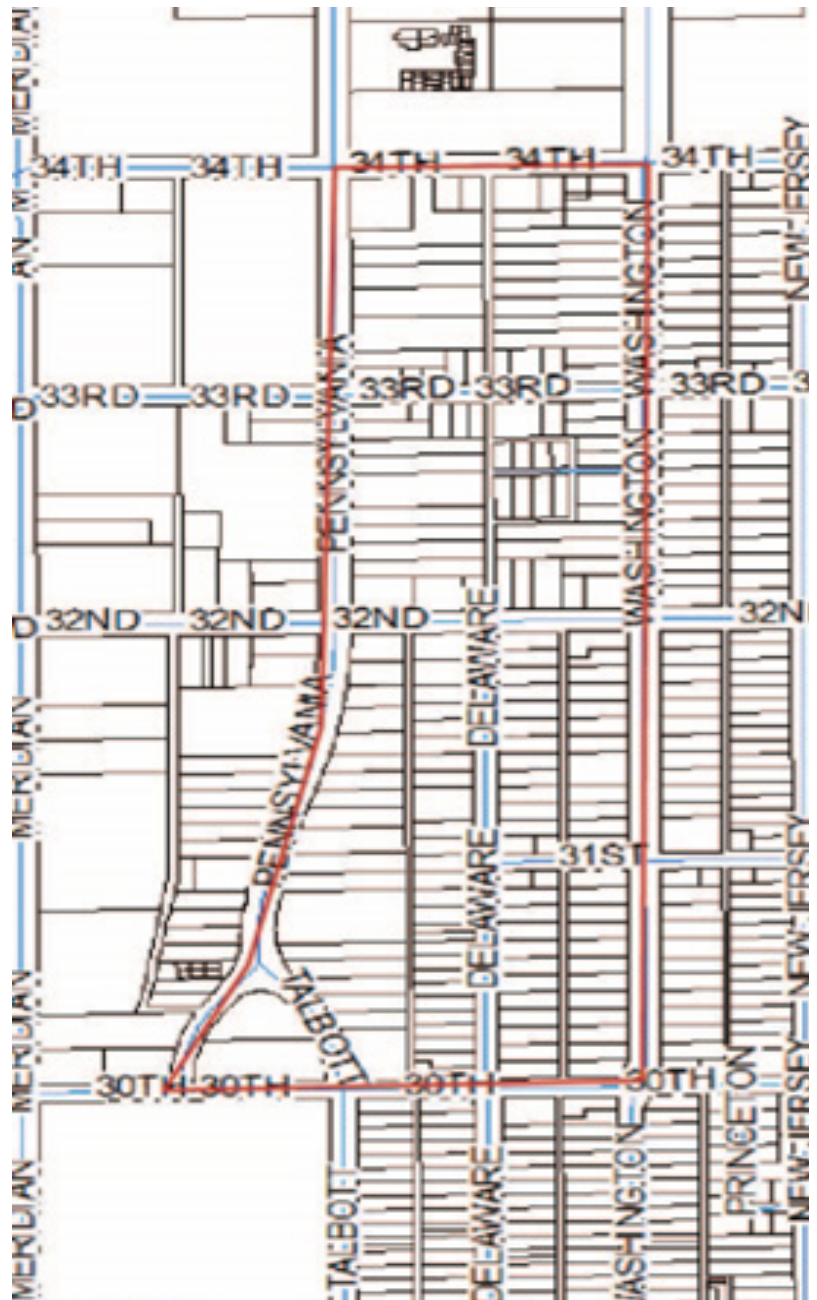
Lorraine Vavul
Nancy Heistand

Susan Martinez
----------------

## Proposed Boundary Map

The proposed boundary for the Meridian Park Conservation district follows the existing boundaries for the Meridian Park National Register District.

The proposed district is bounded to the south by 30th Street. The east by Washington Boulevard. The north by 34th Street and the west by Pennsylvania Street.



# Statement of Significance

## Areas of Significance:

Architecture, Community Planning

## Period of Significance:

1892 to 1933

## Notable Architects and Builders:

Rubush, Preston

Hunger, Edgar

Bohn, Arthur

George, Lawrence

Fitton, Harry

Hunter, Frank

Martindale, Clarence



The Meridian Park Historic District is eligible designation with the Indianapolis Preservation commission because it is listed in the National Register of Historic Places under criterion C. This easily distinguished district represents a step in the northward expansion of the city's housing stock. Within the boundaries of Meridian Park lived a mixture of prominent citizens and professional people who occupied substantial architect-designed homes.

Though there is no complete architectural survey for Center Township in which Meridian Park is located, a windshield survey of adjacent neighborhoods and a comparison to those areas previously surveyed, reveals Meridian Park to contain an outstanding representation of Arts and Crafts architecture. In no other area examined is there found such a concentration of Arts and Crafts style buildings which maintain this high degree of integrity.

When tracing the residential development of Indianapolis, one sees the role Meridian Park played in the pattern. Historically, the most prestigious homes of the city have been located along, and in close proximity to, the Meridian Street corridor. What remain as examples today are the Old Northside and Herron-Morton Historic Districts. Located within these neighborhoods are substantial homes constructed in the late nineteenth century.

The next area of note which reflects the northward migration of the city's upwardly mobile population is Meridian Park, where again large homes constructed with the finest materials and craftsmanship abound. It is not uncommon to trace a family from the downtown area to Meridian Park and finally to the city's most prestigious early twentieth century neighborhood, the North Meridian Street Historic District. Within this National Register District is a collection of the city's most renowned early twentieth century period revival homes.

# Statement of Significance Cont.

Several local architects contributed designs to the Meridian Park District. Among them: Rubush & Hunter, Lawrence George, Harry Fitton, Frank B. Hunter, and Arthur Bohn. The firm of Rubush & Hunter who designed 3312 Washington Boulevard, created several notable structures in Indianapolis. Founded in 1904 by Preston Rubush and Edgar Hunger, the firm is credited with the designs of the Circle Theater (National Register 6-16-80), the Indiana State Museum (National Register 6-16-80), the Columbia Club (National Register 1-27-83), and a residence at 4310 North Meridian Street located within that street's historic district (National Register 9-22-86).

Lawrence George and Harry Fitton are responsible for several Meridian Park homes. Though later in their careers both men worked independently of each other, they first practiced together with the firm of George MacLucas & Fitton. Harry Fitton founded the Builder's Construction Company whose name appears on the building permits of several Meridian Park homes. Among those homes attributed to Lawrence George are: 3074, 3127, and 3133 North Pennsylvania, 3070 North Delaware, and 3255 Washington Boulevard. Builders' Realty is listed on the building permits for 3110, 3120, 3130, 3173 North Delaware, and 3316 Washington Boulevard. Frank B. Hunter, who designed the duplex at 37-39 East 32nd Street, designed more than 600 structures before his retirement in 1938.<sup>1</sup> In 1922, Hunter became the official architect for the City of Indianapolis. In addition to designing such buildings as the Fountain Square Theater (National Register 6-30-83), and the Broad Ripple Masonic Lodge, Hunter also provided the plans for six houses in the North Meridian Street Historic District, including the former Governor's Residence at 4343 North Meridian (National Register 9-22-86).



National Register 32nd Street View



Historic Meridian Park Website



Historic Meridian Park- Indy Midtown Magazine

# Statement of Significance Cont.



1915 Sanborn Fire Insurance Map of Southern End of Meridian Park

Arthur Bohn, a partner with the firm of Vonnegut, Bohn & Mueller, designed 215 East 32nd Street. Mr. Bohn resided in the house from its construction in 1911 until 1947. In addition to being recognized as a major influence in the vocational school system in Indianapolis, Arthur Bohn is also known for his notable architectural designs seen throughout the city. Examples include: Blocks and Ayres Department Stores, the Herron Art Institute, and the Indiana State Plaza in Indianapolis of which the State Library was the first unit to be built.

The largest multi-unit structure within the district is the Esplanade Apartments. Located just north of 30th Street in the middle of Pennsylvania (just south of where the street's former esplanade ran) is an apartment building which embodies the design and spirit of the Arts and Crafts movement. The Esplanade was developed and constructed in 1913 by real estate agent Charles Plummer and contractor Charles Hollingsworth. The multi-level design of the building allowed its tenants increased privacy and isolation from surrounding units. Through its early years, occupants could be characterized as upper management professionals. Such men as Harry C. Block, secretary of the William H. Block Department Store, architect William E. Russ, and George H. Moore, president of the Peerless Realty company made the Esplanade their home. In 1912 the Esplanade Annex (3034 North Pennsylvania) was constructed by the same men to accommodate more housing. One of the most unique features of the Meridian Park District is the small row of eight houses known as Washington Place located in the 3200 block of the district between Washington Boulevard and Delaware Street. Platted in 1911, this area is accessible only through the alley located behind each row of houses. The houses face a landscaped courtyard lined with sidewalks. The court derives its community planning significance from the fact that it appears to be one of the few such designs in Indianapolis, and the most architecturally distinguished. Though this type of plan is commonly seen in the suburban areas of such cities Louisville, Kentucky; the Marion County, Indiana townships surveyed thus far reveal Washington Place, or Washington Court, as it is commonly known, to be one of approximately three residential courtyards in Indianapolis.

# Statement of Significance Cont.

Little is known about the origin of the residential court design in relation to community planning. However, several concepts may be hypothesized based on the visual and practical elements of the court itself. First, the court's design allows for a larger number of houses to be placed on a narrow but deep lot.

Second, the setback of the homes allows for more privacy and isolation. The concept of privacy fits nicely into the tenets of the Arts and Crafts philosophy which advocated a retreat from the city to quiet residential settings.

Of the eleven houses located within the Washington Court plat (3 houses face Washington Boulevard and eight face the courtyard), the Jose-Balz Company constructed nine of these residences between the years 1911 and 1913. This local company, founded in 1906 by Oscar A. Jose and his brother-in-law Peter Balz, engaged itself in the real estate and construction business. In addition to the Meridian Park area, the Jose-Balz Company also constructed homes in Indianapolis along Fall Creek Boulevard between 30th and 32nd Streets, an area at 36th and Central Avenue (Central Court), and the 5500 blocks of Delaware and Pennsylvania, to name a few.

Like the other homes in the district, the Washington Court residences reflect the Arts and Crafts style of architecture. Those constructed by the Jose-Balz Company include: 3240-42 Washington Boulevard; and 216, 210, 202, 215, 209, 205, and 201 Washington Court. These particular homes represent a mixture of the Arts and Crafts and American-Four Square styles. For instance, the homes at 209 and 210 Washington Court possess such characteristic Arts and Crafts details such as wide, overhanging eaves supported by knee braces, exposed rafters, and sleeping porches. Oscar Jose occupied 209 Washington Court from 1913 to 1915.



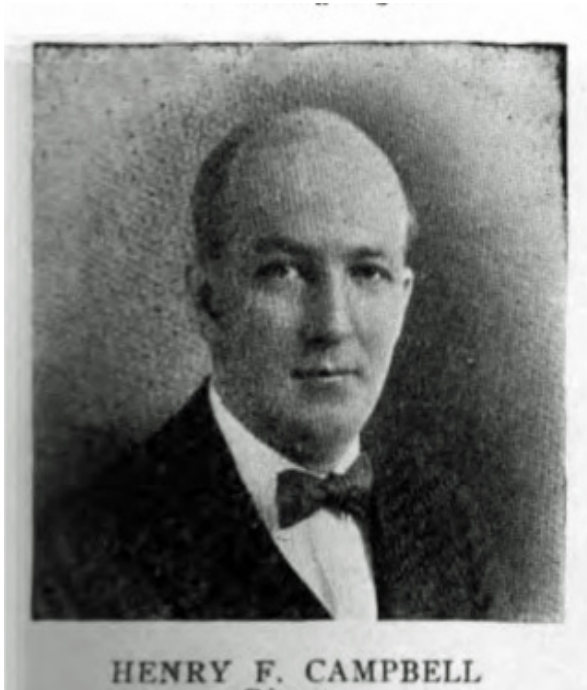
Historic Photograph of Louis C Housemann House, 1914; source unknown



Current Photograph of 3240 Washington Blvd



# Statement of Significance Cont.



As previously mentioned, several influential people resided within the Meridian Park Historic District. Among the professions represented include: automobile industrialists, politicians, doctors, lawyers, real estate agents, and a national recognized dress designer.

A number of prominent businessmen occupied Meridian Park homes during the early twentieth century.

Representing the automobile industry were Henry F. Campbell (3261 N. Pennsylvania), co-organizer of the Stutz Motor Car Company and president of the Ideal Motor Car Company; and Will H. Brown (3127 N. Pennsylvania), superintendent of materials with the Marmon Company and vice president of materials with the Marmon Company and vice president of the Overland Automobile Company. Various other businessmen residing within the district included John J. Reilly, co-founder of the Fieber & Reilly real estate company which is still in operation; Paul H. Buchanan (3116 North Pennsylvania), chairman of the board of Flanner & Buchanan Mortuaries which is still in operation; and Ernest Clifford Barrett (3173 North Delaware), secretary and co-founder of the Evans Milling Company, one of the state's older milling operations.

Representing the fields of politics and law were the following: Dick Miller (3130 N. Delaware), 1917 Mayoral candidate; Charles A Greathouse (3160 N. Pennsylvania), chairman of the Democratic State Committee in 1917 and State Superintendent of Public Instruction in 1910; Linton A. Cox (3202 N. Pennsylvania), Marion County State Senator from 1906-10 and an attorney with the firm of Pickens, Cox, Conder & Bain; and Edward H. Knight (3310 N. Pennsylvania), Indianapolis City Attorney from 1927-30, and Deputy Marion County Prosecutor from 1908-09.

George Meier 3128 North Pennsylvania, a nationally-known fashion designer and buyer, worked for Indianapolis' premier department store, L.S. Ayres, from 1901 until his death in 1932. His wedding gowns and trousseau earned him wide respect throughout the Midwest<sup>3</sup>. His wife, Nellie, earned a name for herself as a psychic for numerous celebrities and wealthy clients. The Meier's friends and clients provided a cosmopolitan atmosphere for their Meridian Park neighbors. The house was listed in the National Register of Historic Places September 23, 1982.



Historic Photograph of E 34th Street, 1927;  
source unknown

# Statement of Significance Cont.

The structure at 3128 North Pennsylvania, the house which George and Nellie Meier called Tuckaway, was originally constructed in 1907 by Frank Bakemier for Thomas Perry.<sup>4</sup> The one and one-half story gable front Arts and Crafts style Bungalow is constructed of red-stained cedar clapboard. Like other similar style homes in the district, Tuckaway has exposed rafters, and overhanging eaves. The eaves of the bungalow are supported by scrolled brackets. The porch is partially covered by a shed roof. Two groups of four-part casement windows frame the main entrance. The west façade reveals the alterations made to the house in 1912 when purchased by the Meiers. At this time, the roof was raised to create a second story. Located on the second floor are additional bedrooms and a sleeping porch which runs the entire width of the house.<sup>5</sup> Furthermore, the deep setback and heavily wooded lot emphasize the attempted retreat from the city—underlying them of the Arts and Crafts movement.

While the Meridian Park Historic District provided homes for the city's prominent, it is the abundance of well-maintained Arts and Crafts architecture which distinguishes the area from other Indianapolis historic districts. The architecture of the district clearly reflects the tenets of the Arts and Crafts movement expounded by such American craftsmen such as Gustav Stickley, Elbert Hubbard, and Greene & Greene. Such qualities as natural materials, simplicity in design, and practicality reflect themselves in the designs of these houses. The Arts and Crafts movement which thrived during the early years of the twentieth century extended beyond mere architecture to involve a homeowner's lifestyle. Therefore, unlike the large Queen Anne homes of the Old Northside Historic District, Meridian Park houses reflect an elimination of accumulated wealth and possessions. Excellent representatives of the architecture may be found on each street within Meridian Park; however, the streetscape of Pennsylvania combined with the scale of its houses makes this the most visually pleasing venue in the district. The wide, tree-lined street visually culminates just north of 30th Street where the street splits and goes around each side of the Esplanade Apartments. At one time, a grass esplanade ran up the street. Today such houses as 3127, 3148, and 3177 depict the characteristic architecture of the street and portray the distinguished, upper middle class image of the home owners. 3127 North Pennsylvania, constructed by Lawrence George, c. 1909, is a two and one-half story gable front Arts and Crafts style house with Tudor Revival influences. Typical of the style are the exposed rafters, overhanging roof supported by knee braces, and the low porch roof supported by thick brick piers. The upper story and a half has stucco and half-timbering, reflective of the Tudor Revival style. Two four-sided bay windows with casement windows and the transoms highlight the second story. The most decorative element of the house is a stained glass oriel window on the north façade. From 1912 to 1916 Will H. Brown, vice president of the Overland Automobile Company, president of the Maze Motor Truck Company, and supervisor of materials at the Marmon Company, occupied the house.



Historic Urban Neighborhoods of Indianapolis Picture of Meridian Park

# Statement of Significance Cont.

The structure at 3148 North Pennsylvania is undoubtedly one of the district's architectural showplaces. Though not representative of the Arts and Crafts style, the house nonetheless adds significantly to the streetscape due to the large scale of the home and its extensive southern sidelot. Louis Huesmann built the French Eclectic two and one-half story brick house in 1908. As president of the Central Supply Company, Mr. Huesmann spared no expense in the construction of the house which is believed to be one of the first residential structures in Indianapolis with indoor plumbing.<sup>6</sup> Rainwater gathered in cisterns was originally pumped to an attic storage area and distributed throughout the house. Shaw's most notable designs include the Publishing House of Ginn & Co., and Donnelley's Printing House, both in Chicago. He also designed many distinguished homes along the north shore of Lake Michigan. In Indianapolis, Howard Van Doren Shaw is also responsible for the Fairbanks residence at 2930 North Meridian Street. Characteristic elements of the French Eclectic style include the steeply pitched hipped roof, dormer windows, and the tall exterior chimney. Popular during the 1920's and 30's, this style is often seen with half-timbering and stucco, although such materials are absent from this example. Following her husband's death in 1926, Mrs. Huesmann continued to occupy the house until c. 1930 when her son, Louis Huesmann, Jr. took possession. The second Mr. Huesmann remained there until 1942. Today the structure is the home and office of a commercial photographer. It maintains a great deal of the interior as well as exterior integrity. Anthony Kleinschmidt, president of the Builder's Supply Company, occupied 3177 North Pennsylvania from the time of its construction c. 1909 until 1915. Charles P. Emerson, who next resided in the house, served as the dean of the Indiana University School of Medicine. His wife, Effie, remained in the house until 1939. Unlike the houses previously described, this two story Arts and Crafts building has a hipped roof. The overhang of the roof reveals rafters and is supported by knee braces. The house is constructed of board and batten siding on the second floor, and stucco on the first. To the south of the porch is a two story, three-sided bay window with casement windows. To the north of the door is a three-part diamond-and oriel window supported by brackets with two double-hung sash windows. Above the door is a paired double-hung sash window with leaded glass. Though Pennsylvania Street may be the most picturesque thoroughfare of the district, the remaining architecture of the district is no less distinguished. Along Washington Boulevard, Delaware Street, and each cross street are numerous examples of the variety of ways in which Arts and Crafts elements could be combined to form a wide array of effects. For example, 3255, 3322, and 3312 Washington Boulevard each contain specific Arts and Crafts characteristics; however, each combines to create its own individual look. 3255 Washington Boulevard provides a typical example of the Arts and Crafts style with Tudor Revival influences.



Photograph of 3148 N Pennsylvania Street

# Statement of Significance Cont.

Lawrence George built the two and one-half story home circa 1911 for Roy E. Adams of the J.D. Adams Company, which dealt with road machinery equipment. The second floor of the main façade contains a band of casement windows framed by stucco and half-timbering. Other Arts and Crafts elements which distinguish the house are the low porch roof supported by heavy knee braces and brick piers, and the knee braces which support the overhang of the roof.

The structure at 3322 Washington Boulevard also reflects the Tudor Revival styling, but presents a distinctively different appearance from the house at 3255. Constructed c. 1910, 3322 Washington Boulevard possesses Medieval qualities, also a common theme of the Arts and Crafts movement. The tiled gabled roof with jerkins and corbelled chimney with clay pots, combined with the heavy bargeboard and kingpost, and supporting knee braces reflect an architectural attempt to return to a pre-industrial revolution age when emphasis was placed on craftsmanship and manual arts. Like the other Tudor-influenced homes in the district, 3322 also has a stucco and half-timbering effect. A combination of fenestration (double-hung, casement) and the use of French doors provides variety to the main façade. The architectural firm of Rubush and Hunter designed the Mission Revival in 1907. As previously mentioned the architects are responsible for the creation of several prominent structures throughout Indianapolis. Mr. and Mrs. William S. Craig first occupied the house in 1908. Though initially a California style which originated in the latter years of the nineteenth century, Mission-influenced architecture quickly spread to the Midwest as evidenced by the 1907 date of this Meridian Park home. The primary design elements of the 3312 Washington Boulevard which depict the Mission Revival style are the Mission-shaped parapet, the overhanging eaves, stucco finish, and thick porch columns. A newspaper article written shortly after construction of the house stated the inside was furnished in mission oak, typical of the Arts and Crafts period. From 1979 to 1983 this house was connected to the house immediately south and used as a nursing home. In 1985, the connecting passage was removed; the current owners are in the process of rehabilitating both the inside and outside of the structure.

# Statement of Significance Cont.

Though somewhat more narrow than Pennsylvania Street and Washington Boulevard, the architecture on Delaware Street is no less representative of the Arts and Crafts movement. Delaware Street, like the rest of the district, contains several examples of Arts and Crafts/Tudor Revival architecture. 3152 North Delaware reflects the elements seen in previous examples: stucco and half-timbering, overhanging eaves with visible rafters, knee braces, and heavy porch piers. This particular house was built c. 1913 for Elliott R. Hooten. He and his wife, Amelia, lived there until 1945. Though on a somewhat smaller scale than the majority of houses within the district, 3102 North Delaware Street, is a significant representation of the Arts and Crafts Bungalow. Of particular note are the field stone porch and chimney. The use of natural materials such as stone is a common technique of the Arts and Crafts style. Also highlighting the main façade is a pergola, as well as the half-timbering and stucco effect. The house was built c. 1912. Another Arts and Crafts Bungalow though substantially larger than 3102, is 3064 North Delaware Street. Though in a state of disrepair, as evidenced by the rotting porch steps, the house still maintains much of its exterior integrity with the exception of the main door. The two and one-half story house contains numerous Arts and Crafts Bungalow elements such as the steeply pitched gable roof which extends over the porch, the gabled dormer with overhanging eaves supported by knee braces, and the banded casement windows. The house was built in 1911 for Frederick W. Grosclaude, manager of the American Warming and Ventilation Company. Like several other houses within the district, Lawrence George also constructed 3070 North Delaware Street. Although built c. 1912, the City Directory does not list a resident until 1915 when Jerome Lyon Occupied the home. Lyon, a treasurer of L. Strauss & Company remained in the house until 1922. This home represents the typical scale of the structures along Delaware Street, and also displays characteristic Arts and Crafts details.

Though dominated by early twentieth century houses, there are a small number of late nineteenth century structures located within Meridian Park. Though of no particular architectural merit, the significance of these homes comes from their age and styles which vary from the majority of district homes. Examples of these earlier structures include 122 and 124 East 32nd Street, and 3245 North Pennsylvania.

# Statement of Significance Cont.

Although strikingly different in appearance today, the houses at 122 and 124 East 32nd Street were nearly mirror images when built.<sup>7</sup> In 1892 Charles F. Seiner constructed his home at 122 East 32nd Street, making it the first residence in the Atkins and Perkins Subdivision. Five years later Mr. Seiner began work on 124 East 32nd Street as a wedding present for his daughter, Florence, and his son-in-law, Wilbur Cumberworth. Due to the death of Florence, 124 East 32nd was never occupied. The home changed owners twice before being purchased in 1915 by Dr. and Mrs. Thomas Hood who commissioned the extensive renovations. At this time the owner remodeled the exterior to achieve its current Neo-Classical styling which includes cornice returns, columns, and a fanlight above the entrance. The house at 124 East 32nd Street retains much of its original carpenter-built cottage styling. The simple cross-gable styling of 3245 North Pennsylvania reveals that it is also one of the older homes in the district. A building permit was issued in 1895 for this two and one-half story frame structure. Frederick Eppert, secretary and treasurer of the Eppert Shoe Company, and later president of the Capital City Construction Company, occupied the house from c. 1897 until 1918. While it appears that the openings on the first floor have been altered, the upper stories possess their original trim and corner boards. Though Meridian Park felt a decline, particularly during the late 1960s and into the 1970s, the area is today undergoing revitalization. With the rehabilitation of the Esplanade Apartments and the efforts of numerous homeowners to improve their own properties, the district is quickly returning to its original splendor. Meridian Park is once again a showplace of Arts and Crafts style homes.



Sanborn Fire Insurance Map of Northern Half of Meridian Park



# Proposed Methodolgy for Measuring Support

1. Contacting residents via Email - lists gathered from dues-paying members and those who have signed up for the neighborhood listserve
2. Facebook - posted in the closed Historic Meridian Park (HMP) neighborhood Facebook group
3. Flyers - distributed to each residence within our boundaries
4. Signage - utilizing signage to invite the neighbors to the meeting (we have signs that we use regularly to advertise socials and meetings)
5. Neighborhood Meeting - all neighborhood meetings attended by the Perservation Planner, Historic Meridian Park Neighborhood Association (HMPNA) Board, and all neighbors who want to attend to discuss the Conservation District and to hear from neighbors
6. Survey via Google to all neighbors to gather feedback
7. Additionally, Nancy is gathering information from DMD to ensure that we have additional contact information for neighbors.



## IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>December 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; September 6, 2023; October 4, 2023, November 1, 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>JGSC LLC</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

Staff continues to work with the Office of Corporation Counsel on how to proceed with the property. We have received no updates from the owner at this time.

## STAFF RECOMMENDED MOTION

**To continue** to the February 7, 2024, IHPC hearing.

## EXHIBITS





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

### **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** December 6, 2023  
**Case Type:** Work Started Without Approval  
July 18, 2023, IHPC Administrative Hearing  
September 6, 2023, Commission Hearing  
**Continued From:** October 4, 2023, Commission Hearing  
November 1, 2023, Commission Hearing  
**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**

The case was 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 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.

On Monday, September 18, 2023, Staff received the 57-page document (included in the Commissioner's packets) from the remonstrators. This 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, the case was continued to the November 1, 2023, IHPC Commission hearing.

The case was heard and discussed by the Commission at the November 1 hearing. The Commission then continued the case to the December 6, 2023, Commission Hearing and requested that the applicant/owners, the remonstrators and Staff meet to discuss a possible compromise – such as installing additional screening. The

IHPC staff reached out to both the applicants/owners and the remonstrators to coordinate an on-site meeting. The applicants/owners and remonstrators said they are willing to meet with Staff on site. The applicants/owners have also enlisted the help of an attorney. They told Staff that they would reach out to schedule a meeting with Staff and the remonstrators when their attorney has had enough time to research and review the case. At the time this report was written, a meeting had not yet been scheduled. Staff is still waiting to hear back from the applicants/owners.

#### **STAFF RECOMMENDED MOTION**

Staff recommends a continuance to the January 3, 2024, IHPC Commission hearing.

#### **EXHIBITS**

## **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** December 6, 2023  
**Case Type:** Continued Case  
**Continued From:** October 4, 2023; November 1, 2023  
**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:** WITHDRAW  
**Staff Reviewer:** Shelbi Long

## **BACKGROUND OF PROPERTY**

## **REQUEST**

The applicant has requested to withdraw this application.

## **HISTORIC AREA PLAN RECOMMENDATION**

## **STAFF RECOMMENDATION**

## **STAFF RECOMMENDED MOTION**

## **EXHIBITS**

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## IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>Continued Case</b>
<b>Continued From:</b>	<b>February 2, 2022; August 3, 2022; February 1, 2023; March 1, 2023; July 5, 2023</b>
<b>Case Number:</b>	<b>2021-COA-583B (CAMA)</b>
<b>Property Address:</b>	<b>863 Massachusetts Avenue</b>
<b>Historic Area:</b>	<b>Chatham-Arch/Massachusetts Avenue</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>17</b>
<b>Applicant:</b>	<b>Anne Schneider with RATIO Architects</b>
<b>Owner:</b>	<b>Marion County Board of Commissioners, Center Township Trustee</b>
<b>Request:</b>	<b>Construct a rooftop addition and decks.</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

At this time research into the structural capacity of the existing building for the rooftop addition is taking place. Staff recommends an additional continuance to the March 2024 IHPC hearing to allow for additional time for the structural research to be completed and for any needed changes to the design.

## STAFF RECOMMENDED MOTION

**To continue** to the March 6, 2024 IHPC hearing.

## EXHIBITS

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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>Continued Case</b>
	<b>September 6, 2023</b>
<b>Continued From:</b>	<b>October 4, 2023</b>
	<b>November 1, 2023</b>
<b>Case Number:</b>	<b>2023-COA-252 (HMP)</b>
<b>Property Address:</b>	<b>2133 N. Talbott St.</b>
<b>Historic Area:</b>	<b>Herron Morton Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>11</b>
<b>Applicant:</b>	<b>Lance Cleland</b>
<b>Owner:</b>	<b>C &amp; M Home Investments, LLC (Lance Cleland)</b>
	<b>PREVIOUS REQUEST: Construct new, 2.5-story, single-family residence with detached, 2-story, 3-car carriage house.</b>
<b>Request:</b>	<b>UPDATED REQUEST: Construct new, 2-story, single-family residence with detached, 1.5-story, 3-car garage.</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Dean Kessler</b>

### **BACKGROUND OF PROPERTY**

According to the 1898 Sanborn Map, this vacant site was once the location of a large, frame, two-family dwelling. An edit to the 1915 Sanborn Map shows that a medium-sized garage was located near the alley at the back of the property. Aerial photography reveals that the double residence and garage were both demolished by 1986.

On August 1, 2018, the Commission granted David Chavarria (the current owner) approval to construct a 2.5-story, 2-family residence, with a 4-car, detached garage at the subject property. The Commission also approved a Variance of Development Standards to allow less open space than required in the D-8 zoning district, which required 55% of the parcel to remain open space. The approved Variance of Development Standards allowed approximately 42% open space. The construction of this project did not start.

#### Update Since November 1, 2023, IHPC Commission Hearing

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.

By the October 4, 2023, Commission hearing, the applicants had met with the neighborhood, but there continued to be issues with accuracy of the drawings and renderings. Therefore, the case was continued to the November 1, 2023, IHPC Commission hearing to allow time for Staff to work with the applicant on producing accurate drawings for the Commission to review. The applicant then hired new people to produce the drawings and plans. There continued to be inaccuracies with the site plan and street scape drawings, so the case was continued again to the December 6, 2023, Commission hearing. The applicant has since hired a new architect who has redesigned the project, and she has developed accurate drawings and plans.

## REQUEST

The request is to Construct new, 2-story, single-family residence with detached, 1.5-story, 3-car garage.

### Design of Proposed House

The proposed, 2-story, side-gabled, frame house, with a poured-concrete foundation, is traditionally influenced in design. The overall form of the house is asymmetrical, like many of the late Queen-Anne and Free-Classic houses found throughout the district. A 2-story, gable-front bay on the south half of the front (west) elevation projects out 1-foot from main body of the house. The projecting bay contains another, smaller, centrally-placed, 2-story bay with centralized windows on the first and second floors. The front, 1/4-lite, entry door is inset slightly from the front bay and is located on the north side of the front elevation. A double-hung window, located on the second floor, is centered over the front door. Above, a small, shed-roof dormer, with casement-like window, is in line with the window and front door. A deep, L-shaped, front porch – with shallow-sloping, standing-seam, metal, hipped roof and brick-veneer foundation – stretches across almost the entire width of the front elevation.

A shallow, 1-story, shed-roof, bay bump-out is centrally-located on the south elevation of the main body of the house. This bump-out accommodates dining room space. The back (east) elevation of the house is also asymmetrical in design. Window and door openings do not follow any kind of specific order or pattern. A short, standing-seam, shed-roof is located over the two, rear entry doors on the north side of the rear (east) elevation.

The house will be primarily sided in smooth, fiber-cement, lap siding with a 4-4-4-6-inch exposure on the first level. Band board trim will trap the house to divide the first and second floors. The second floor will be sided in 6-inch, smooth, fiber-cement siding. Smooth, fiber-cement, accent panels can be found on the smaller projecting bay of the front (west) bay and on the south bump-out. The rim will also be a smooth fiber cement. The windows throughout the house will be Pella Lifestyle aluminum-clad windows. Most of the windows will be double-hung. Some will be casement or awning windows. Doors will be fiberglass, stain grade. The roofing will be dimensional asphalt shingles.

### Design of Proposed Garage

The garage is a simple, side-gable design, with siding, trim and roof treatment to match the house. Two overhead doors, with light fixtures centered above them, will be located on the alley (east) elevation. Double hung windows are centrally-located on both the north and south elevations. The west elevation that faces the house is arranged asymmetrically. A western-facing gable is located on the south half of the west elevation. A man door, with double-hung window above it, are located directly under the gable. Another man door is located toward the north end of the west elevation, with a standing-seam, metal, shed-roof overhang. The window and door materials will match the windows and doors on the house.

### Site Plan

The proposed house will be located close to the north property line to provide more even spacing between its



north and south neighbors. The house directly to the south at 2127 N. Talbott sits very close to the property, and even over in some locations. The front setbacks of the neighboring houses are varied. The main body of the house will be in line with the historic residences, but it will sit very slightly forward of the neighbors. The setback of the front porch will sit between the front porches of the houses on either side. The garage will be centered on the back of the lot, with a 5-foot setback from the alley.

### Context

The subject site is located on the east side of the 2100 block of N. Talbott Street. The neighboring houses directly to the north and south are historic, 2-2.5-story, frame, late Queen-Anne/Free-Classic houses. Farther to the north and south are early, twentieth-century, 2-2.5-story, frame American-Four Squares. The historic, brick, Talbott Street Theater and a 1-story, historic, brick commercial building are located the very north end of the east side of N. Talbott Street. A couple vacant lots and a large, 1-story, historic, brick, warehouse building are located at the very south end of the east side of the block.

The west side of the 2100 block of N. Talbott Street is more varied. Directly across the street to the west and northwest of the subject site is a large parking lot. A circa 1920s, 1-story, concrete-block, commercial building is located to the southwest of the subject site. An historic, frame, 2.5-story, Free-Classic, single-family house and an historic, 2-story, brick, 2-family dwelling are located farther southwest. Beyond those three historic properties, are several vacant lots.

## **HISTORIC AREA PLAN RECOMMENDATION**

The Herron-Morton Place Historic Area Preservation Plan makes the following recommendations regarding new construction:

- **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 the evolution of Herron-Morton Place can be interpreted properly.*
- **Context:** *The subject site is an isolated site. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view. 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.*
- **Setbacks:** *The setbacks should relate to the setback pattern established by the existing block context rather than the setback of building footprints which no longer exist. If the development standards for the particular zoning district does not allow appropriate setbacks, a variance may be needed.*
- **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 space in the block.*
- **Height:** *Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has relatively uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriateness. If the block is characterized by a variety of heights in no pattern, then the height of new construction can vary from the lowest to highest on the building.*
- **Style and Design:** *No specific styles are recommended. Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.*
- **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. Staff believes that the massing, height, material uses and setbacks of the proposed, 2-story house and detached, 3-car garage are sensitive to the houses and accessory structures that surround it and meet the intent of the guidelines in the *Herron-Morton Place Historic Area Plan*. Staff feels that the house's traditional shape and detailing, as well as its simple, modern design elements, would make it a successful fit within this block which contains mostly historic dwellings.

## STAFF RECOMMENDED MOTION

COA # 2023-COA-252 (HMP)

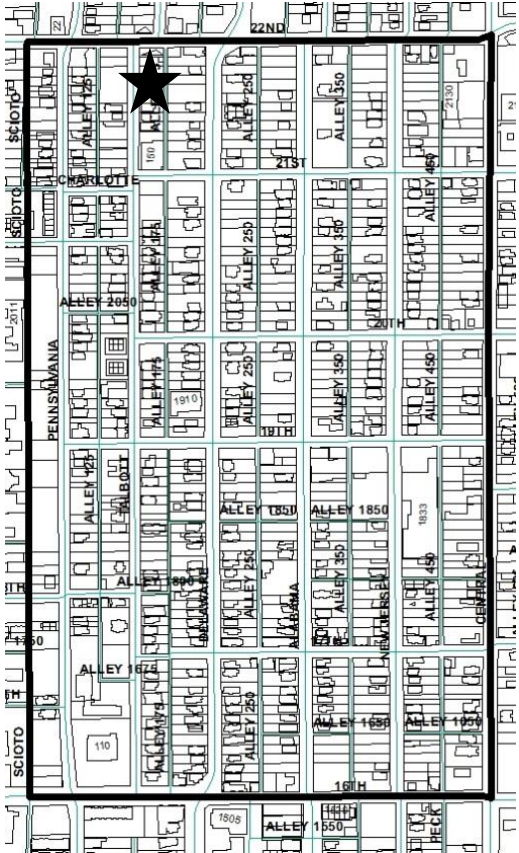
To approve a Certificate of Appropriateness to construct new, 2-story, single-family residence with detached, 1.5-story, 3-car garage; per submitted documentation and subject to the following stipulations:

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

1. Construction must not commence prior to approval of final construction drawings by IHPC staff.  
*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. Foundation shall be smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.
  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. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
  9. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each including but not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
  10. Changes to the proposed design must be approved by IHPC staff prior to commencement of work.
- NOTE: Property owner is responsible for complying with all applicable codes.

## EXHIBITS

# LOCATION OF SUBJECT PROPERTY IN HERRON-MORTON PLACE

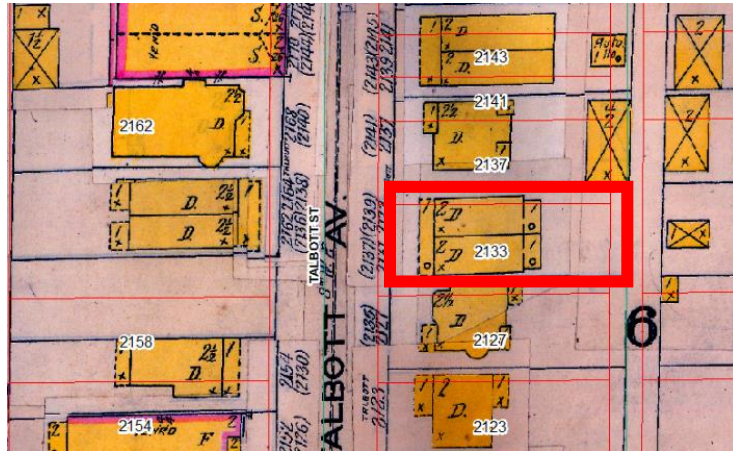


Location of Subject Property

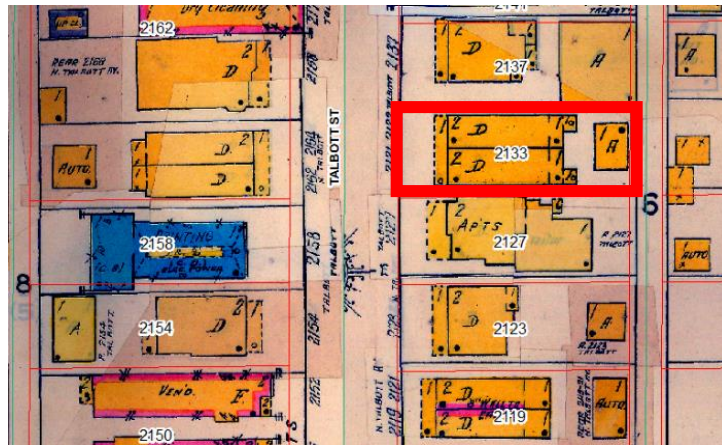


Subject property is outlined.

# SANBORN MAPS



1898: Subject property is outlined



1915: Subject property is outlined



1956: Subject property is outlined

**CONTEXT PHOTOS**



**Looking east at subject site**



**Looking east at subject site from parking lot to the west, across N. Talbott St.**



**Looking northeast from subject site**



**Looking southeast from subject site**



**Looking west directly across N. Talbott Street from subject site**

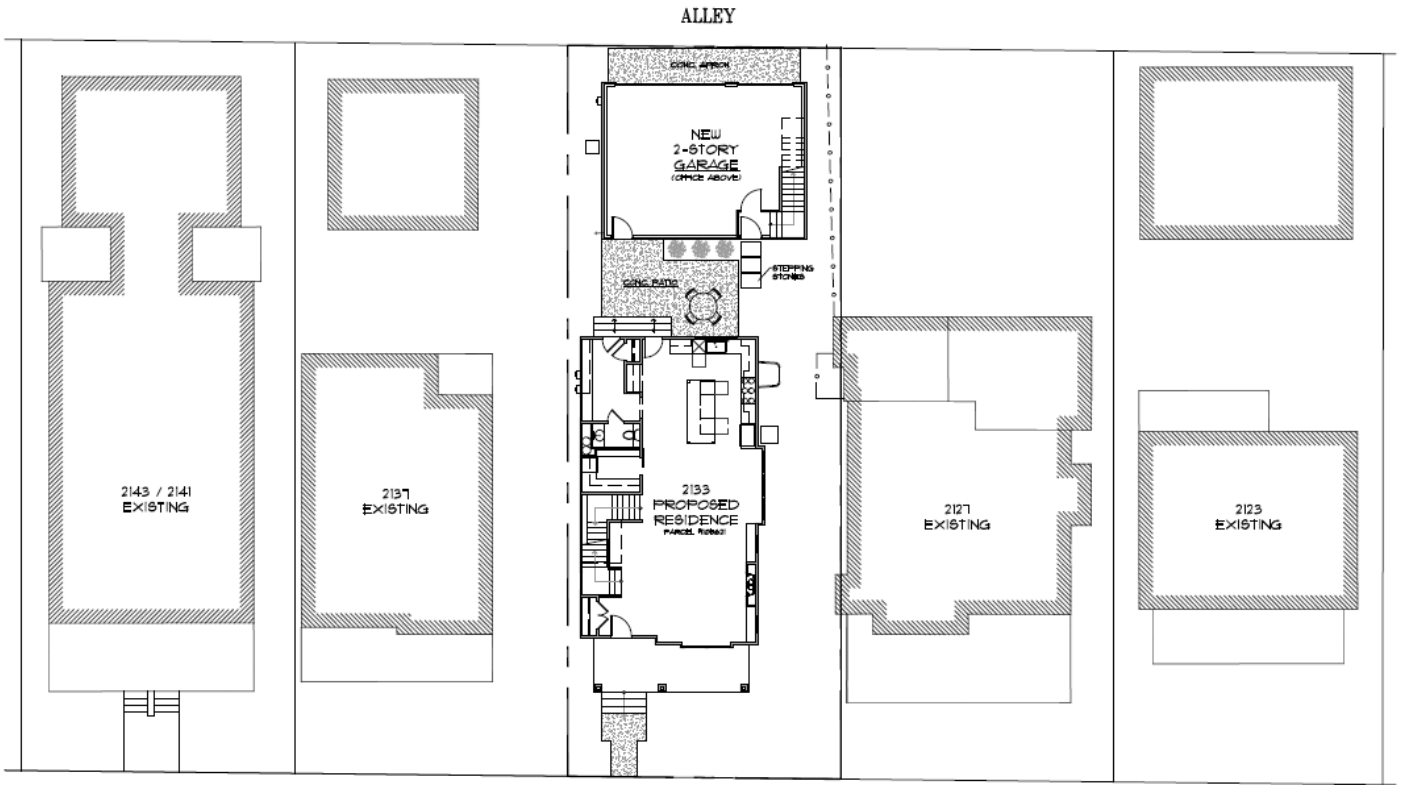


**Looking northwest across N. Talbott Street from subject site**

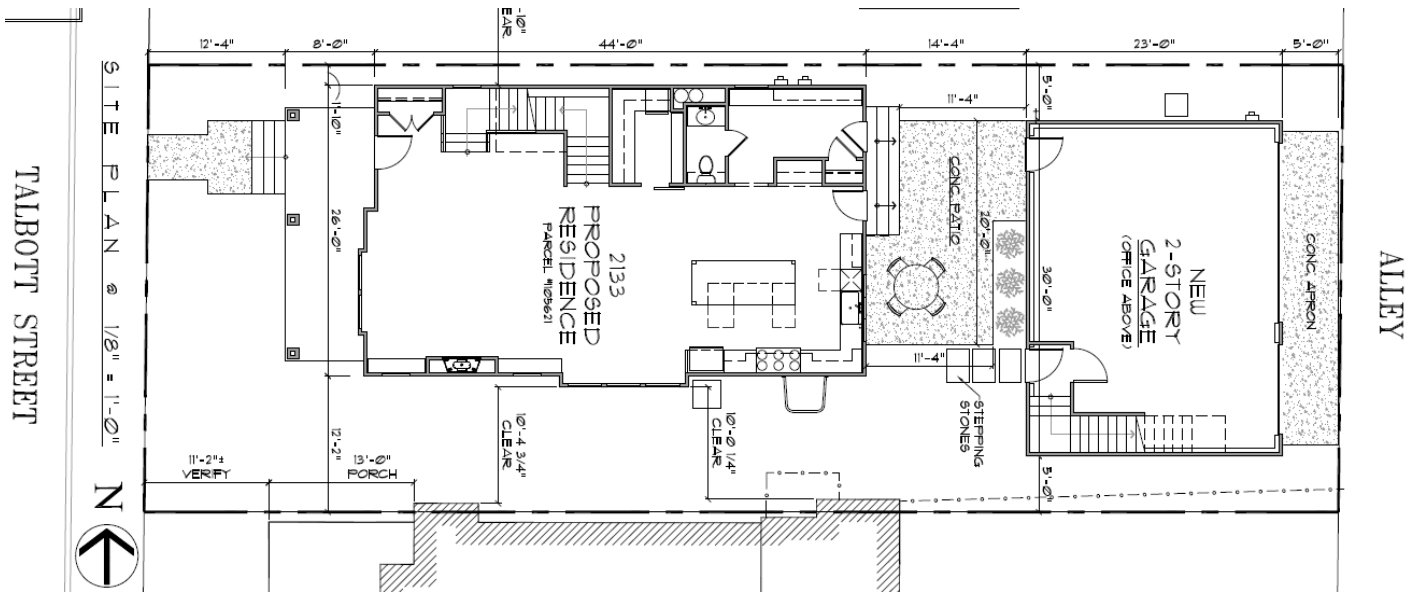


**Looking southwest across N. Talbott Street from subject site**

# PLANS



## TALBOTT STREET Neighborhood site plan



Site plan





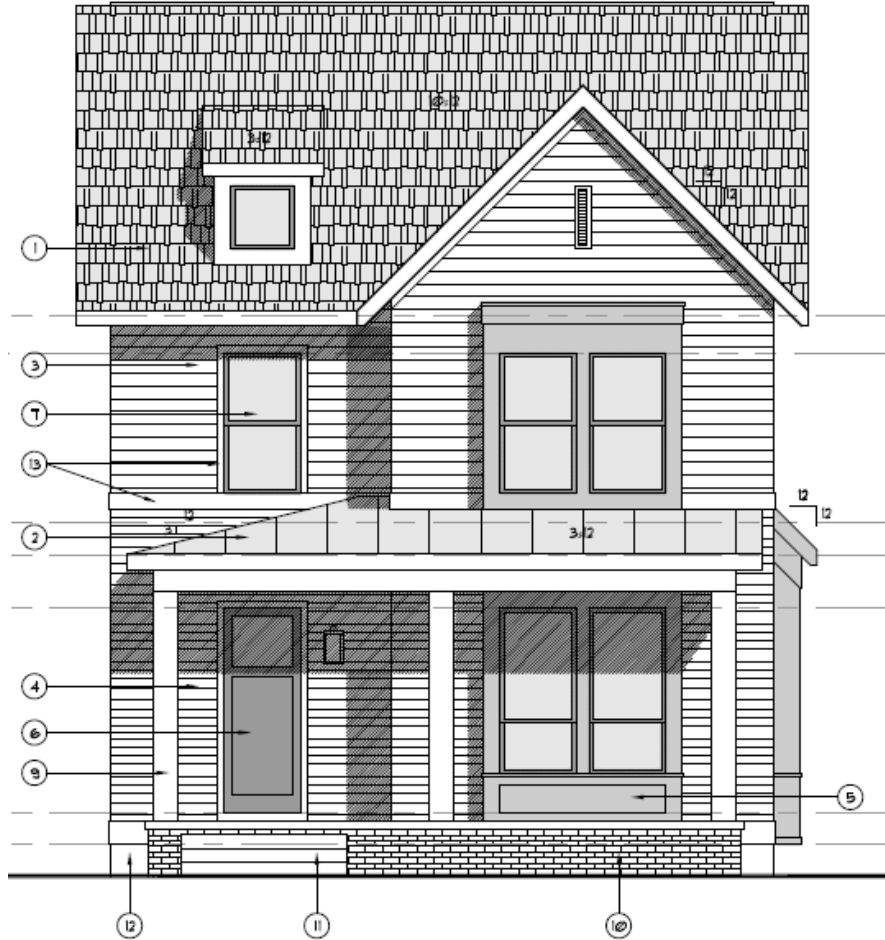
**Streetscape**



**Streetscape**



**Streetscape closer up**



**Front (west) elevation**

EXTERIOR MATERIALS KEY

- ① 3-DIMENSIONAL FIBERGLASS SHINGLE ROOF
- ② STAINING SEAM METAL ROOF
- ③ FIBERCEMENT BOARD SIDING - 6" EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
- ④ FIBERCEMENT BOARD SIDING - 4" / 4" / 4" / 6" EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
- ⑤ 1/2" THICK FIBERCEMENT PANEL
- ⑥ STAIN GRADE EXTERIOR DOOR
- ⑦ PELLA WINDOWS, LIFESTYLE SERIES
- ⑧ VELUX SKYLIGHT PER PLANS
- ⑨ 12" SQUARE TRIM WRAPPED COLUMNS, FINISH TBD
- ⑩ BRICK VENEER AT FRONT PORCH
- ⑪ CONCRETE STEPS
- ⑫ CONCRETE FOUNDATION
- ⑬ 5/4" WINDOW TRIM AND BAND BOARD (SMOOTH)



Rear (east) elevation



North elevation



South elevation

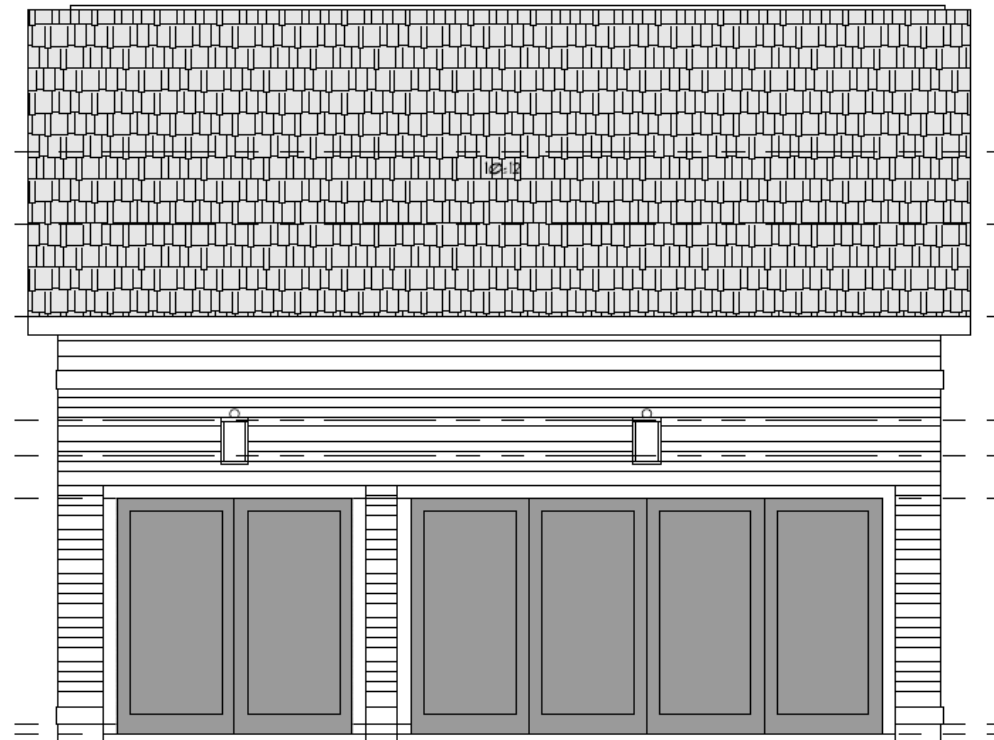
**GARAGE**



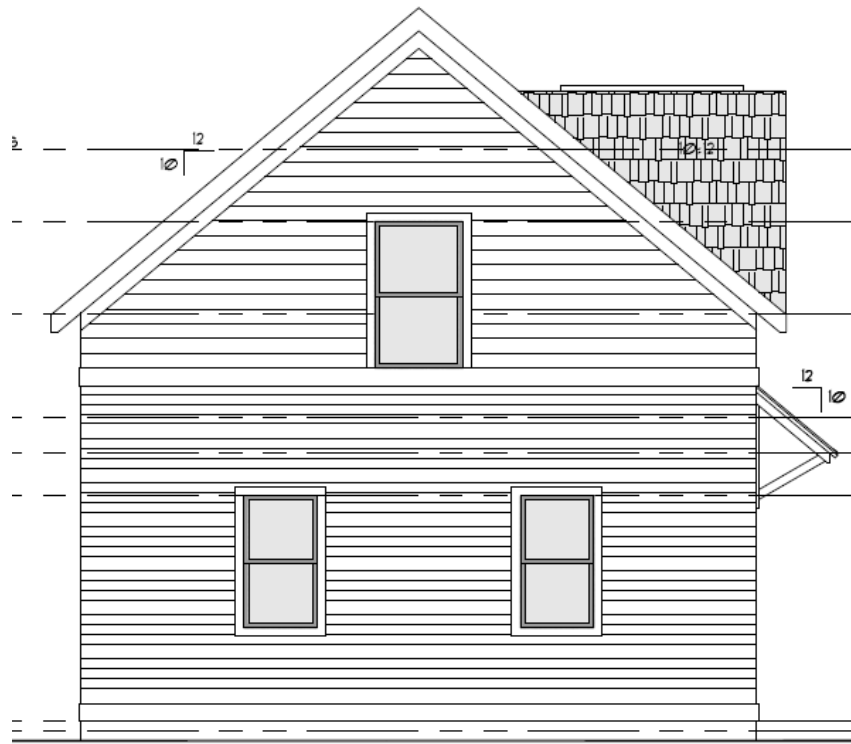
West elevation

## EXTERIOR MATERIALS KEY

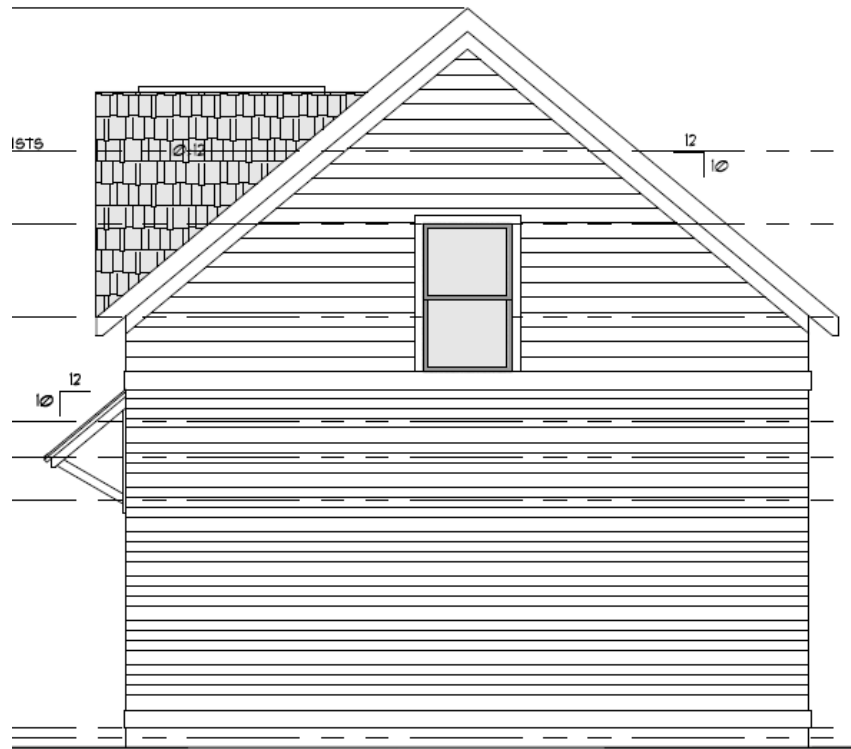
- ① 3-DIMENSIONAL FIBERGLASS SHINGLE ROOF
- ② STAINING SEAM METAL ROOF
- ③ FIBERCEMENT BOARD SIDING - 6" EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
- ④ FIBERCEMENT BOARD SIDING - 4" / 4" / 4" / 6" EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
- ⑤ ½" THICK FIBERCEMENT PANEL
- ⑥ STAIN GRADE EXTERIOR DOOR
- ⑦ FELLA WINDOWS, LIFESTYLE SERIES
- ⑧ VELUX SKYLIGHT PER PLANS
- ⑨ 12" SQUARE TRIM WRAPPED COLUMNS, FINISH TBD
- ⑩ BRICK VENEER AT FRONT PORCH
- ⑪ CONCRETE STEPS
- ⑫ CONCRETE FOUNDATION
- ⑬ 5/4" WINDOW TRIM AND BAND BOARD (SMOOTH)



**Alley (east) elevation**



**North elevation**



**South elevation**

## IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>EXPEDITED - Work Started Without Approval</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-426</b>
<b>Property Address:</b>	<b>640 East 13th Street</b>
<b>Historic Area:</b>	<b>Old Northside</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>11</b>
<b>Applicant:</b>	<b>Brent Bridgman</b>
<b>Owner:</b>	<b>BEHC LLC.</b>
<b>Request:</b>	<b>Install front yard uplighting and for work started without approval including the installation of rear yard fencing, repair of siding, replacing deteriorated corbels, chimney removal, and the installation of a hot tub</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>

## BACKGROUND OF PROPERTY

The subject property is a two story, frame, Italianate dwelling constructed c.1872. The current owners purchased the property in August of 2022. In October of 2022 IHPC staff began working with the owner's team on repair and alteration work to the house and several COAs have been issued for the property. In September of 2023 IHPC staff received reports expressing concern about the work taking place on the property. Through research and discussions with the applicant it was determined that some work was completed without approval, which is part of this request.

## REQUEST

### *Install front yard uplighting*

The applicant is requesting to install dark finished ground lights in the landscaping at the front porch. The lights would shine upward on to the house.

### *Installation of rear yard fencing (work completed)*

A six-foot tall, wood, dog eared privacy fence was installed around the rear yard. The fence is in compliance with zoning code requirements and district plan recommendations.

*Repair of siding (work completed)*

Siding throughout the structure has been repaired including some replacement where deteriorated, all to match the historic material. The new wood siding that was used is textured, but will be sanded down to create a smooth finish.

*Replacing deteriorated corbels (work completed)*

As part of the repair work to the building the corbels were also assessed. Due to advanced deterioration twelve of the corbels were replaced with new wood corbels to match the historic ones.

*Chimney removal (work completed)*

Two chimneys were once on the house, one on the northwestern side of the hip roof section of the structure and the other on the northeast side of the gable roof portion. Both were removed due to their condition. Given the height, roof pitch and position of the house as well as the proximity of neighboring structures there was little to no visibility of these chimneys. Based on the documentation available it does not appear that the chimneys were decorative in design.

*Installation of a hot tub (work completed)*

A hot tub has been installed in the rear yard, directly behind the house. The hot tub is enclosed within the privacy fence.

## HISTORIC AREA PLAN RECOMMENDATION

*The Individual Lot*

- Consider retaining or replacing plants, trees, fencing, walkways and lawn furniture which reflect the property's history and development.

*Frame Buildings*

- Consider retaining original material, whenever possible.
- Consider repairing and replacing where necessary, deteriorated material with new material that duplicates the old as closely as possible.

*Roofs*

- Consider preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weathervanes.

## STAFF RECOMMENDATION

Staff recommends approval for this request. The repair work was completed to match the historic materials and the alterations are minimal, so we do not believe they negatively impact the integrity of the structure or surrounding properties.

## STAFF RECOMMENDED MOTION

**To approve** a Certificate of Appropriateness to install front yard uplighting and for work started without approval including the installation of rear yard fencing, repair of siding, replacing deteriorated corbels, chimney removal, and the installation of a hot tub, per submitted documentation and subject to the following stipulations:

1. The unfinished side of the fence must face the interior of the property.
2. All replacement materials shall match the existing materials that they replace. All new materials shall have the same profile, configuration, surface texture, and method of construction.

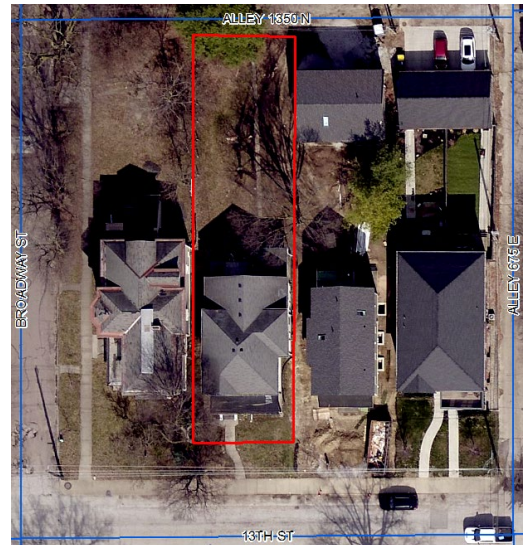


3. Replacement of wood siding and corbels shall only occur if deteriorated beyond repair. Care must be taken not to damage historic materials and every attempt shall be made to salvage as much historic material as possible with epoxy, Dutch patch repairs, or other similar techniques.
4. Exposure shall match original siding on house.
5. Any knots or surface imperfections in the new materials shall be filled to achieve a smooth appearance, sanded and primed. Rough-sawn finishes are not permitted.
6. New siding shall be “toothed-in” to existing siding to avoid continuous vertical seams.
7. Replacement siding and corbels materials shall be solid wood.
8. No alterations to roof size, shape, or pitch are permitted with this approval.
9. Any deviation from this approach shall be approved by IHPC staff prior to work taking place.
10. Notify IHPC staff prior to making unexpected repairs.

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

## EXHIBITS

### SUBJECT PROPERTY





**Front/south elevation of property**

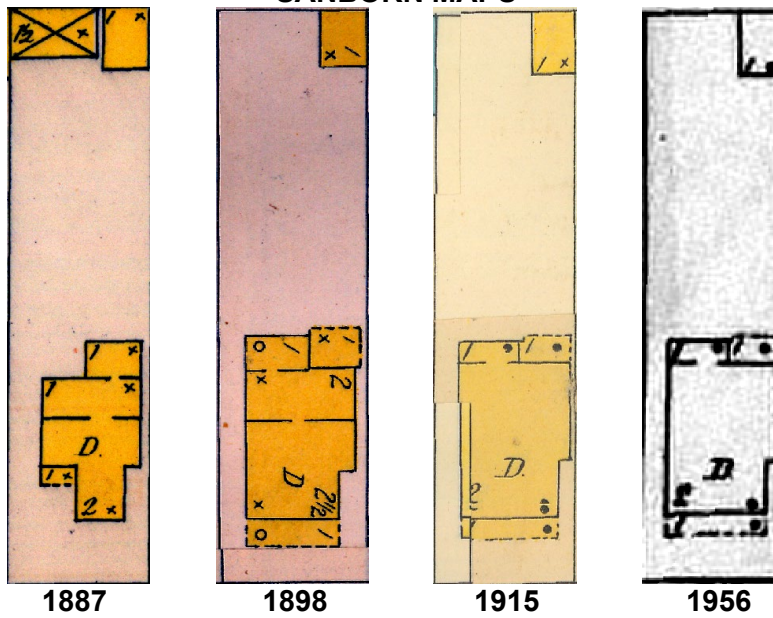


**Rear/north side of property (view from alley)**



View of property from Broadway Street to the west

**SANBORN MAPS**



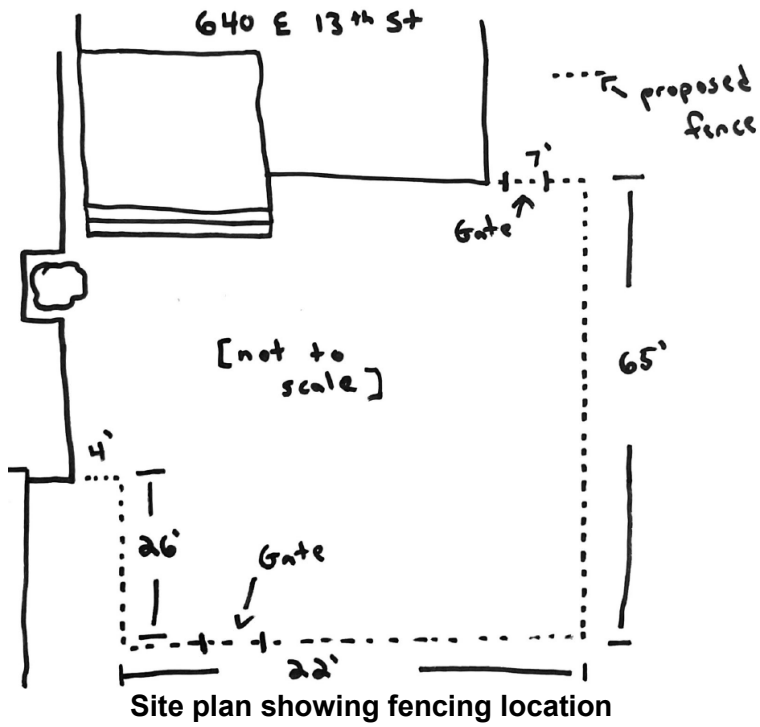
**PROPOSED**



Proposed lights (temporarily set up for mockup of lighting)



Mockup of proposed lighting



Site plan showing fencing location

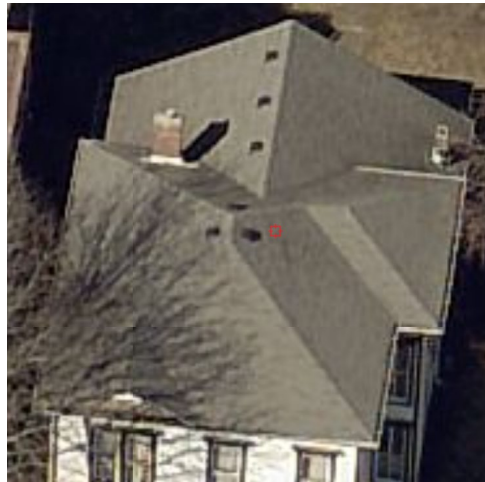


Fence that's been installed

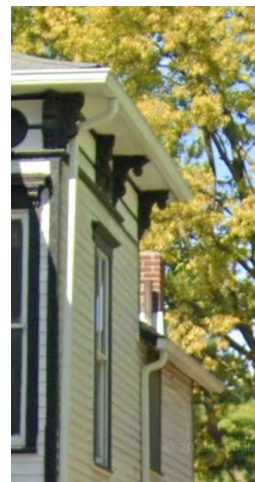


**Example of reconstructed corbel in comparison to historic**

**CHIMNEYS**



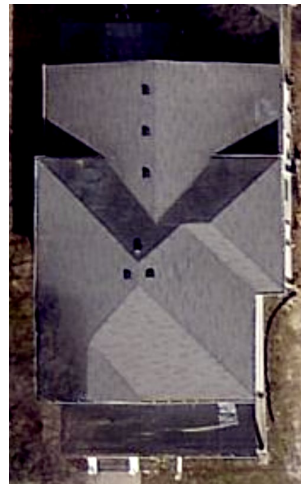
**Spring 2022**



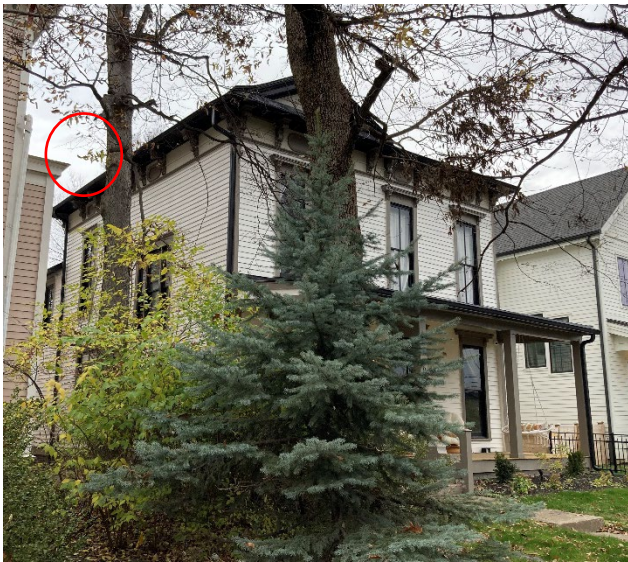
**Partial view of eastern chimney that was removed – Google Streetview 10/2022**



Fall 2022



Spring 2023



Current view of property from 13<sup>th</sup> Street looking northeast - approximate location of western chimney circled



Current view of property from 13<sup>th</sup> Street looking northwest - approximate location of eastern chimney circled



**Location of hot tub on the site**



**Hot tub installed**

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## IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>Expedited Case</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-457 (IRV)</b>
<b>Property Address:</b>	<b>558 North Audubon Road</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>Dustin McKinney</b>
<b>Owner:</b>	<b>Dustin McKinney &amp; Elizabeth Kuonen</b>
<b>Request:</b>	<b>Construct addition on rear of house.</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>

## BACKGROUND OF PROPERTY

The subject property is a frame, two story, Tudor cottage. Based on available imagery and maps the house was constructed between 1927 and 1937.

## REQUEST

The applicant is requesting approval to construct a 5'1" by 17'5.5", one story addition on the rear/south side of the house. The addition would have a flat rubber membrane roof and would be sided with stucco and trimmed to match the materials of the existing house. The addition would feature one double hung window on the south side.

## HISTORIC AREA PLAN RECOMMENDATION

### *New Additions & Accessory Buildings*

Recommended:

- Additions should be located at the rear, away from the front facade.
- The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
- Additions and accessory buildings should be discernible as a product of their own time.

Not Recommend:

- Obscuring significant architectural detailing with new additions.
- Altering the roof line of an historic building in a manner which affects its character.
- Additions that look as though they were a part of the original house. Additions should be differentiated from the original buildings.
- Additions near the front facade and at the side.
- Imitating historic styles and details, although they may be adapted and reflected

**STAFF RECOMMENDATION**

Staff finds this request to be appropriate. The addition is minimal, at the rear of the building and its materials are compatible with the historic structure. The addition will have little to no visibility, except from the alley, and therefore should have no negative impact on the structure or surrounding properties.

**STAFF RECOMMENDED MOTION**

**To approve** a Certificate of Appropriateness to construct addition on rear of house, per submitted documentation and subject to the following stipulations:

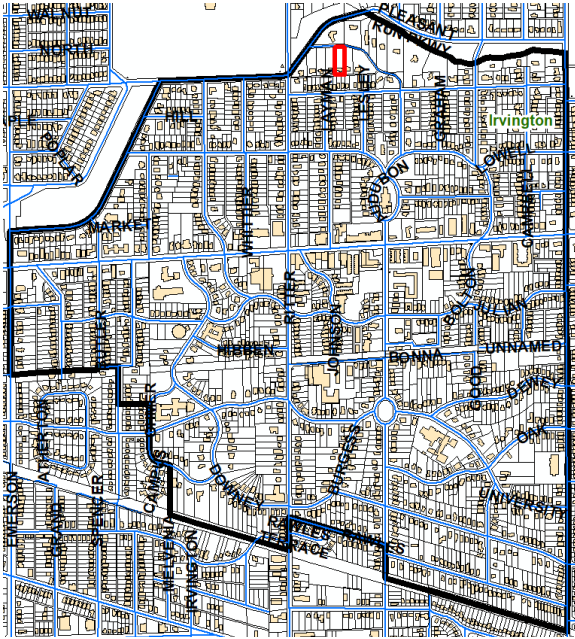
**DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.**

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. Work on the exterior details and finishes must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to the approval of all finish material for: siding, doors, windows, landscape materials, foundations, exterior light fixtures, paint colors, roof shingles, etc.
5. A catalogue cut sheet or drawings documenting the appearance and material of the new window must be provided to the IHPC prior to purchase or installation of the window.  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_
6. Trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted.
7. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
8. Notify IHPC staff prior to making unexpected repairs.
9. Any deviation from this approach shall be approved by IHPC staff prior to construction.

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

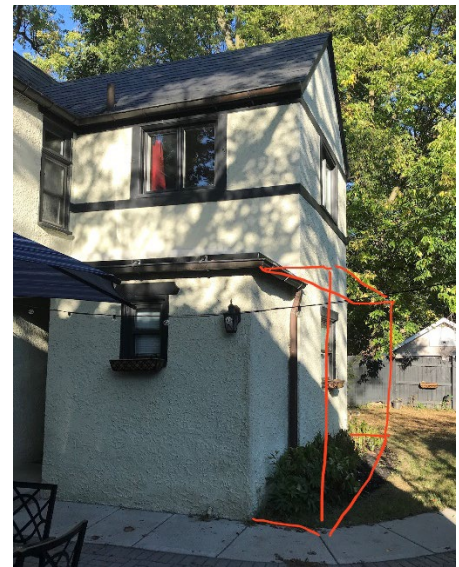
**EXHIBITS**

**SUBJECT PROPERTY**



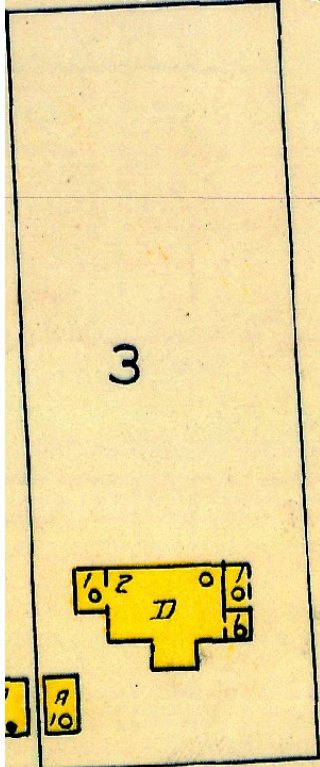
**View of front/north elevation of house**

Image from [https://ssl.cdn-redfin.com/photo/147/bigphoto/944/21873944\\_1\\_0.jpg](https://ssl.cdn-redfin.com/photo/147/bigphoto/944/21873944_1_0.jpg)

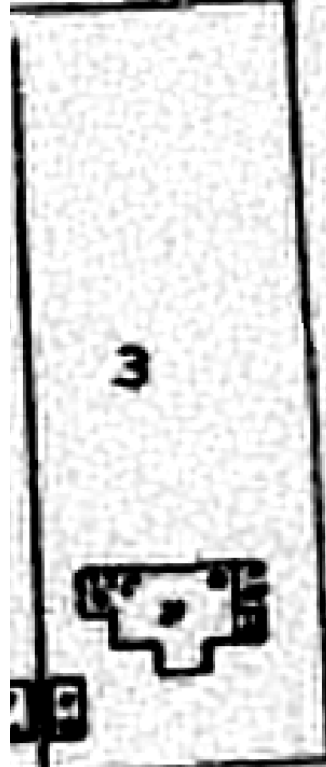


**Rear/south side of property  
addition area outlined in red**

**SANBORN MAPS**

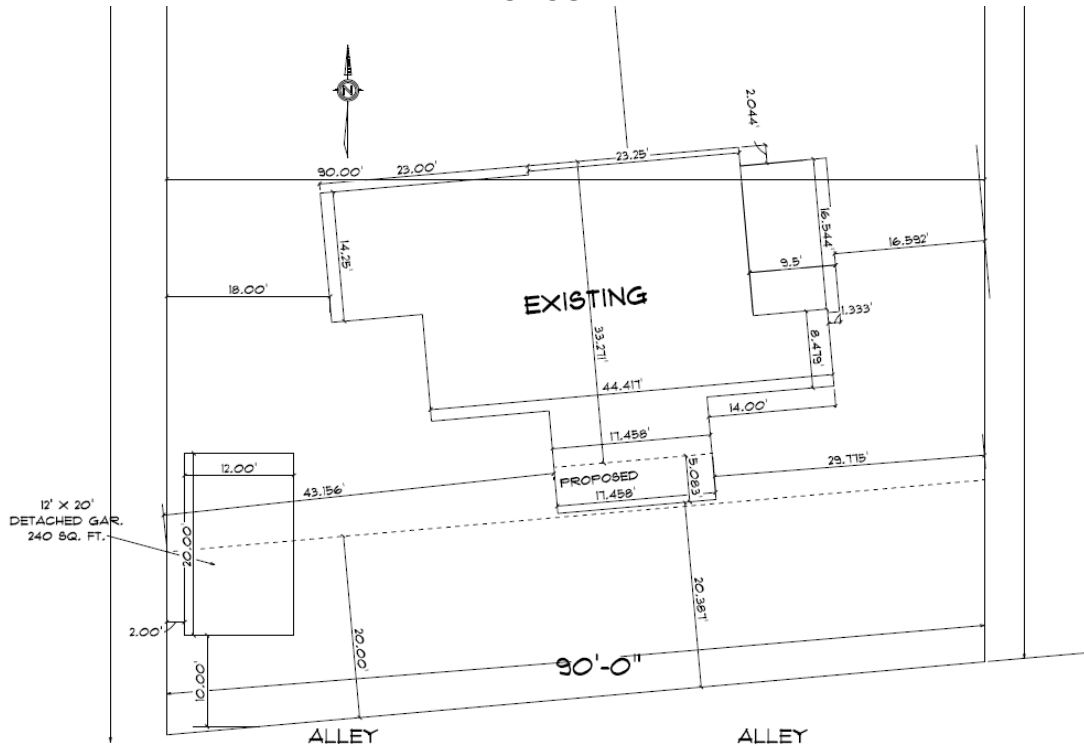


**1915 Revised**

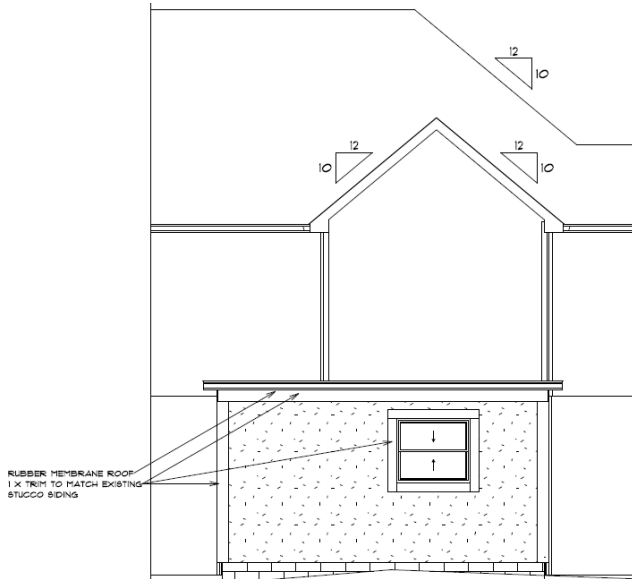


**1956**

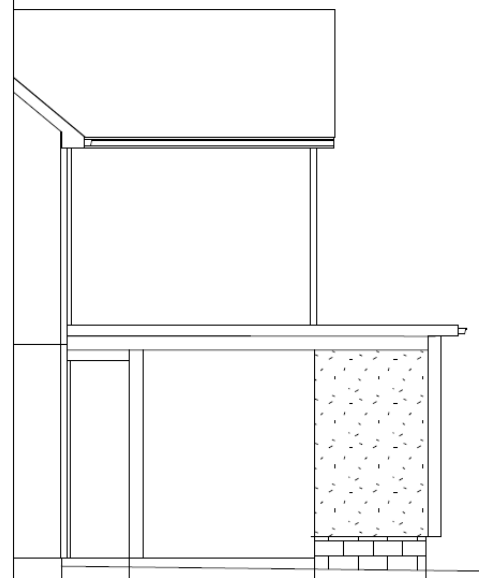
**PROPOSED**



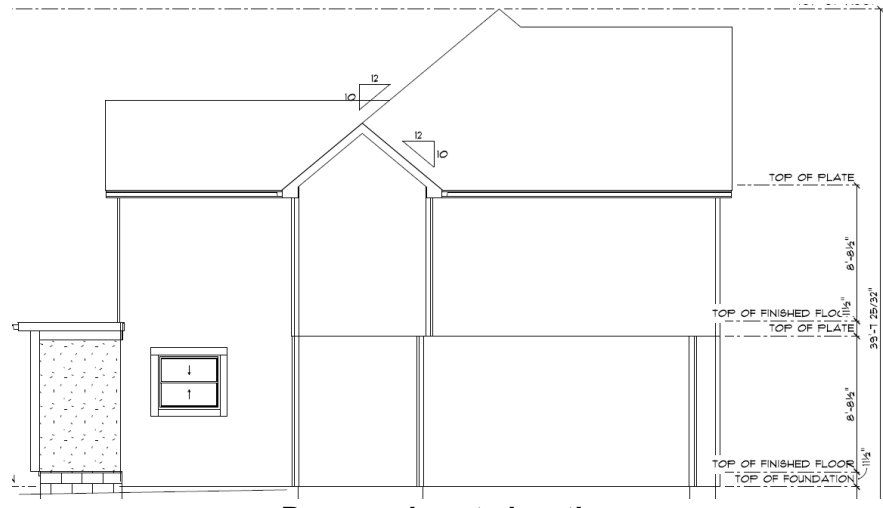
**Partial site plan**



**Proposed south elevation**



**Proposed west elevation**



**Proposed east elevation**

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

### **IHPC STAFF REPORT SUMMARY**

**Hearing Date:** December 6, 2023  
**Case Type:** Expedited  
**Continued From:**  
**Case Number:** 2023-COA-458 (IRV)  
**Property Address:** 332 Lesley Ave.  
**Historic Area:** Irvington  
**Township:** Warren  
**Council District:** 12  
**Applicant:** Jose Garcia  
**Owner:** Kristina and Ernest Smith  
**Request:** Demolish existing historic garage and construct a new 2-car garage.  
**Staff Recommendation:** APPROVAL  
**Staff Reviewer:** Dean Kessler

### **BACKGROUND OF PROPERTY**

The subject property is the location of an historic, c. early 1900s, frame, 1.5-story, front-gable cottage. The house features two, gabled dormers on the south side of the roof, and an almost full-width, hipped-roof, front porch with tapered, round, Doric columns and a short wooden balustrade. Most of the original/historic materials appear to have been covered or removed. The house has vinyl windows; vinyl siding; vinyl or aluminum trim; and vinyl or aluminum soffits and fascia. The non-historic front door still features a transom window above it. The window openings appear to be similar in size to what the historic window openings would have been.

The subject of this request is an historic, detached, frame, hipped-roof, 2-car garage located near the rear alley on the west side of the site. Later edits to the 1915 Sanborn Fire Insurance Map show that the garage was constructed sometime after the house. It is unclear when the garage was constructed, though. The 1916, 1927 and 1941 Baist Maps only show the existence of the house. The garage may have been constructed in the 1930s. The garage retains historic car siding; an historic, 4-lite, wood window in center of the east elevation; and an historic, 4-lite, wood, man door and window on the north elevation. The larger, side-hinged, wood, garage doors along the alley (west) elevation appear to have been rebuilt at some point. A window opening in the center of the south elevation has been boarded over.

### **REQUEST**

#### Demolition Request

The applicant and the homeowner are requesting to demolish the garage. The garage is suffering from major deterioration, including; rotting car siding; shifting exterior walls; and a compromised block foundation. The roof framing and decking materials are newer, which suggests that the entire roof system was replaced at some point. The heavy, wooden garage doors are currently being secured by large, chain-link gates.

A structural engineer assessed the garage on October 14, 2023. The resulting structural report revealed many

deficiencies in the building. The following items are just some of the structural issues:

- Only the deteriorating car siding is providing structural support to the exterior walls.
- The walls are out of plumb due to the failing block foundation.
- The block foundation is not reinforced and is facing pressure from the uneven soil levels.
- There are no anchor bolts holding the exterior walls' sill plates to the foundation.
- There is damage and decay of the wood structural framing, due to either insects, moisture or direct contact with the ground.
- The headers over the large garage doors are not an adequate size and are causing roof sagging.

A copy of the full structural engineer's report is included in the Commissioners' packets for review.

### **New Detached Garage Request**

The proposed, 2-car, front-gabled garage will be built in the same location and oriented the same as the existing garage. It will be a frame, 20-feet by 18-feet structure and feature smooth, fiber-cement trim and smooth, fiber-cement, 6-inch, lap siding. Dimensional asphalt shingles will cover the gable roof. A 2-car, overhead, garage door will be centered on the alley (west) elevation and will be flanked by wall sconce lighting fixtures. A plain man door will be located on the west end of the north elevation, with a wall sconce directly to the east. The east and south elevations will not contain any openings.

The location of the proposed garage is situated behind the main body of the house. It will not be visible from the street, as there is a smaller accessory structure blocking its view from the south, between the subject property and the neighbor at 328 Lesley Avenue.

## **HISTORIC AREA PLAN RECOMMENDATION**

### **Irvington Historic Area Preservation Plan Recommendation**

The Plan outlines general considerations for the demolition of accessory structures, including:

- **Historical significance:** *Because the preservation plan does not identify non-contributing accessory structures, the IHPC will determine whether the structure contributes to the historic character of the primary structure or district based on historical and architectural research.*
- **Architectural significance:** *The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of a garage may reflect the architectural style of the property's house. The structure may also be significant for its construction method if it represents a variation, evolution, or transition of construction practices.*
- **Architectural integrity:** *The IHPC will consider if the architectural design of the structure has been altered and/or sufficient historic material has been removed in such a way that it compromises the overall integrity of the building. This may include a combination of the following:*
  - *Removal or alteration of original door and/or window openings*
  - *Removal or alteration of original garage/barn/pedestrian doors*
  - *Installation of artificial siding*
  - *Alteration of the original building footprint and/or roofline*
  - *Loss of original materials from removal and/or deterioration*
- **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:*
  - *Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used*
  - *Proposed replacement plans*



- Alternatives to demolition that could accomplish the desired use
- **Structural condition:** The IHPC will consider if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. Factors considered may include, but are not limited to, the following:
  - Quality of original construction
  - Bowing walls
  - Lack of a foundation
  - Extensive siding repair
  - Termite damage
  - Rotted wood
  - Integrity of roof system
- **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 Plan outlines the following guidelines for new accessory buildings:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The scale, height, size, and mass should relate to the existing building and not overpower it.

Additions and accessory buildings should be discernable as a product of their own time. |

### STAFF RECOMMENDATION

Staff is in support of the request. While historic, the garage is not architecturally significant; it does not match the house in design; nor is it vital to the historic integrity of the property. Repairing the structural failures would likely require rebuilding or replacing the bulk of it; therefore, it would result in the loss of much of the historic integrity. Staff finds the design of the new garage to be very complementary to the house and will be built in an appropriate location for the property.

### STAFF RECOMMENDED MOTION

#### COA #2023-COA-458 (IRV)

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

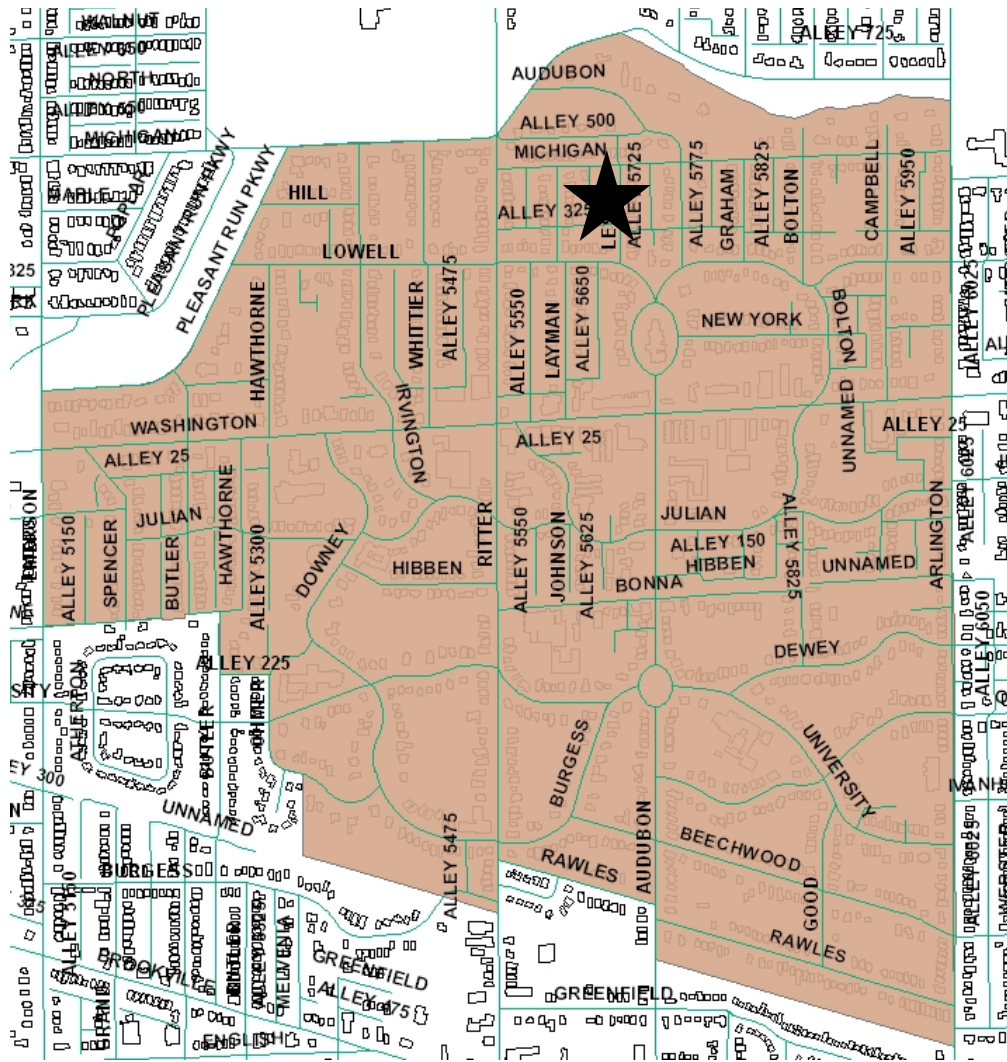
**DBNS: Stipulations number 1 and 2 must be fulfilled prior to issuance of structural permits.**

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings including any changes requested by the Commission. *Approved* \_\_\_\_\_ *Date* \_\_\_\_\_
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* \_\_\_\_\_ *Date* \_\_\_\_\_
3. All debris from demolition work shall be removed from the site within 7 days of substantial completion.
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. Siding and trim materials shall be wood or fiber cement shall have a smooth texture and be free of major imperfections. Rough-sawn and faux grain finishes are not permitted.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.

7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
  8. Foundation shall be smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.
  9. 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**

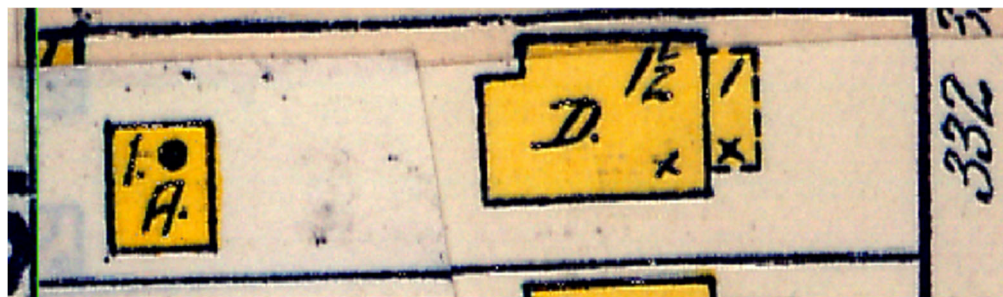
**LOCATION OF SUBJECT PROPERTY WITHIN IRVINGTON**





Subject property is outlined

**SANBORN AND BAIST MAPS**



1915 Sanborn Map



1916 Baist Map



1941 Baist Map

**EXISTING CONDITION PHOTOS OF SUBJECT PROPERTY**



Oct. 2022 Google Street View image of front (east) elevation of house at subject property

**GARAGE TO BE DEMOLISHED**



**Alley (west) elevation**



**Alley (west) elevation**



**Looking at alley (west) and south elevations**



**Looking west at south elevation**



**North elevation**



**East elevation**



**Examples of out of plumb foundation and exterior wall**







**From engineer's report: example of deteriorating wood framing sitting directly on the ground**



**From engineer's report: example of severely out of plumb wall**



**From engineer's report: examples of out of plumb foundation and exterior wall**



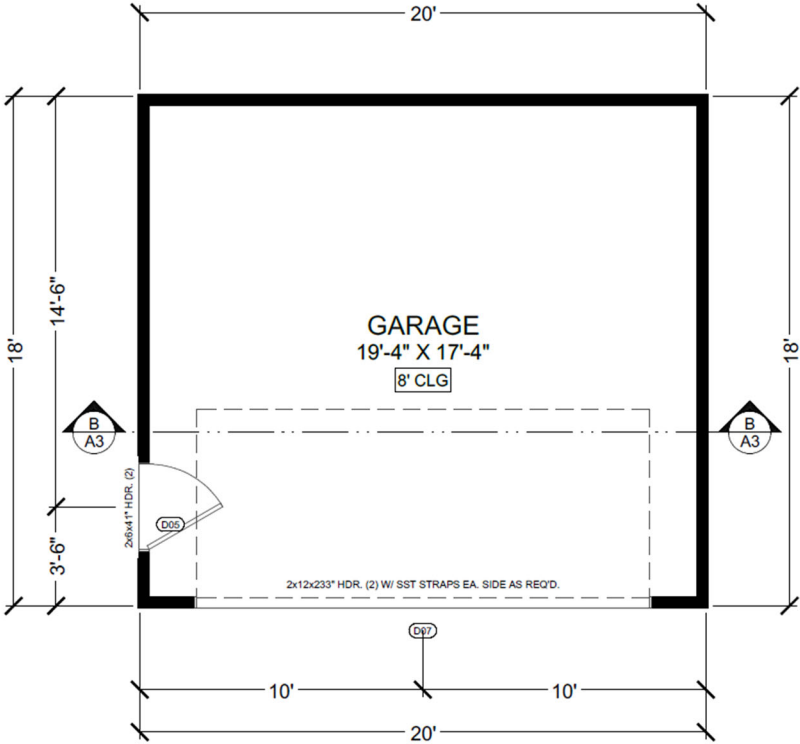
**Photo showing previously replaced roof framing and decking**

# GARAGE PLANS



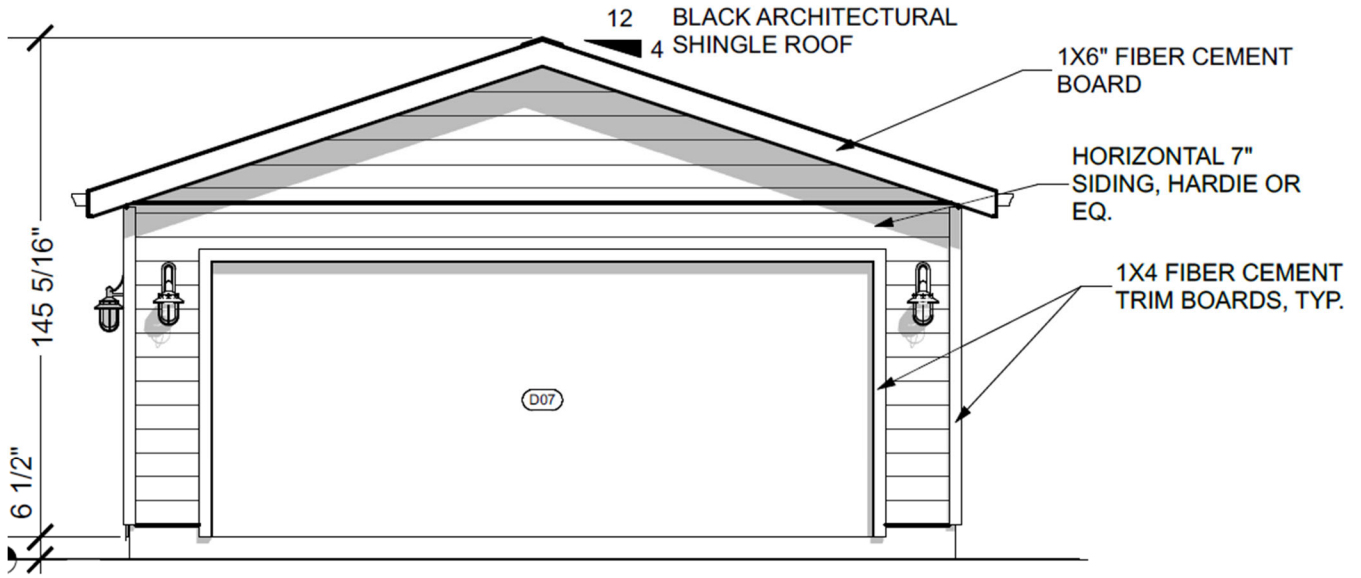
1 SITE PLAN  
C1 SCALE: 1"=8'

Site plan



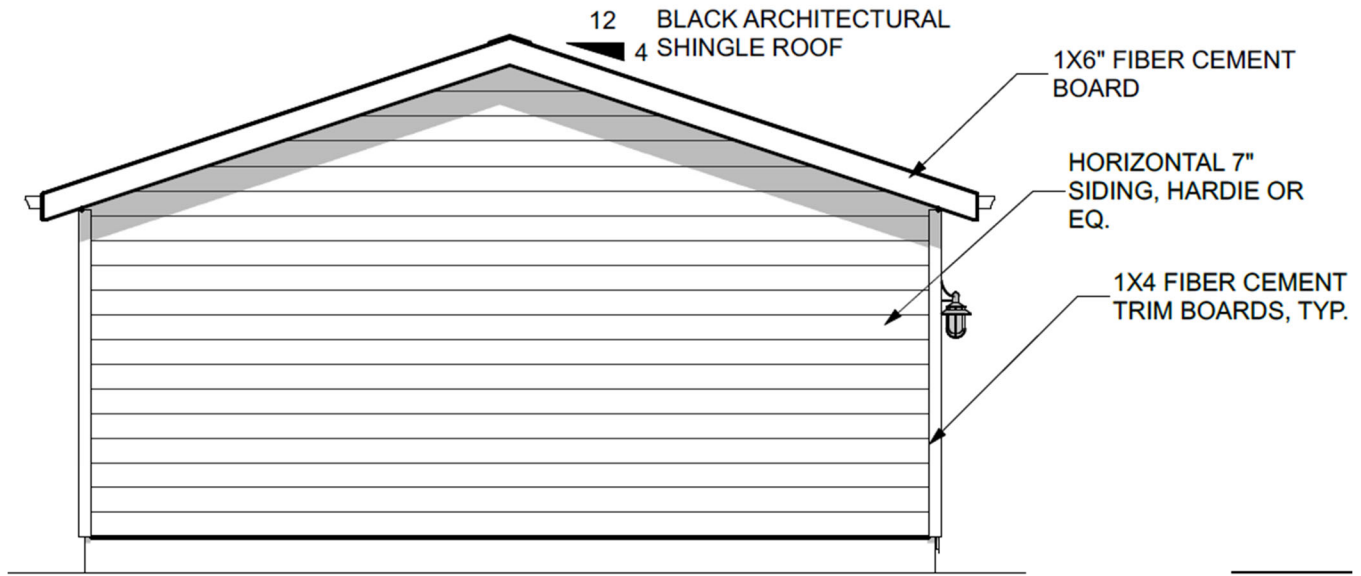
2 FLOOR PLAN  
A2 SCALE: 1/4"=1'



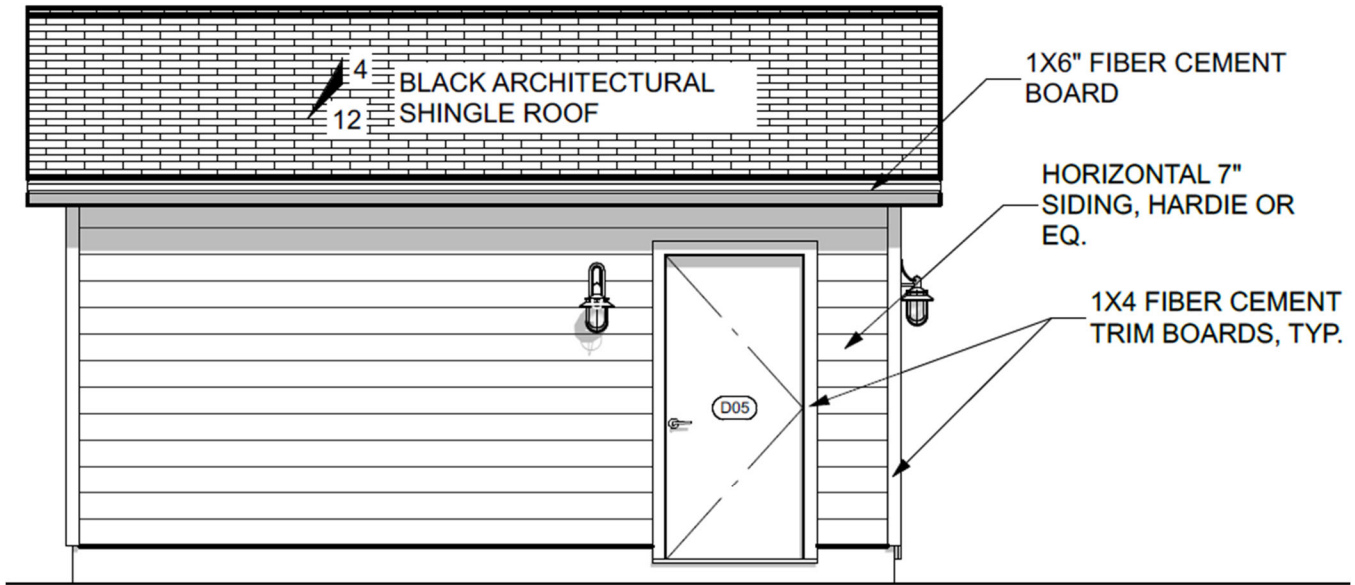


1 **WEST ELEVATION**

**NOTE/CORRECTION:** The applicant has agreed to use a shingle color to match the house and 6-inch lap siding.

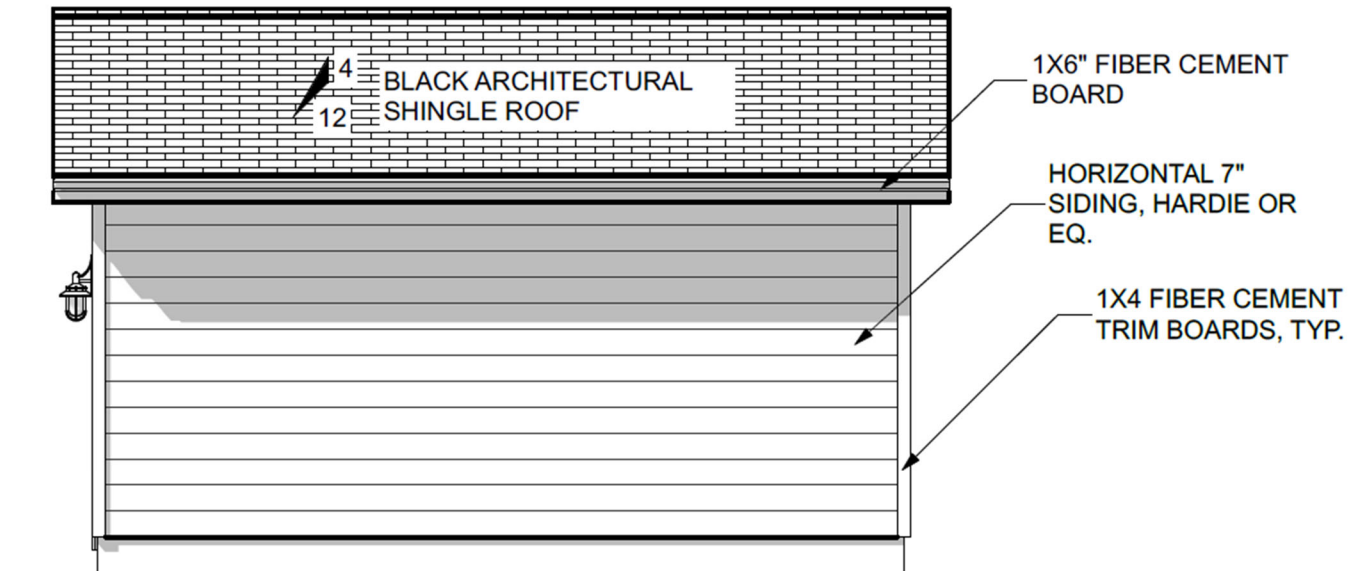


3 **EAST ELEVATION**



# 4 NORTH ELEVATION

**NOTE/CORRECTION:** The applicant has agreed to use a shingle color to match the house and 6-inch lap siding.



# 2 SOUTH ELEVATION

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

### IHPC STAFF REPORT SUMMARY

Hearing Date:	December 6, 2023
Case Type:	Expedited
Continued From:	
Case Number:	2023-COA-466 (WP)
Property Address:	ROW: 600 block Woodruff Place Middle Fountain
Historic Area:	Woodruff Place
Township:	Center
Council District:	17
Applicant:	Historic Woodruff Place Foundation
Owner:	City of Indianapolis
Request:	Retain pavers & benches; Install lighting bollards around fountain
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

### BACKGROUND OF PROPERTY

The subject fountain is in the 600 block esplanade of Woodruff Place Middle Drive. The statuary on this fountain is called "Grecian Maiden". A COA granted in 2019 approved restoration of the statue and basin. Benches and pavers were not included on the application in 2019 but were installed at that time. These are the same layout, materials & design as those approved in 2023 for the Hebe fountain on West Drive.

### REQUEST

Work started: The request is to retain the pavers and benches installed in 2019. The benches have a black finish, are 5' wide, with a custom neighborhood logo. Work not started: The request also includes installation of lighting bollards. These all match the layout, design & materials as those approved in 2023 for the Hebe Fountain on Woodruff Place West Drive.

IHPC Policies require lighting not confined to a back yard to have commission review.

## HISTORIC AREA PLAN RECOMMENDATION

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

## STAFF RECOMMENDATION

Staff is recommending approval of the project. The pavers and benches are simple and respectful in design. The design, scale and location of the lights is compatible with the esplanade and neighborhood.

## STAFF RECOMMENDED MOTION

**COA 2023-COA-0466 (WP):**

**To approve the retention of pavers & benches as installed, and to install lighting bollards, as per submitted documentation and subject to the following stipulations:**

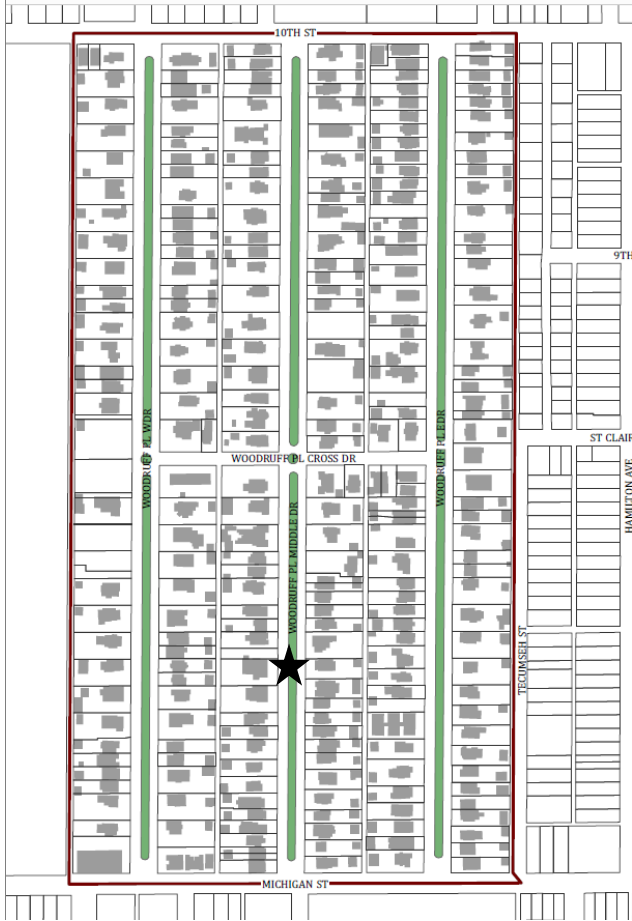
- 1. No changes to the proposed design, materials, placement, lighting, or approach are permitted without prior consultation with IHPC staff.**
- 2. No flashing or other pulsing of the lights is permitted.**

## EXHIBITS



Grecian Maiden Fountain, with paver & bench improvements

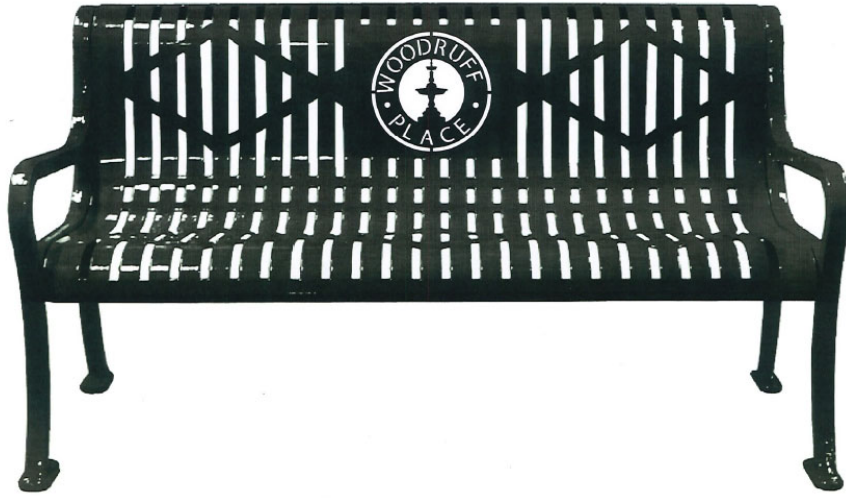




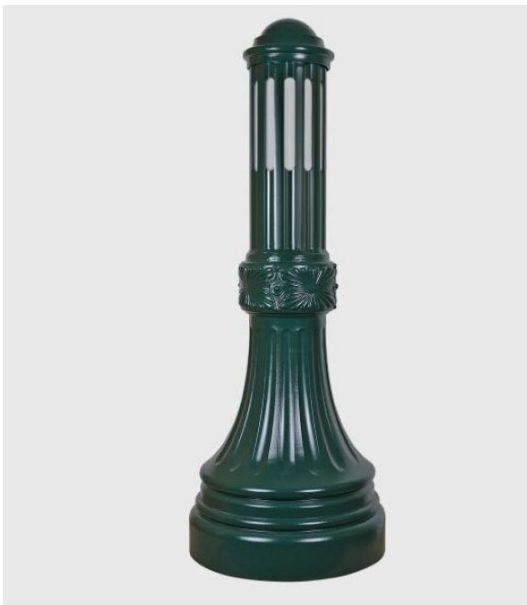
Location of Subject Property



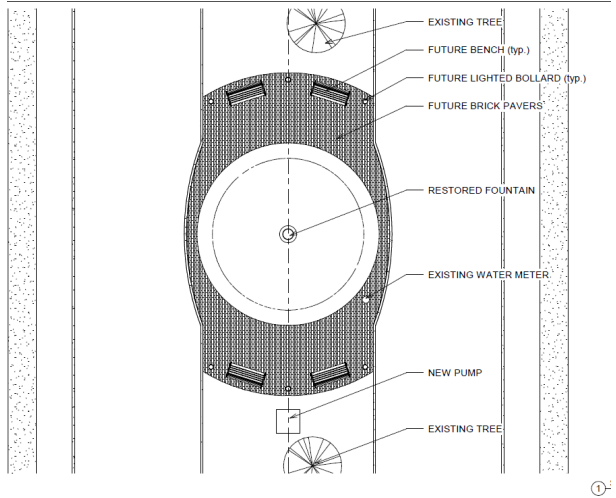
Pavers as installed



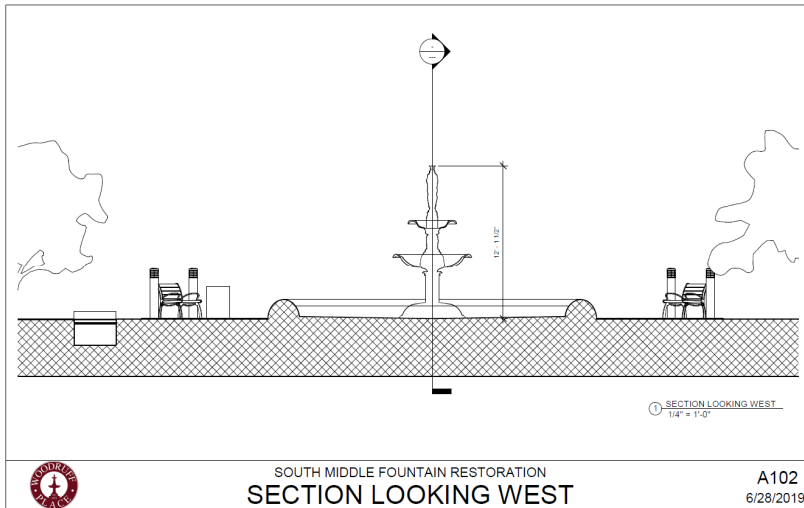
5' wide benches. Installed.



Proposed bollard design. Black finish selected. The company's green options do not appropriately match the neighborhood's historic fixtures, which have an olive/brown tone to the green. Black also matches the benches.



SOUTH MIDDLE FOUNTAIN RESTORATION  
SITE PLAN



SOUTH MIDDLE FOUNTAIN RESTORATION  
SECTION LOOKING WEST

A102  
6/28/2019

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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>EXPEDITED</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-469 (ONS)</b>
<b>Property Address:</b>	<b>1474 N. New Jersey Street</b>
<b>Historic Area:</b>	<b>Old Northside</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>11</b>
<b>Applicant:</b>	<b>George Angelone</b>
<b>Owner:</b>	<b>Same as Above</b>
<b>Request:</b>	<b>Install ground lighting</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>

### **BACKGROUND OF PROPERTY**

This brick residence was constructed in 1991. It is at the corner of N. New Jersey and E. 15<sup>th</sup> Street, so has two front yards.

### **REQUEST**

The request is to install ground lights in the yards fronting N. New Jersey and E. 15<sup>th</sup> Street. Ground lighting in front and side yards requires review in front of the entire Commission, per IHPC Policies. There are two types of fixtures proposed: small ones for some uplighting of landscape elements, and capped fixtures that are for walkway lighting.

### **HISTORIC AREA PLAN RECOMMENDATION**

The Old Northside Plan does not specifically address yard lighting or landscaping.

### **STAFF RECOMMENDATION**

Staff is recommending approval of the application. The fixtures are small, low, removable, and inconspicuous.

## STAFF RECOMMENDED MOTION

### COA #2023-COA-469 (ONS)

To approve a Certificate of Appropriateness to install landscape and pathway lighting in the front and side yards, per the submitted plans on file, and subject to the following stipulations:

1. Any changes to the proposed design and scope of work must be approved by IHPC staff prior to commencement of work.
2. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
3. Notify IHPC staff prior to making unexpected repairs.

NOTE: Owner responsible to comply with all applicable codes.

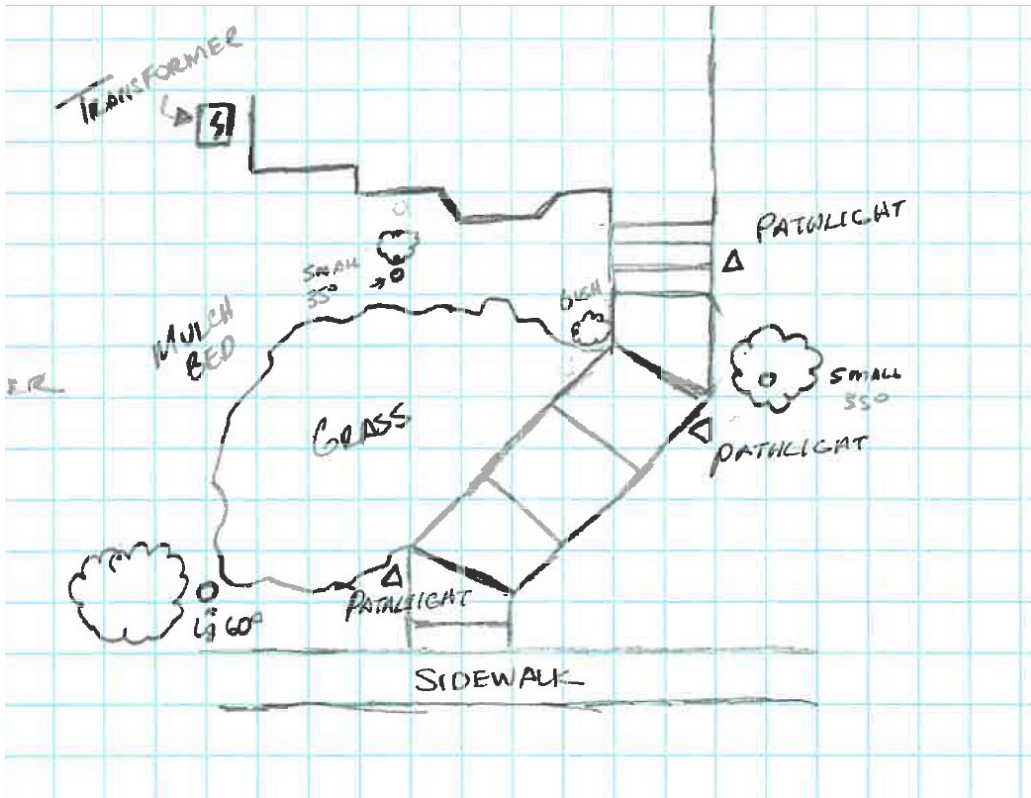
## EXHIBITS



Location of subject property



Google Streetview of subject property



Site Plan



Landscape Light example



Pathway light example

All light fixtures will have a bronze finish

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## IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>EXPEDITED - Work Started Without Approval</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-475C</b>
<b>Property Address:</b>	<b>517 East 14th Street</b>
<b>Historic Area:</b>	<b>Old Northside</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>11</b>
<b>Applicant:</b>	<b>Katie Bryam</b>
<b>Owner:</b>	<b>Proactive Property Group LLC</b>
<b>Request:</b>	<b>Work started without approval: infill step and entry alcove on east side of building</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>

## BACKGROUND OF PROPERTY

The subject property is an c.1870s-1880s, 1.5 story carriage house with historic concrete block garage addition. The carriage house was originally a part of a larger property to the south, 1306 North Park Avenue, the Ovid Butler – Shaw House, also known as “Forest Home”. By 1898, the carriage house had been parceled off with a newly constructed house, the John B. Elam House/the Montessori Academy, which sits to the east of the subject property. This Queen Anne was constructed in 1888-1889 and has the address of 1340 North Park Avenue. Sometime between 1916 and 1927 a one-story concrete block garage was added to the south side of the carriage house. The subject property was re-parceled to its own lot in mid-2019.

Starting in 2017 IHPC staff began reviewing a variety of repair and alteration work on the subject property with the previous owners, including a variety of violation work. In October 2022 the subject property was sold to Proactive Property Group LLC without the violations being resolved.

## REQUEST

The new owners, Proactive Property Group LLC, have agreed to work with staff to correct the violations created by the previous owners – this request is for part of that correction work.

On the east side of the building between the brick carriage house and concrete block garage there was a small, 3’x3’ alcove that had access to the brick carriage house. The previous owners enclosed that space, removing the now interior steps and constructing a wall which is clad in 5”, wood, lap siding

to match the siding materials of the upper floor of the carriage house. The new owners are requesting to maintain that enclosure.

### HISTORIC AREA PLAN RECOMMENDATION

#### Old Northside Historic Area Plan

- Consider developing a contemporary design compatible with the character and mood of the building or the neighborhood.
- Avoid designing new additions which are incompatible with the earlier building and the neighborhood in material, size, scale, and texture.

### STAFF RECOMMENDATION

Due to the L shape of the building this enclosed space is not visible from any right-of-way. It can only be seen from the yard to the east of the structure. Due to its limited visibility the overall impact is minimal. The openings into the brick carriage house that were once located in this area have since been bricked in. Staff is not certain on when that work took place or by whom that work was done. The use of siding to cover the space and the remaining exterior steps help to maintain the appearance that something else was once there.

### STAFF RECOMMENDED MOTION

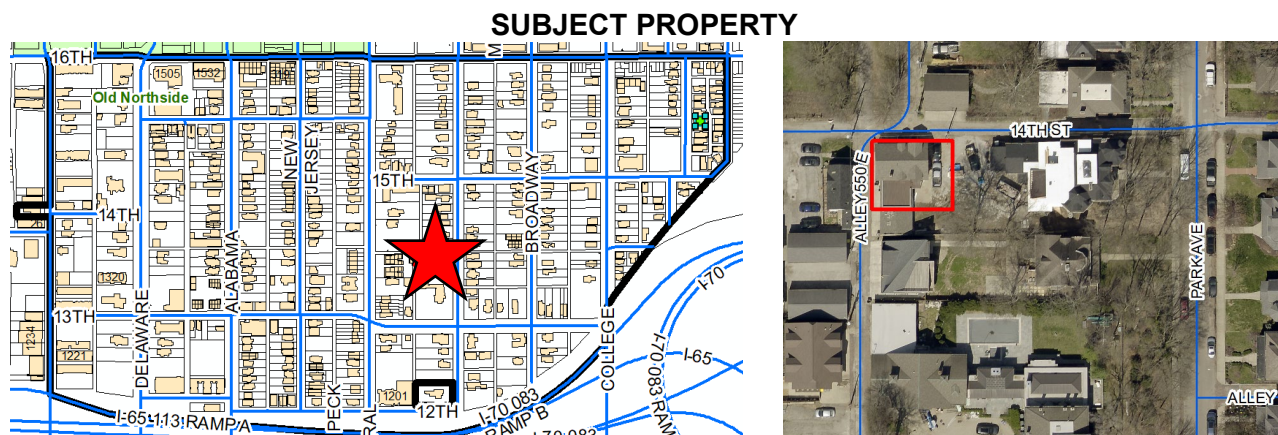
**To approve** a Certificate of Appropriateness to infill step and entry alcove on east side of building that was completed without approval, per submitted documentation and subject to the following stipulations:

1. Notify IHPC staff prior to making unexpected repairs.

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

NOTE: Permits may still be required for this work. Please verify by contacting DBNS at 317-327-8700 to receive any applicable permits.

### EXHIBITS



**PHOTOS OF BUILDING**



**Subject property – east elevation**



**Subject property – north elevation**



**Subject property – west elevation**



**View of east side of brick carriage house and concrete block garage – showing location of infill (circled)**

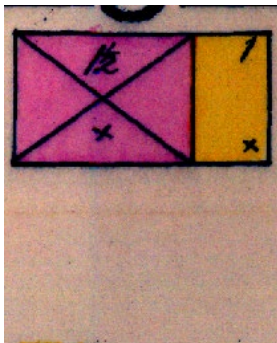


East side of concrete block garage addition

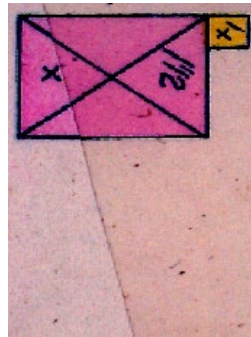


East side of concrete block addition and southern wall of brick carriage house – showing location of infill (circled)

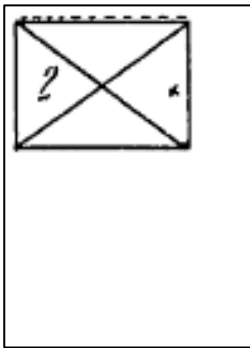
SANBORN MAPS



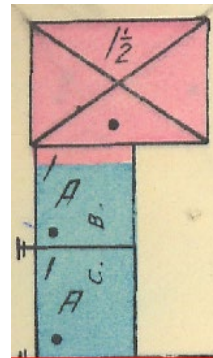
1887



1898



1915



1915 Revised



1956



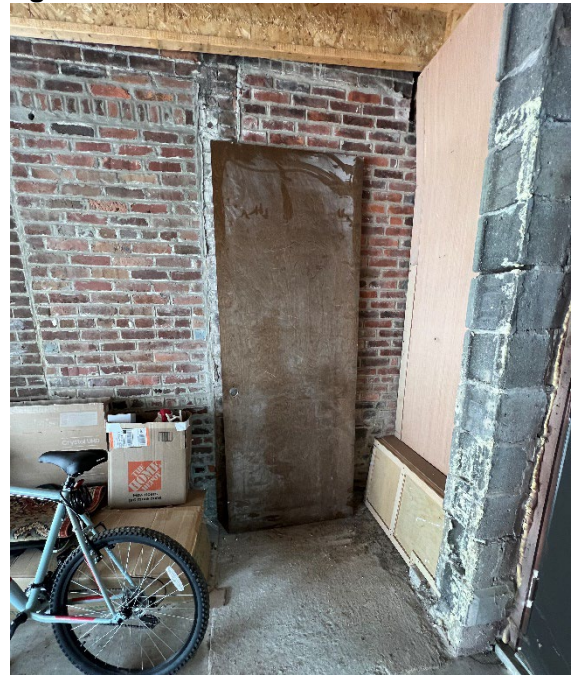
Left: aerial view of property, arrow pointing to location of infill space



**Right: view of property looking west, arrow pointing to location of infill space**



**Left: View from yard of infilled area between brick carriage house and concrete block garage; Right: image of area from 2017**



**Interior view of area infilled**

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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>EXPEDITED</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-479 (SJ) &amp; 2023-VHP-007</b>
<b>Property Address:</b>	<b>935 N. Alabama Street (associated garage on common property)</b>
<b>Historic Area:</b>	<b>St. Joseph</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>17</b>
<b>Applicant:</b>	<b>Alexander Cohen</b>
<b>Owner:</b>	<b>Same as Above</b>
<b>Request:</b>	<b>Construct living space addition on detached garage; Variance of Use to allow a secondary dwelling unit on a lot without a detached single-family dwelling</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>

### **BACKGROUND OF PROPERTY**

935 N. Alabama is one of a row of new construction townhomes, approved by the IHPC in 1999. They are frame, and designed in a transitional style, with massing to reflect historic townhomes in the neighborhood, with projecting bays and towers. Each owner owns their own townhome, but the flat-roof, detached one-story garages are part of the Lombardi Row Townhomes condo association common property.

### **REQUEST**

The applicant is applying to construct a second story on the detached garage, to accommodate a secondary dwelling unit. The existing garages are all the same: flat roof, with low parapets on the north and south facades, lap siding, and a two-car overhead garage door. The proposed work will take place one of the middle garages. It will be pulled up a story and retain its flat roof. It will have 1-over-1 windows and added man doors. The south wall will also be extended out roughly 6' to accommodate the new internal stair.

### **VARIANCE**

The zoning code only allows secondary dwelling units on lots with a single-family detached dwelling. Since the garage is on common property, it is on a lot without the required primary use, and needs a Variance of Use.

## HISTORIC AREA PLAN RECOMMENDATION

From the St. Joseph Plan:

Guidelines for renovating non-contributing buildings:

- Does the building have good design features that should be kept, enhanced, or can otherwise contribute to the new design?
- What are the prevalent materials, colors, heights, architectural features, etc. in the surrounding area?

## STAFF RECOMMENDATION

Staff is recommending approval of the application. The garages are not historic, and while they are match one another currently, they are not a prominent feature. The proposed addition retains the simple lines of the existing garages. The garage and yard are utilized as part of the 935 townhome, despite being on common property. Staff is in support of the Variance of Use.

## STAFF RECOMMENDED MOTION

**2023-COA-479 (SJ):**

**To approve a Certificate of Appropriateness to construct living space addition on detached garage (garage on common property associated with 935 N. Alabama), and a Variance of Use, per the submitted documentation and subject to the following stipulations:**

**DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2 & 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. 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.
5. 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.
6. 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.
7. 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-007**

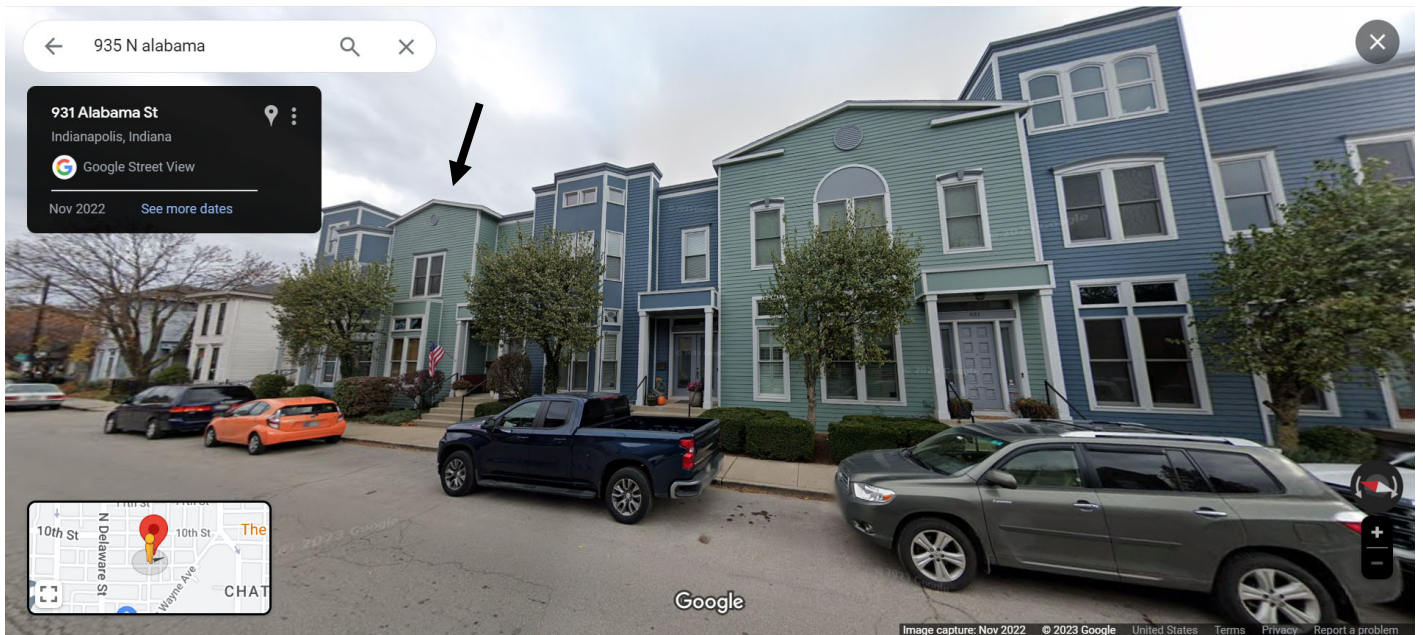
**To approve a Variance of Use to allow a secondary dwelling unit on a lot without a single-family detached dwelling.**



**EXHIBITS**



**Location of subject property. Townhome is circled. Associated garage is starred.**

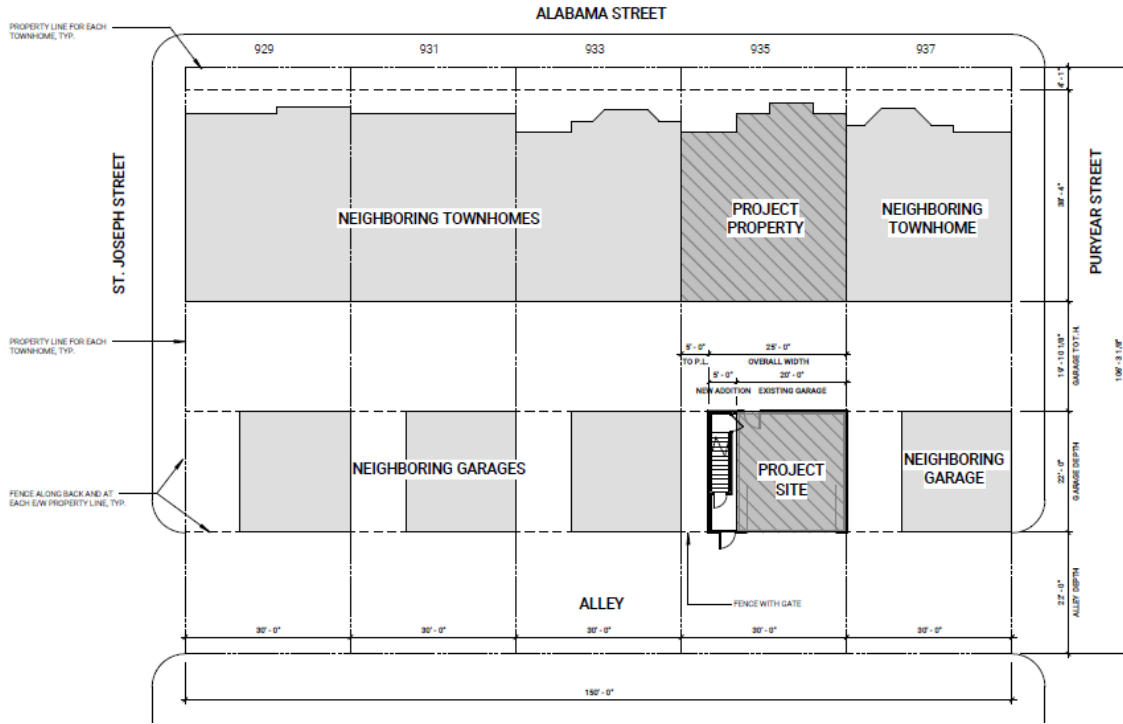


**Google Streetview of Townhomes. Subject townhome indicated by arrow.**

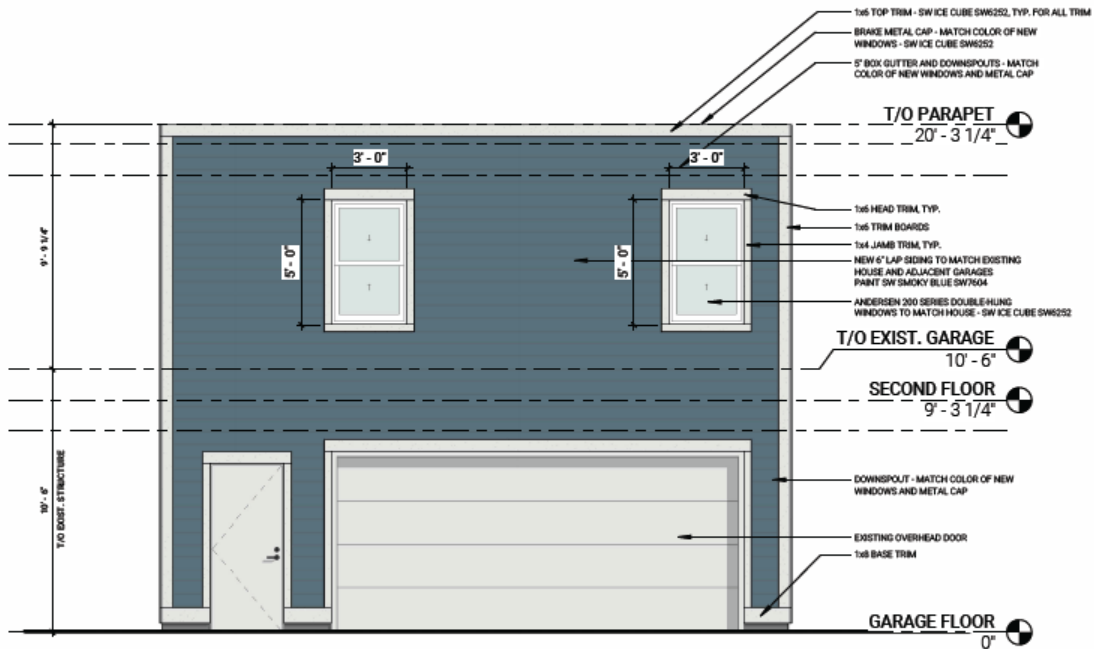


**Google Streetview of garages. Subject garage indicated by arrow.**

Project plans (additional drawings in submittal packet)



Proposed Site Plan



Proposed East Elevation

## Neighborhood Letter of Support



October 5<sup>th</sup>, 2023

Re: 935 N Alabama

Dear IHPC Commissioners:

I am writing on behalf of the St. Joseph Historic Neighborhood Association Board of Directors.

This is a letter of support for the renovations at 935 N Alabama in the Saint Joseph Historic Neighborhood.

The St Joseph board reviewed the plans produced by Schematic Design dated 9.20.2023 for the property mentioned above and is in full support.

The St. Joseph Board supports the addition a carriage house that appears to be in compliance with the SJHN Plan for new construction.

Overall, the proposed plans and designs fit with the spirit, character and direction for new construction in our beloved historic district. In summary, the St. Joseph Historic Neighborhood Association Board of Directors endorses the proposal by Mr. Alex Cohen.

Respectfully,

Benjamin Langebartels  
Design Review Chairperson

On behalf of the St. Joseph Historic Neighborhood Board of Directors

# Proposed Findings of Fact

## FINDINGS OF FACT

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

The proposed office/living space to be built on top of our current garage is only accessible off of a gated, private driveway or from our private yard. This will be inaccessible to the general public and only used by us.

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**2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE**

This proposed addition creates more density and livable square footage on our individual property and if the variance is granted, would help create a precedent for adjacent neighbors to do the same, thus, increasing their property values. The design and construction of the second story addition will follow the aesthetic of the adjacent garages and condominiums.

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

Given the dense nature of these condominiums, the only reasonable space to gain living space is to enclose/finish the garages or build a second story on top. There is not a viable way to enclose space between the garages and existing townhomes without sacrificing the character of the condos with their backyards and detached garages.

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**4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE**

As noted in question three, there isn't a viable option to gain more living space without sacrificing the character of the existing development. Additionally, single family townhomes in the neighborhood already have these additions, such as carriage homes.

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

This addition would only contribute to the density and mixed scale that the center township comprehensive plan is suggesting in this specific area.

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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>December 6, 2023</b>
<b>Case Type:</b>	<b>Work Started Without Approval</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2023-COA-460B</b>
<b>Property Address:</b>	<b>2059 North Alabama Street</b>
<b>Historic Area:</b>	<b>Herron-Morton Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>11</b>
<b>Applicant:</b>	<b>Compendium Group LLC</b>
<b>Owner:</b>	<b>Benjamin &amp; Jennifer McGibbon</b>
<b>Request:</b>	<b>Maintain retaining wall with fence constructed at front of property without approval</b>
<b>Staff Recommendation:</b>	<b>Approval with changes</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>

### **BACKGROUND OF PROPERTY**

The subject property is the location of a two-story house that was constructed between 2020-2021 (approved by Commission in 2020, 2020-COA-001). In April of 2023 the owners of the subject property reached out to IHPC staff about some repairs that were needed to the rear porch of their structure. Upon comparing the approved plans and what was constructed it was determined that changes to the approved new construction project were made without approval, one of which was the construction of a retaining wall with a fence. The other items have been handled at the lower levels of review.

There is currently a pending legal matter regarding work that was done to the property. The contractor has applied to retain the IHPC violation work that was completed. In speaking with the owners, it is staff's understanding they are open to changes if necessary. The owners of the property have expressed concerns about the settling around the wall and some issues with the staircase from the right of way. Staff is hopeful that the recommended changes will also allow for the opportunity for any needed improvements to be made.

### **REQUEST**

The applicant is requesting to maintain the retaining wall and fence that were constructed without approval as is. The retaining wall is constructed of rock faced concrete block in a dark grey color with matching cap. The wall is 40' wide (the full width of the lot) and approximately 42" in height. The fence

on top of the wall is black metal, also measuring to 42" tall. The previously sloped front yard was mostly leveled out with the construction of the wall.

The retaining wall was added to the site to match the neighboring property to the north and to provide more usable front yard space.

## CONTEXT

In the 2000 block of North Alabama Street, the block of the subject property, the front yard grade goes from nearly flat at the southern end to sloped on the northern end. The subject property and properties directly to the south appear to have the steepest front yards. Along the block and various front yard grades are a variety of conditions ranging from no walls or curbs to concrete and paver curbs to paver and concrete block retaining walls of various heights.

Of the 29 other properties on the block six have retaining walls (yellow dots) and eight have curbs (green dots), two of which are taller than the standard concrete curb that can be found in the district (blue dots). The subject property (red dot), prior to the construction of the house, had a concrete curb at the street. Of the retaining walls constructed on this block two have approvals, two do not have approvals and two appear to be from pre-district designation.

### *Applicant's Submittal*

The applicant submitted documentation on other properties within Herron-Morton that have retaining walls. Staff researched each and determined the following. Of the 27 properties 15 have approvals for their retaining walls. Staff was unable to locate any approvals for the remaining 12, some of which appear to have been installed prior to district designation. 22 of these sites had some kind of sloped front yard prior to the installation of a wall, the majority of which have since been leveled out. Of the five properties listed on North Alabama Street, four of the five were not approved.



## HISTORIC AREA PLAN RECOMMENDATION

### *Context – Isolated Site*

This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

- Context of an Isolated Site: 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.



### *Site Development and Landscaping*

- 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.
- Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or another ornamental fence may be appropriate.

## **STAFF RECOMMENDATION**

Based on the previous conditions of the subject property and the surrounding context staff does not find the installation of the retaining wall and fence to be appropriate as is. The installation has removed the original topographic character of the site by leveling out the sloped front yard, which is inappropriate per the district plan. A sloping front yard was a character defining feature of this lot and of lots neighboring the subject property.

The topography throughout Herron-Morton Place varies from street to street and even changes from one end of a block to the other, as is seen on the block of the subject property. Retaining walls of various heights and materials can be found throughout district, most commonly along New Jersey Street where steeper grade changes are prominent. Based on staff research into the applicant's submittal and previous cases for similar requests it is mixed on if these retaining walls were approved or are in violation.

The installation of retaining walls has become more popular in recent years and staff finds that the installation of these walls, especially those of taller heights and where the sloping front yard is lost, is beginning to negatively impact the district as we are losing its historic topographic character. Staff and the Commission have taken the stance on several cases that retaining walls, where necessary, should be minimal in height and should not permit the complete leveling out of the yard. While staff finds the material and height of the fence to be appropriate, we believe its installation on top of the retaining wall exacerbates the negative visual impact of the wall.

In 2020/2021 the Commission reviewed 2020-COA-271 at 2009 N. Pennsylvania Street. The 2009 N. Pennsylvania site and the subject property are similar in that both properties had sloping front yards with concrete curbs. Both had new single-family homes constructed on them, which prompted the construction of concrete block retaining walls with fences on top. The context surrounding 2009 N Pennsylvania also featured sloped front yards. The 2009 N. Pennsylvania wall varied in height from one foot to 3' 8.5" tall and the fence was 4'6" tall. Ultimately the Commission required the owners lower the wall to approximately 2.4', the yard be regraded to reestablish the slope, the fence be lowered to 4' and the fence be pulled back to the front corner of the house (pictured below). A similar example to this configuration can be found at 2031 N. New Jersey. At this site there is a low retaining wall with sloped front yard and a front yard fence is installed at the back of the slope (pictured below).

Staff recommends a similar approach be used on the subject property. Staff recommends reducing the height of the wall by approximately a foot and pulling the front yard fence off the wall and then reestablishing the historic sloped nature of the front yard.

## STAFF RECOMMENDED MOTION

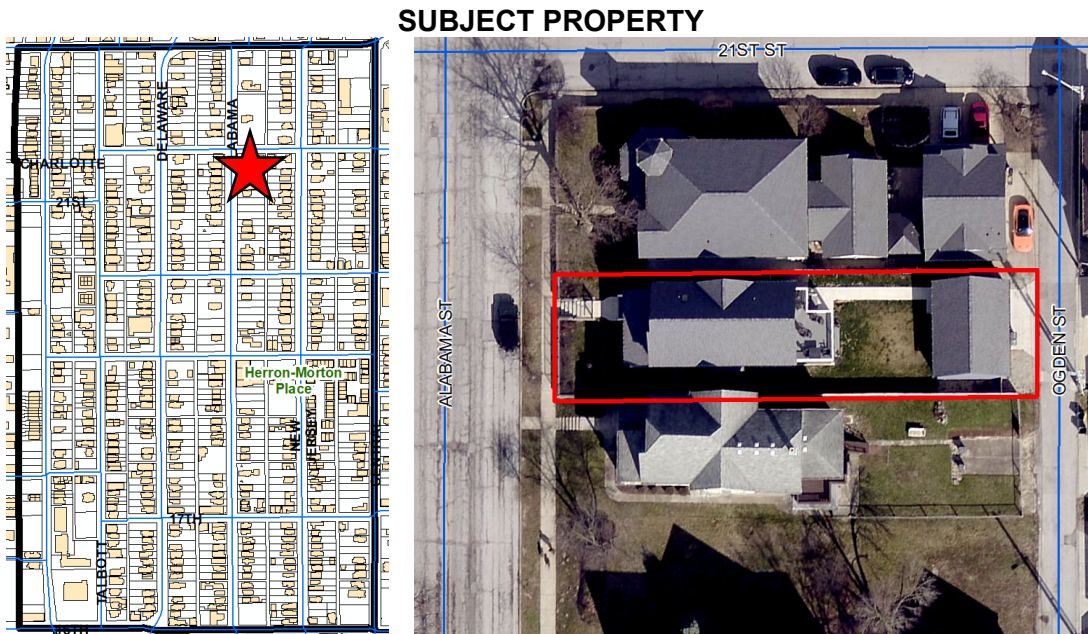
**To approve** a Certificate of Appropriateness to construct retaining wall and install fencing with changes, and per submitted documentation and subject to the following stipulations:

1. Work must not commence prior to approval by the IHPC staff of final construction drawings reflecting discussions had at the December 6, 2023 IHPC hearing.  
*Approved* \_\_\_\_\_ *Date* \_\_\_\_\_
2. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
3. Any deviation from this approach shall be approved by IHPC staff prior to construction.

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

Retaining wall and fencing must be altered and yard regraded per discussions at the December 2023 IHPC Hearing no later than April 1, 2024. Applicant must contact IHPC staff to set a time for inspection once the work is complete. Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement. *Completed* \_\_\_\_\_ *Date* \_\_\_\_\_

## EXHIBITS





**Prior to new construction**



**Existing conditions**



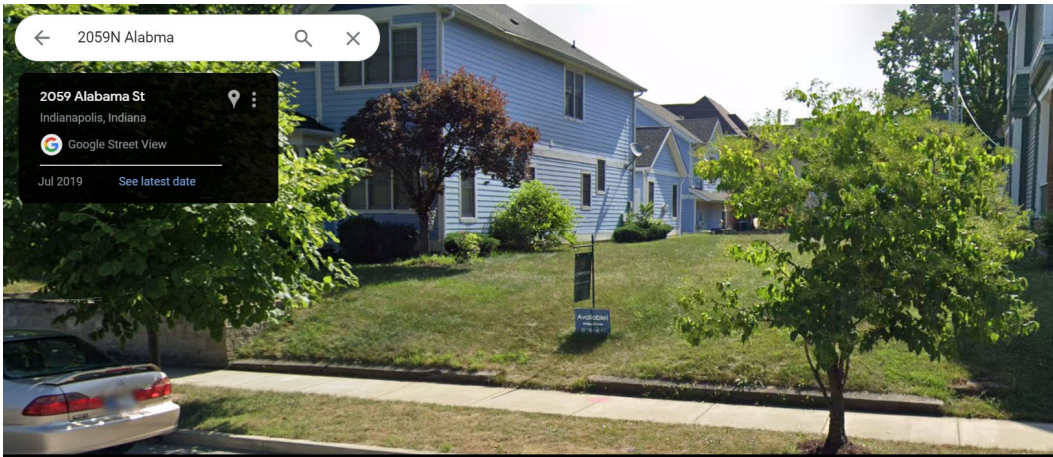
**Retaining wall materials (showing neighboring retaining wall to the north)**



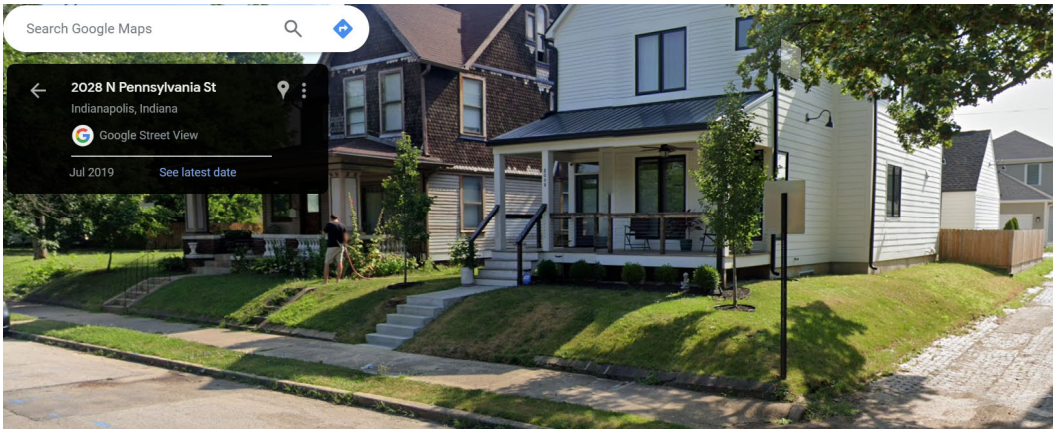
**Existing stairs and fencing**



**Showing neighboring properties to south with remaining slope**



**Subject property prior to house and wall construction**



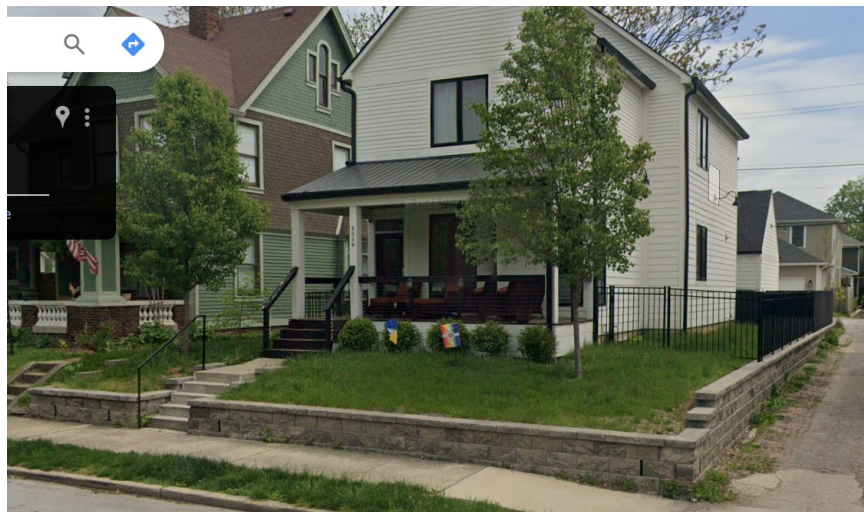
**2009 N Pennsylvania – prior to the installation of the retaining wall and fence**



**Subject property's existing conditions**



**2009 N. Pennsylvania – retaining wall & fence installed without approval**



**2009 N. Pennsylvania – after the violation correction work was completed**



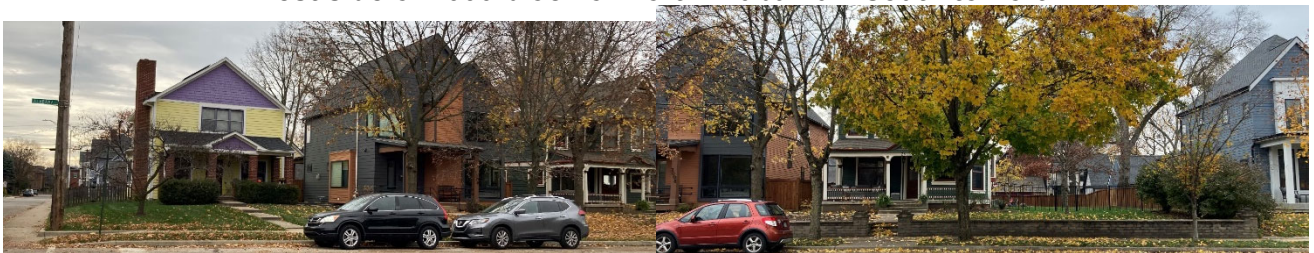
**2031 N. New Jersey**

## CONTEXT

### East side of 2000 block of North Alabama – north to south



### West side of 2000 block of North Alabama – south to north

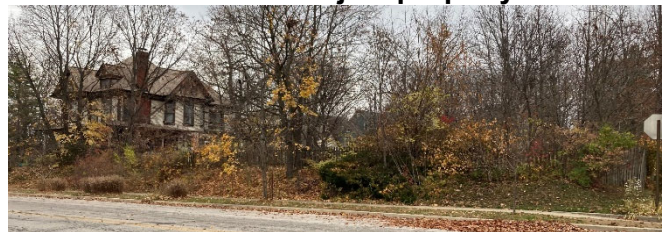




**Looking at the 2100 Block of North Alabama – north of the subject property**



**West side**



**East side**