



Indianapolis Historic Preservation Commission (IHPC)
HEARING AGENDA

Wednesday, January 3, 2024, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING

- | | | |
|----------------------------|---|---|
| 2022-COA-447 (IURS) | 39 JACKSON PLACE
MICHAEL EICHENAUER for DMD
Review of art proposals for underpasses along Meridian St., Illinois St., and Capitol Ave and the train shed. | <i>Page 3</i> |
| 2022-COA-447 (IURS) | 39 JACKSON PLACE
MICHAEL EICHENAUER for DMD
Review of street planting plan. | <i>Page 21</i>
<i>Submittals</i>
<i>Page 67</i> |

IV. NEW BUSINESS – NO PUBLIC HEARING

ELECTION OF 2024 COMMISSION OFFICERS

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

- | | | | |
|--|--|-------------------------------------|----------------|
| 2023-COA-251 (FP) | 529 FLETCHER AVENUE
KIM COOK
Maintain work started without approval to include retaining deck extension and fence in side yard. | <i>continue to February 7, 2024</i> | <i>Page 31</i> |
| 2023-COA-506 (ONS) | 1201 N. DELAWARE ST.
MIKE LYNCH & JAMEY SMITH
Maintain work started without approval including the installation of cameras and the replacement of siding with a non-matching material. | <i>continue to February 7, 2024</i> | <i>Page 33</i> |
| 2022-COA-447 (IURS)
AMENDMENT 1 | 39 JACKSON PLACE
MICHAEL EICHENAUER for DMD
Amend approved plans: expand the use of brick from gutters to the full width of the parallel parking lane. | | <i>Page 35</i> |

VI. EXPEDITED CASES

2021-COA-053 (LS) AMENDED	521 LEON ST. LUKE BURROW Amend approved plans: relocating roof deck space from front of house to rear.	Page 37 Submittals page 82
2023-COA-482 (HMP) & 2023-VHP-008	318-320 E. 19th ST. ALEX & LESLIE LINTON Extend previously approved retaining wall and approve a Variance of Development Standards to reduce required off-street parking from 1 space to zero (0) at both 318 & 320 E. 19 th St.	Page 47 Submittals Page 89
2023-COA-515 (LS)	512 E. NEW YORK ST. JASON WOLFE Demolish existing garage and construct new 3-car garage.	Page 61 Submittals page 94

VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. CLOSING BUSINESS

NONE



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 3, 2024
Case Type:	Old Business
Continued From:	
Case Number:	2022-COA-447 (IURS)
Property Address:	39 Jackson Place
Historic Area:	Indianapolis Union Railroad Station
Township:	Center
Council District:	16
Applicant:	Michael Eichenauer for City of Indianapolis Department of Metropolitan Development
Owner:	City of Indianapolis Department of Metropolitan Development
Request:	Review of art proposals for underpasses along Meridian Street, Illinois Street and Capitol Avenue and the train shed
Staff Recommendation:	Provide feedback on concepts
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

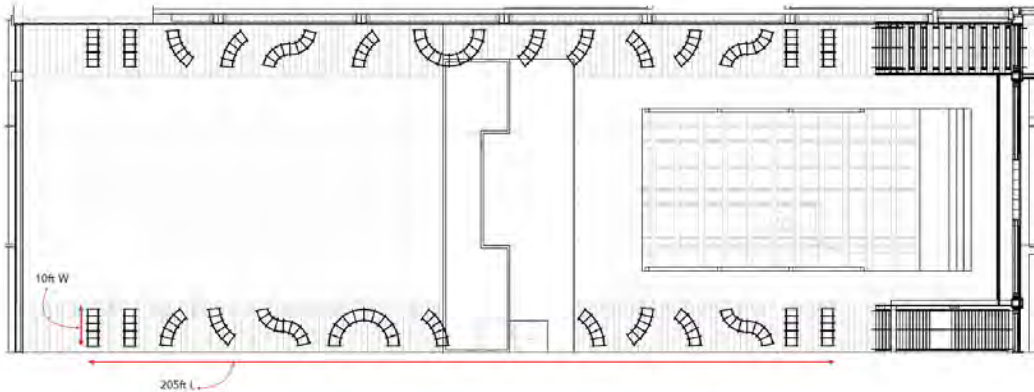
The subject property is the Indianapolis Union Station. The original portion of the station was constructed between 1886-1888 in the Romanesque Revival Style and was designed by Thomas Rodd. Between 1916 and 1922 the station was expanded with the Concourse building and trainshed. The Concourse and trainshed were designed by Price and McLanahan in the Art Nouveau style. This section of the building is said to be the only major surviving example of Art Nouveau design in the city. The structure and raised railway tracks were constructed above Capitol Avenue, Illinois Street, Meridian Street and Pennsylvania Street. The façades of the bridges were decorative to various degrees, some of which have been altered over time, while the underpasses were left in their utilitarian form with their steel columns and structure exposed.

In March 2023 the Commission approved 2022-COA-447 to repair and restore bridges, construct stairs, elevator tower and plaza space on the Meridian Street bridge, complete street and sidewalk improvements, and to install art and lighting. At the time of the review, the art concepts had not been created and so a sign off was included in the COA for the art installations to return for approval by the Commission under Old Business.

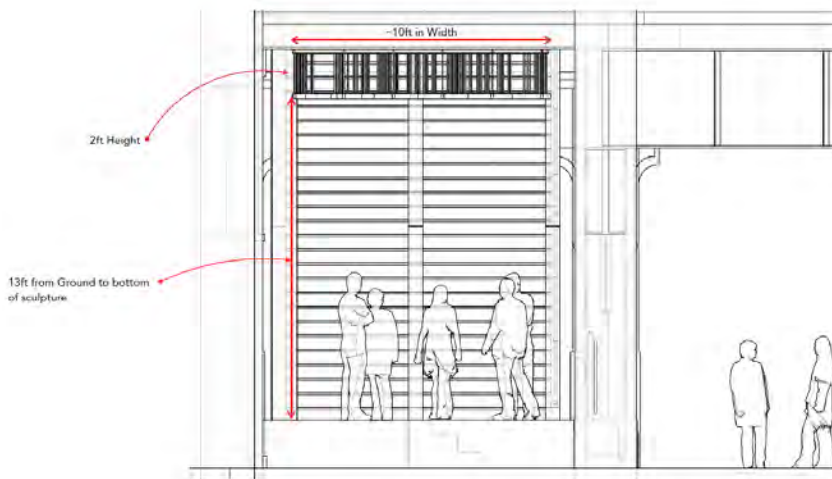
REQUEST

Meridian Street – Concept One

“In Parallel” would be an installation of light bars that would be hung from the ceiling of the underpass. The bars would be installed in various patterns to resemble railroad ties. The lighting system would be programmable and could be set to move and change. The system would hang 2 feet off the ceiling of the underpass. On the east side of the underpass, a mural of similar design elements would be installed as an extension of the hanging piece.



Overhead view of installation

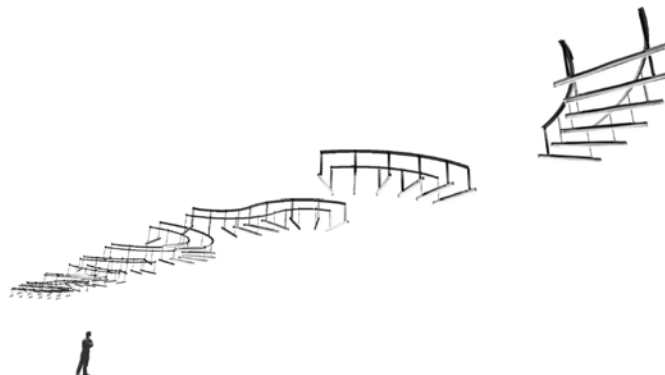


West Side of Meridian Street looking North
Height of sculpture is 2ft from ceiling beams to bottom of LED fixture

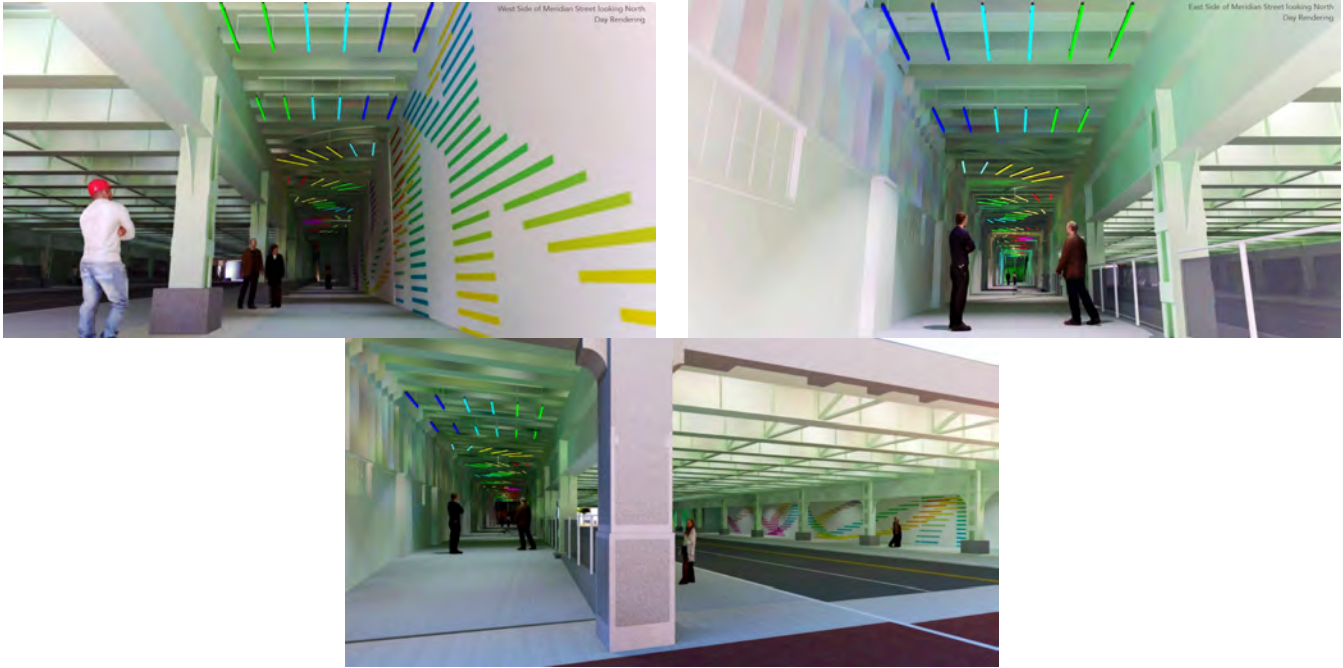
Elevation view of installation



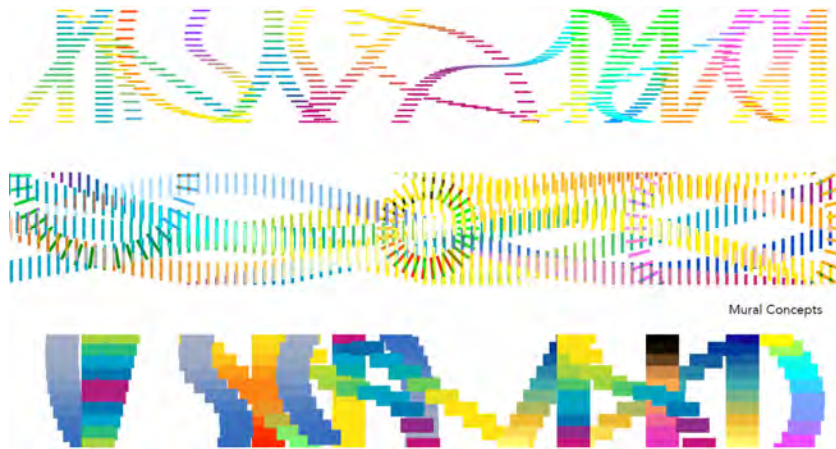
Example light bar structure



Light bar structures



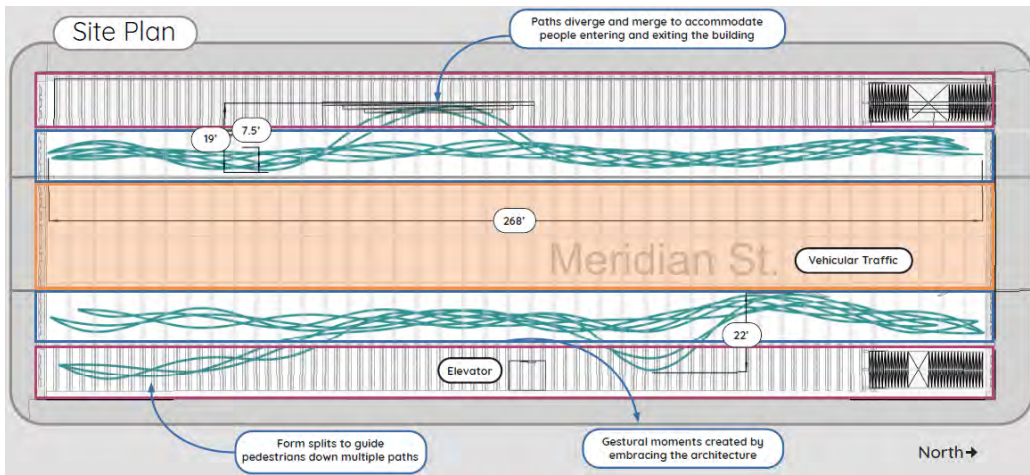
Renderings of proposed



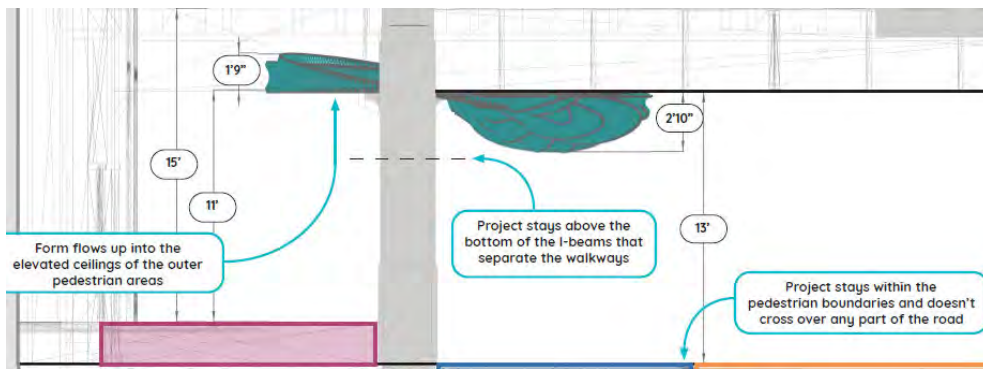
Mural concepts

Meridian Street – Concept Two

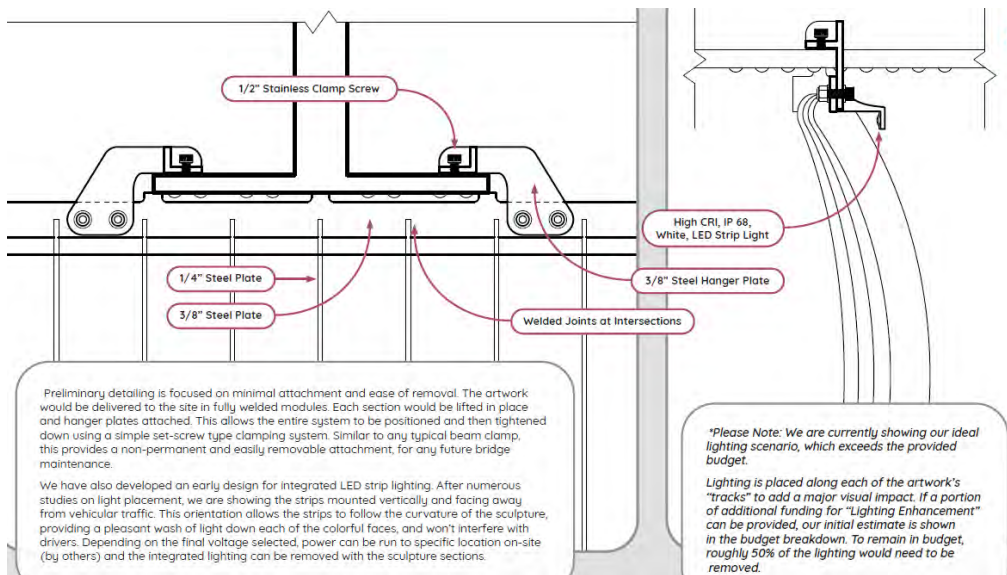
“Ribbon Rail” would be an installation of winding metal sculptures, that resemble twisted railroad tracks. The sculptures would be suspended from the ceiling and weave through the pedestrian walkways of the underpass. The sculptures would have gradient color schemes, two different palettes are proposed, and the structure would be in black. New lighting would be installed to highlight the pieces. The system would hang 1’9” to 2’10” off the ceiling and would be attached by a custom, clamping system.



Overhead view of installation



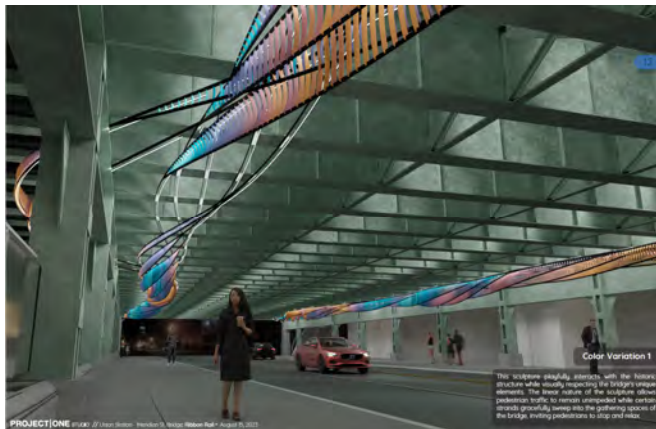
Elevation view of installation



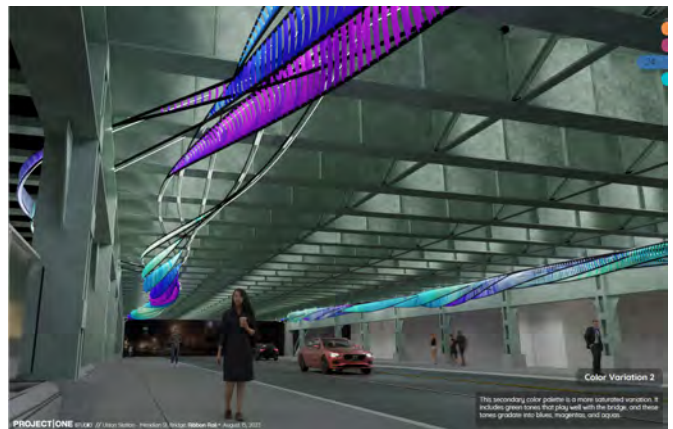
Attachment details for installation



Overall view of installation with color variation one



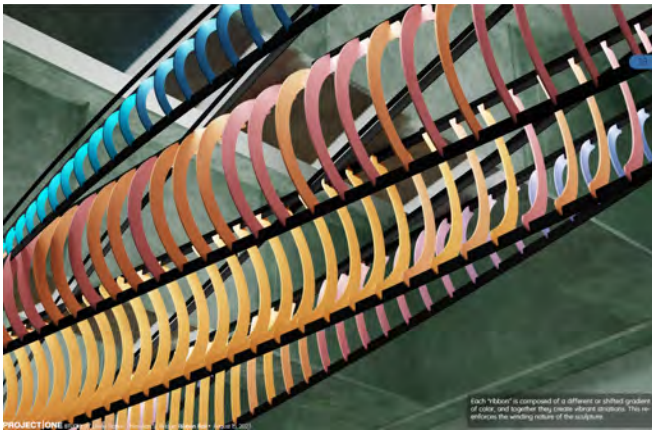
Street level view of proposed - color variation one



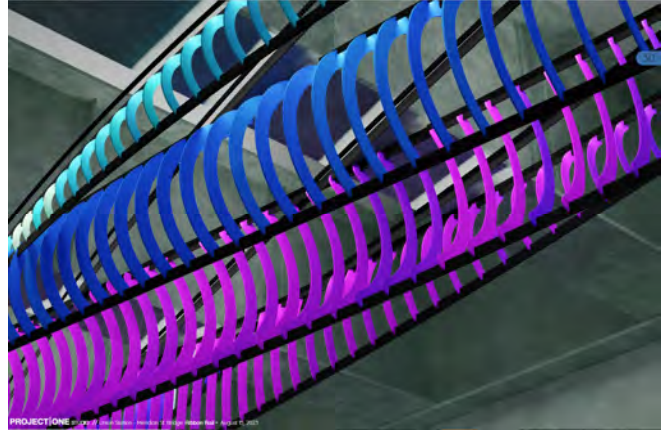
Street level view of proposed - color variation two



Side view of installation



Color variation one



Color variation two

Illinois Street – East Side

This proposal uses projecting, hanging, wall, pole, window and blade sign structures as the canvas for various art pieces. The pieces would be installed throughout the east side of the underpass. Each of the pieces would have various lighting systems, including push through lettering, down lighting, channel letters, back lit, LED neon, internal illuminated boxes/cabinets, marquee bulb lighting and light projection. One of the installations would fill an existing alcove space in the underpass. This piece would flash and turn on and off at various times. The installation would also include metal collection boxes and an audio boxes that can be activated by pushing a button.

Renderings of proposed



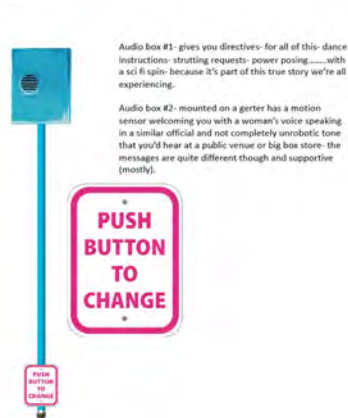


A. **HAPPINESS**: in the fenced alcove- using the same programming as the **HAPPINESS** at the incognito festival. This **HAPPINESS** will glow bright for a few minutes at a time- then will turn off for a few moments- enough to draw attention either way- Then the letters **HA** will flash on and off a few times and then the entire word will turn back on again. Happiness is both physically inaccessible and protected- not unlike a personal boundary that we might need for us to thrive.

Existing alcove and proposed piece for space – lighting would include flashing and turning on and off



Projecting light piece



Audio box #1- gives you directives- for all of this- dance instructions- strutting requests- power posing- with a sci fi spin- because it's part of this true story we're all experiencing.

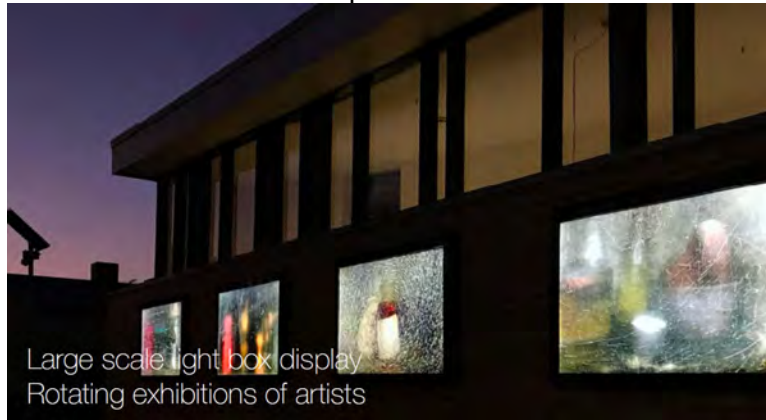
Audio box #2- mounted on a garter has a motion sensor- welcoming you with a woman's voice speaking in a similar official and not completely unrobotic tone that you'd hear at a public venue or big box store- the messages are quite different though and supportive (mostly).

Audio boxes

Illinois Street – West Side

For the west side of the Illinois underpass the proposal is to install wall, light display boxes. Each would be backlit and would be rotating pieces for various artists to display their work. The boxes would be 48" x 60" and 60" x 96" in size.

Example of boxes

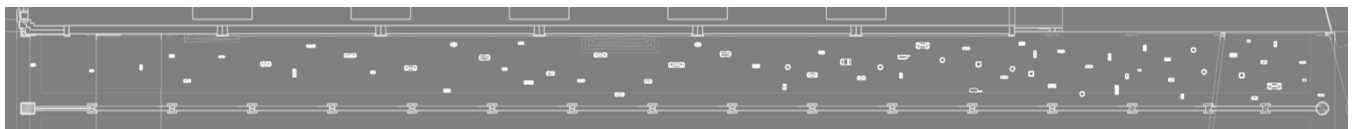


Rendering of proposal

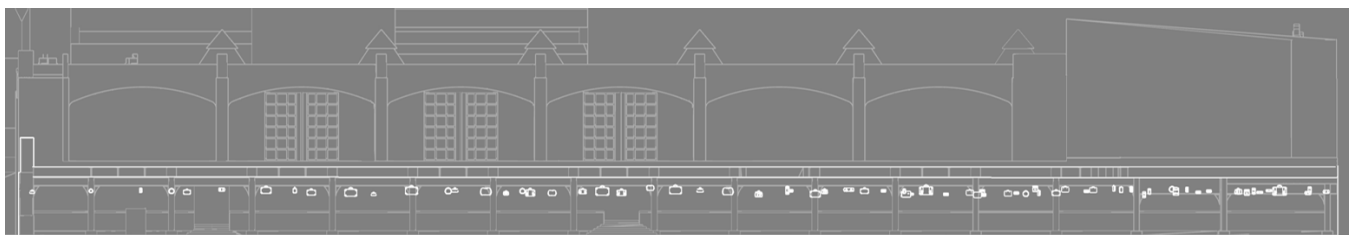


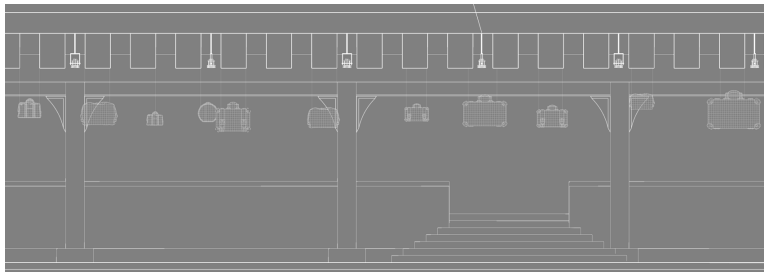
Capitol Avenue – East Side

“And a River Runs Through It” would be the hanging installation of wire mesh pieces that are shaped like suitcases and baskets. There would be 100 to 150 different pieces, and each would have various levels of opacity. Clamps and wire ropes would be used to attach the pieces to the ceiling. Down lighting would be installed around the pieces.

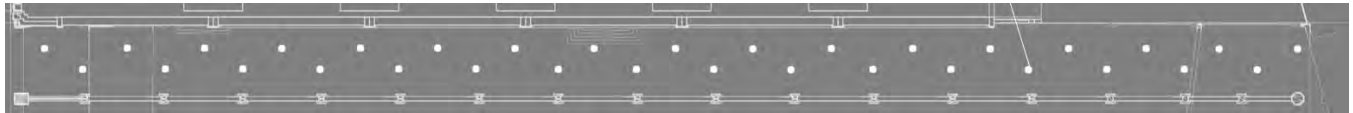


Overhead view of installation

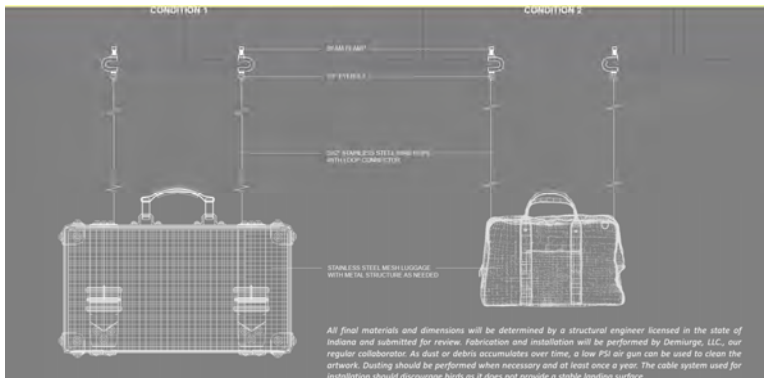




Elevation views of installation



Overhead view of light locations



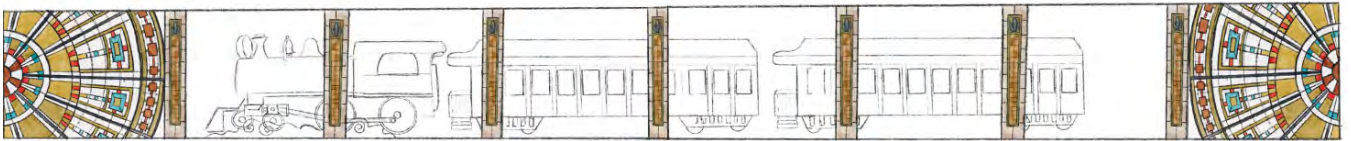
Examples of wire pieces



Renderings of installation

Capitol Avenue – West Side

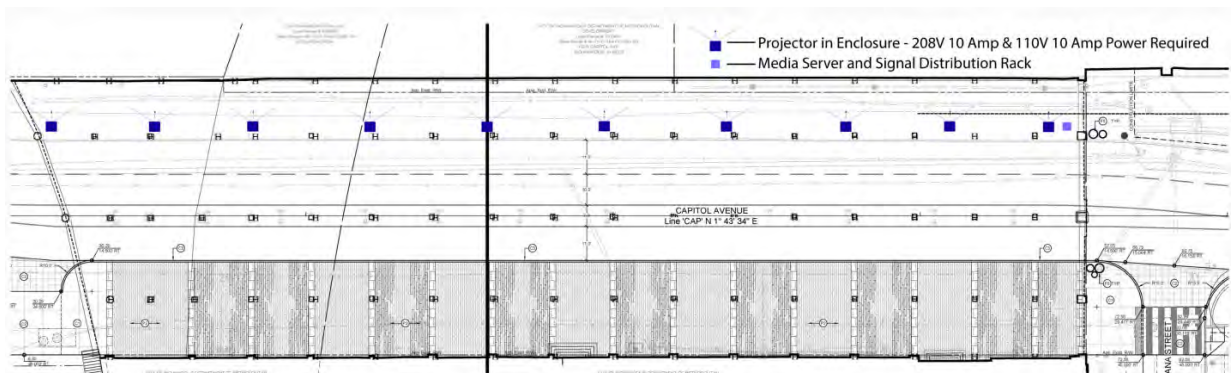
On the west side of the underpass would be a projection mapping piece. The piece would include moving imagery, showing the Union Station platform with passengers and trains moving through the space. The Grand Hall stained glass and pillars found throughout Union Station would also be featured in the piece. A minimum of 8 projectors (ideally 10) will be needed for the project to cover the length of the underpass which would be installed at angles that pedestrians on the sidewalks won't impact the projection. The projectors will need to be inside temperature controlled enclosures for the installation.



Sketches of proposed projection



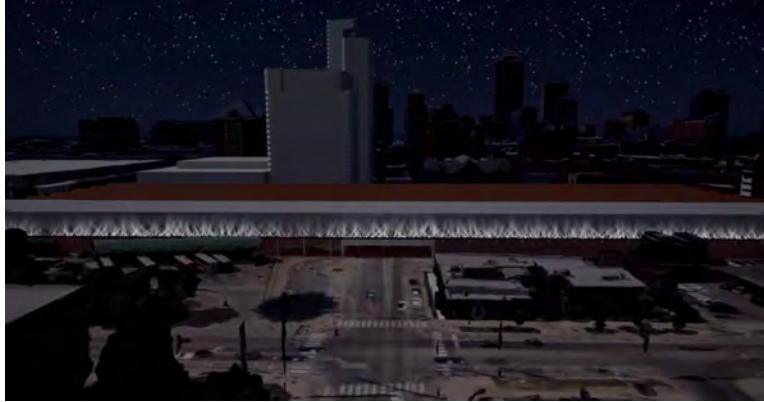
Equipment to be used



Estimated equipment locations

Train Shed South Elevation

Proposed for the south side of the train shed is the “Cosmic Ray Observatory”. This installation includes light units that would cast uplighting onto the train shed wall. Over 1000 lights would be used to display visual readings of cosmic rays that enter the atmosphere over Indianapolis from outer space. A cosmic ray 3D detector would be used to capture live readings of cosmic rays, which would then be projected via white lights. As different rays are captured the lights would adjust to reflect those changes.



Renderings of cosmic ray light projection – note the lights would be changing/moving as different rays are detected



Light fixture to be used for installation

HISTORIC AREA PLAN RECOMMENDATION

- Any development, construction, reconstruction, restoration, or alteration of the subject exterior structure or site or its interior shall be appropriate to the property's historical and architectural values and significance.
- Any exterior or interior development, construction, reconstruction, restoration, or alteration shall be visually compatible and appropriate in function, general design, arrangement, color, texture, and material to the design and character of the subject.
- Adaption of the exterior and interior of the subject property to a feasible new use may be undertaken, provided that such rehabilitation scrupulously follows the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

STAFF RECOMMENDATION

Since there are elements of the proposal that are still being determined, including location of elements, installation methods, materiality, etc., staff recommends the Commission provide feedback on the proposals based on what information is currently available. Once these details have been determined the applicant can return to a future hearing under Old Business for approval of the finalized details, including any requests made by the Commission.

STAFF RECOMMENDED MOTION

Provide feedback on proposals.

EXHIBITS

LOCATION OF SUBJECT PROPERTY



EXISTING SITE



1888 Union Railway Station (north elevation)



1916-1922 Concourse and Train Shed (north elevation, between Meridian and Illinois)



1916-1922 Concourse and Train Shed (north elevation, between Illinois and Capitol)



1916-1922 Concourse and Train Shed (rear/south elevations)

Meridian Street Bridge (left north elevation, right south elevation)



East side of Meridian Street underpass



West side of Meridian Street underpass

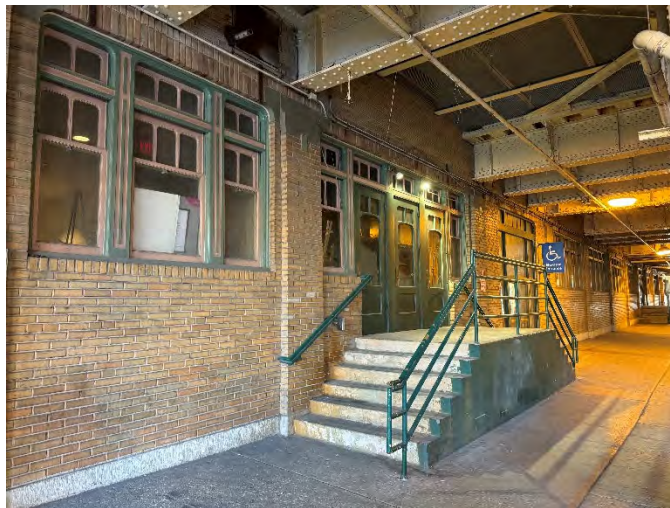




Illinois Street Bridge (left north elevation, right south elevation also showing train shed)



East side of Illinois Street underpass



West side of Illinois Street underpass



Capitol Avenue Bridge (left north elevation, right south elevation)

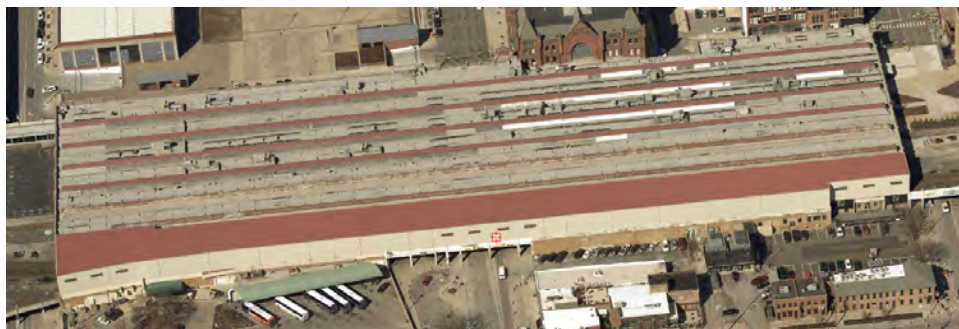


East side of Capitol Avenue underpass





West side of Capitol Avenue underpass



Train shed

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 3, 2024
Case Type:	Old Business
Continued From:	
Case Number:	2022-COA-447 (IURS)
Property Address:	39 Jackson Place
Historic Area:	Indianapolis Union Railroad Station and Wholesale District
Township:	Center
Council District:	16
Applicant:	Michael Eichenauer for City of Indianapolis Department of Metropolitan Development
Owner:	City of Indianapolis Department of Metropolitan Development
Request:	Review of street planting plan
Staff Recommendation:	Option 1: Provide feedback on updates Option 2: Approval
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The subject property is the Indianapolis Union Station. The original portion of the station was constructed between 1886-1888 in the Romanesque Revival Style and was designed by Thomas Rodd. Between 1916 and 1922 the station was expanded with the Concourse building and train shed. The Concourse and train shed were designed by Price and McLanahan in the Art Nouveau style. This section of the building is said to be the only major surviving example of Art Nouveau design in the city. The structure and raised railway tracks were constructed above Capitol Avenue, Illinois Street, Meridian Street and Pennsylvania Street. The façades of the bridges were decorative to various degrees, some of which have been altered over time, while the underpasses were left in their utilitarian form with their steel columns and structure exposed.

In March 2023 the Commission approved 2022-COA-447 to repair and restore bridges, construct stairs, elevator tower and plaza space on the Meridian Street bridge, complete street and sidewalk improvements, and to install art and lighting. As part of the approval the Commission required the finalized street planting plan to return for approval by the Commission under Old Business. At the hearing the following feedback was provided:

- These streets were not tree lined during the district's period of significance.
- Concerns were expressed about trees blocking the buildings from view.
- It was requested that tree placement be limited and based on framing the buildings.

REQUEST

The applicants request approval of their adjusted proposal for street tree plantings along Meridian and Illinois Streets (see plans below).

HISTORIC AREA PLAN RECOMMENDATION

Union Station District Plan

- Any development, construction, reconstruction, restoration, or alteration of the subject exterior structure or site or its interior shall be appropriate to the property's historical and architectural values and significance.
- Any exterior or interior development, construction, reconstruction, restoration, or alteration shall be visually compatible and appropriate in function, general design, arrangement, color, texture, and material to the design and character of the subject.
- Adaption of the exterior and interior of the subject property to a feasible new use may be undertaken, provided that such rehabilitation scrupulously follows the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Wholesale District Plan – Public Space/Infrastructure Guidelines - Street Trees

- Restoring the early streetscape elements such as lights, benches, plantings, etc. can put the buildings in their historic setting as well as add identity to the entire Wholesale District.
- The streetscape elements in the Wholesale District should be gradually modified through municipal improvements and private endeavors associated with building rehabilitation and new construction. It is recommended that the streetscape character reflect, but not mimic, the early 1900's when the Wholesale District was at its height of activity and electric lights were in place.
- Since street trees were not historically found in this area, it is inappropriate for them to be used to achieve a "tree-lined" street effect. However, they may be installed near parking lots or parking garages and may be considered for use in a sidewalk as an accent, but not on Meridian Street. They should never obscure a historic building. Street trees should not interfere with traffic nor should they inhibit pedestrian circulation. Trees located in the public right-of-way should avoid commonly used pedestrian paths. They should be installed in pits with metal tree gates flush with the walk. Grates can be square, round, or rectangular in plan and a minimum of 18.5 sq. ft. in area.
- When installed, street trees should be straight and high branching with no foliage below 7 feet from walk surface. The best types of trees are those that produce little seed or leaf litter.

STAFF RECOMMENDATION

Per the district plan, creating a "tree-lined" street effect is inappropriate as this was not the street condition during the district's period of significance. The plan does allow for some flexibility, permitting limited plantings, but it doesn't specify the number of plantings that would be appropriate. The applicants have adjusted the numbers and locations. Staff defers to the Commission on whether these changes meet the intent of the plan and previous feedback.

STAFF RECOMMENDED MOTION

Option One

Provide feedback on the proposal.

OR

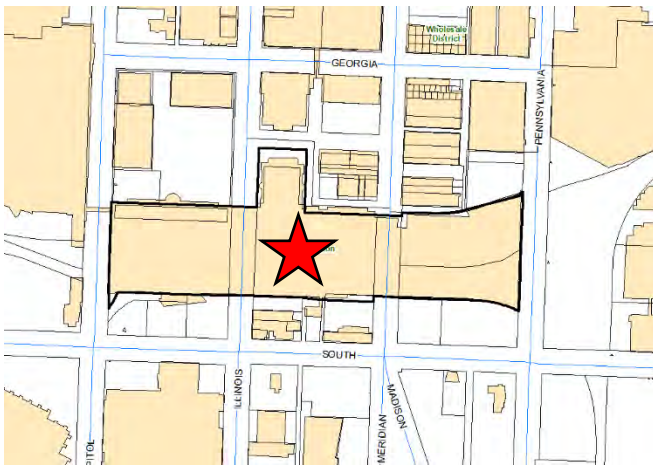
Option Two

To approve 2022-COA-447 (IURS) stipulation number 15:

A plan shall be submitted for IHPC approval for limited street planting that does not obscure but compliments historic buildings. Approved _____ Date _____

EXHIBITS

LOCATION OF SUBJECT PROPERTY



EXISTING SITE



1888 Union Railway Station (north elevation)



1916-1922 Concourse and Train Shed (north elevation, between Meridian and Illinois)

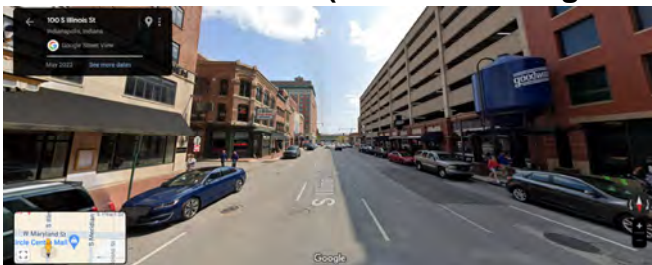


1916-1922 Concourse and Train Shed (north elevation, between Illinois and Capitol)



1916-1922 Concourse and Train Shed (rear/south elevations)

**Views of Illinois Street looking south
(left side of images within Wholesale District)**





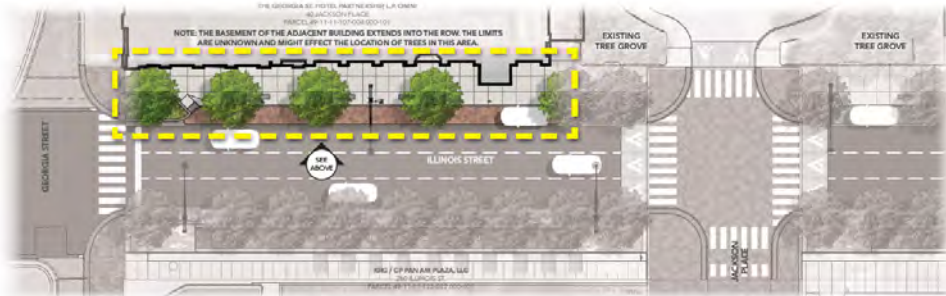
MARCH 2023 PROPOSAL – ILLINOIS STREET



UPDATED PROPOSAL – ILLINOIS STREET
ILLINOIS STREET EAST GEORGIA STREET TO JACKSON PLACE



ELEVATION

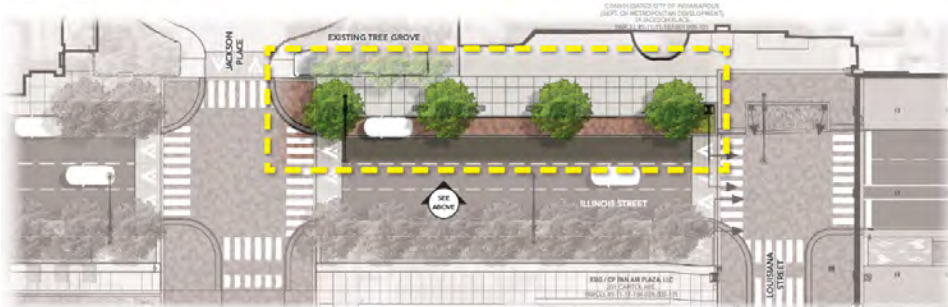


PLAN

ILLINOIS STREET EAST JACKSON PLACE TO LOUISIANA STREET



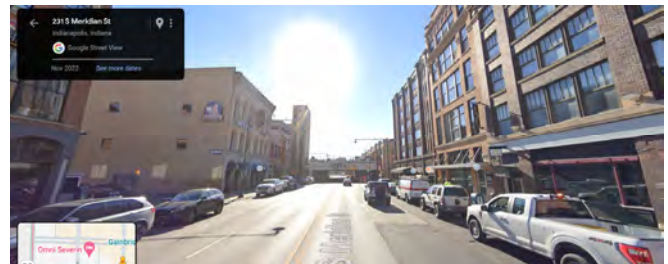
ELEVATION



PLAN



Views of Meridian Street looking south (within Wholesale District)



MARCH 2023 PROPOSAL – MERIDIAN STREET

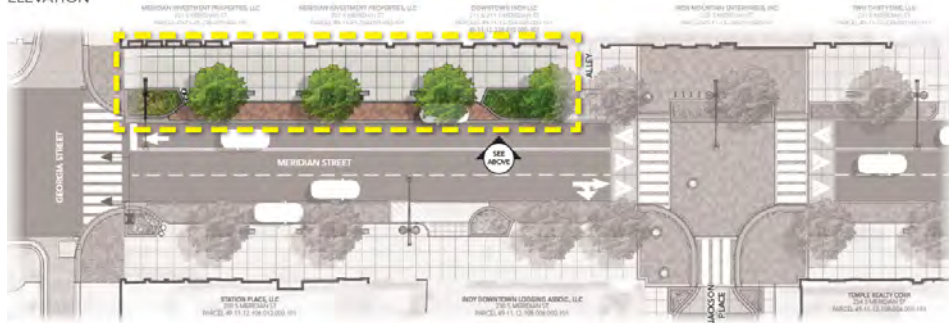


UPDATED PROPOSAL – MERIDIAN STREET

MERIDIAN STREET EAST GEORGIA STREET TO JACKSON PLACE



ELEVATION



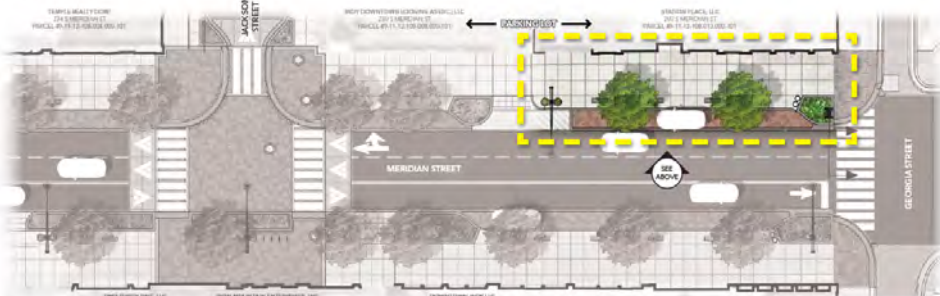
PLAN

3 REA | 7

MERIDIAN STREET WEST JACKSON PLACE TO GEORGIA ST



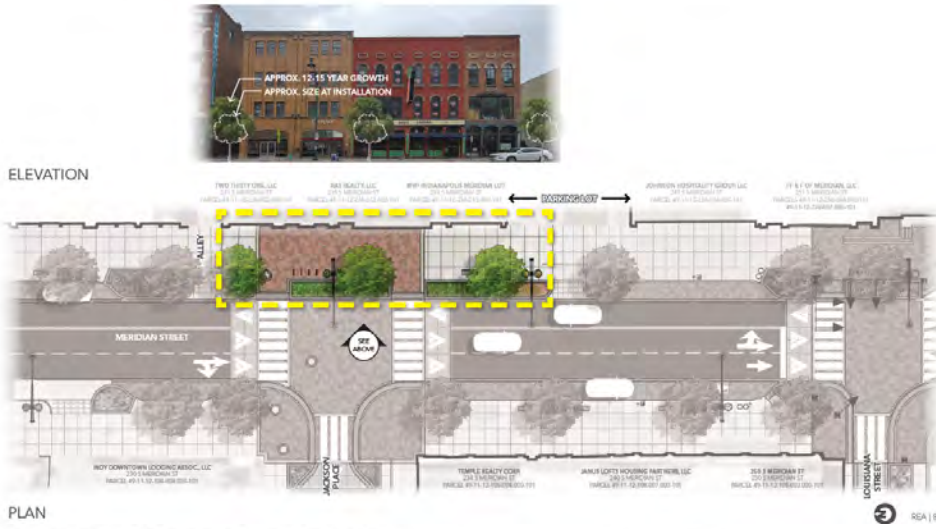
ELEVATION



PLAN

4 REA | 12

MERIDIAN STREET EAST JACKSON PLACE TO LOUISIANA STREET



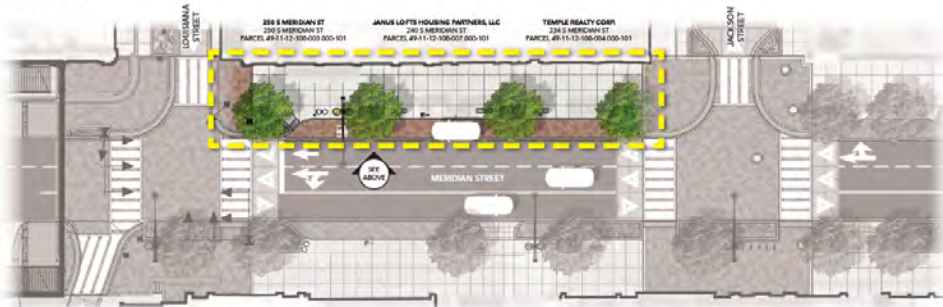
MERIDIAN STREET EAST JACKSON PLACE TO LOUISIANA STREET



MERIDIAN STREET WEST LOUISIANA STREET TO JACKSON STREET



ELEVATION



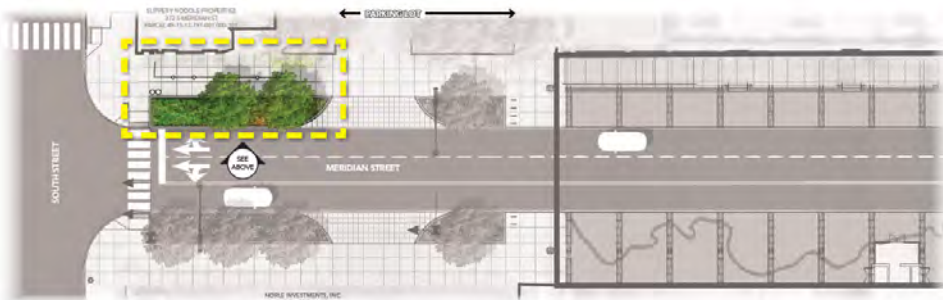
PLAN

RCA111

MERIDIAN STREET WEST SOUTH STREET TO UNDERPASS



ELEVATION



PLAN

RCA110

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

IHPC STAFF REPORT SUMMARY

Hearing Date: January 3, 2024
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
December 6, 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.

The case was continued to the January 2, 2024, Commission hearing, because a meeting for all parties had not been scheduled by the time of the December 6 hearing. A tentative meeting was scheduled for Thursday, December 7, because the applicant's/owner's attorneys, the IHPC staff and Indiana Landmarks staff all indicated that they were available to meet. The meeting was declined by the remonstrators, though, because they told Administrator Busch that they were unable to attend. The remonstrators also told Staff that they wanted to set up a private meeting with the Cooks (owners/applicants) before the IHPC and Landmarks staff meet with them. At the time this report was written, the IHPC staff is unaware of any such meeting happening, nor has the IHPC staff been contacted by the Cooks or the remonstrators with updates regarding any work toward a resolution. Therefore, Staff is recommending another continuance.

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the February 7, 2024, IHPC Commission hearing.

EXHIBITS



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 3, 2024
Case Type:	Work Started Without Approval
Continued From:	
Case Number:	2023-COA-506 (ONS)
Property Address:	1201 North Delaware Street
Historic Area:	Old Northside
Township:	Center
Council District:	11
Applicant:	Mike Lynch and Jamey Smith
Owner:	Traders Point Christian Church INC % Attn Controller
Request:	Maintain work started without approval including the installation of cameras and the replacement of siding with a non-matching material
Staff Recommendation:	Continue to the February 7, 2024 IHPC hearing.
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

After public notice had been sent, staff discovered alterations had been made to the cornice on the building that require review. A continuance is needed to allow for additional time for an application and documentation on the work to be filed and for proper notice to be sent for the request.

REQUEST

CONTEXT

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

Continue to the February 7, 2024 IHPC hearing.

STAFF RECOMMENDED MOTION

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 3, 2024
Case Type:	New Case
Continued From:	
Case Number:	2022-COA-447 AMENDMENT 1 (IURS)
Property Address:	39 Jackson Place
Historic Area:	Indianapolis Union Railroad Station and Wholesale District
Township:	Center
Council District:	16
Applicant:	Michael Eichenauer for City of Indianapolis Department of Metropolitan Development
Owner:	City of Indianapolis Department of Metropolitan Development
Request:	Amend approved plans to expand the use of brick from gutters to the full width of the parallel parking lane
Staff Recommendation:	Continue to the February 2024 IHPC hearing.
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The applicant has requested a continuance to the February 2024 IHPC hearing to have additional time to work on the details of the request.

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

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

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 3, 2024
Case Type:	Expedited
Originally approved:	August 4, 2021
Case Number:	2021-COA-053 Amended (LS)
Property Address:	521 Leon Street
Historic Area:	Lockerbie Square
Township:	Center
Council District:	17
Applicant:	Lucas Burrow
Owner:	LP 2, LLC
Request:	Amend approved plans
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

In August 2021, multiple residential buildings were approved for development on three lots. The original application was part of a set of three, all heard at the same time. Two of the buildings were duplexes, and the subject design is for a single-family. The duplexes are near completion. Variances of use and development standards were also approved at that time.

The 1887 Sanborn show frame dwellings on these parcels, at the rear of single lots with houses that fronted Park. By 1915, there were still single lots, and the configuration of one house had changed, one demolished, and yet another demolished and replaced with an accessory building. By 1956, the buildings on these parcels that fronted Leon Street had been demolished. The lots were likely reconfigured when the adjacent new houses on Park were built.

In 2015, a parking lot was approved for this site. It was never constructed.

REQUEST

The request is to amend the approved plans. The design has a roof-top deck/terrace. The approved plans are for the deck to be on the front façade. After building the duplexes (one with a front deck, one with a rear), the applicant prefers the rear deck option. They are asking to alter the design of the remaining building to switch up interior living space and outdoor deck space.

HISTORIC AREA PLAN RECOMMENDATION

- *New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Lockerbie Square can be interpreted properly.*
- *“The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area.”*
- *“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.”*

STAFF RECOMMENDATION

Staff is recommending approval of the application. One of the duplexes has a rear deck, and the facades were considered appropriate.

STAFF RECOMMENDED MOTION

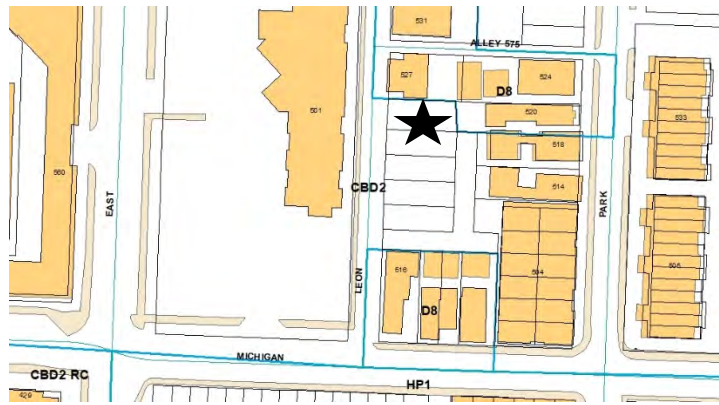
COA #2021-COA-053, AMENDED (LS):

To approve a Certificate of Appropriateness for construction of a single-family residence with attached garage, per the submitted documentation and subject to the following stipulations:

DBNS: Stipulations 1 & 2 must be fulfilled prior to permit issuance.

- 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. Boxed soffits (“bird boxes”) are not permitted. A durable marker indicating the date of construction must be incorporated into the foundation of the house (not the porch) and approved by IHPC staff prior to installation.**
- 4. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
- 5. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
- 6. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

EXHIBITS



Location of subject property



Duplexes under construction, with subject lot visible in the foreground



Duplexes under construction, subject lot at far end of construction site

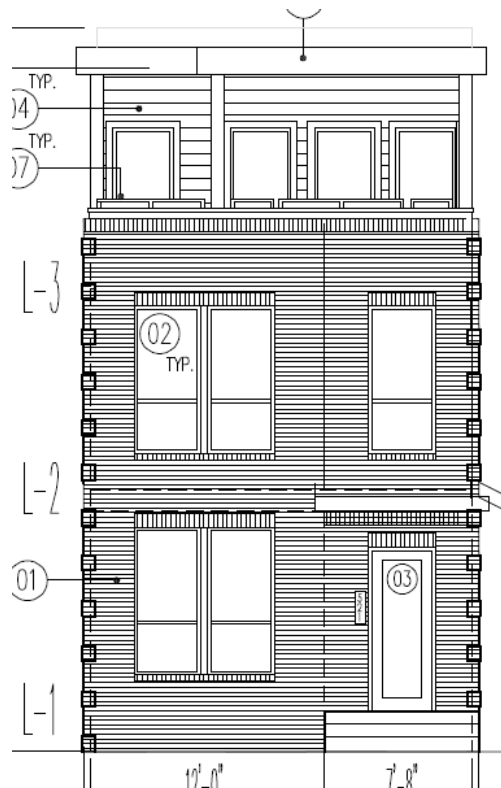


Context to the north



Context across the street

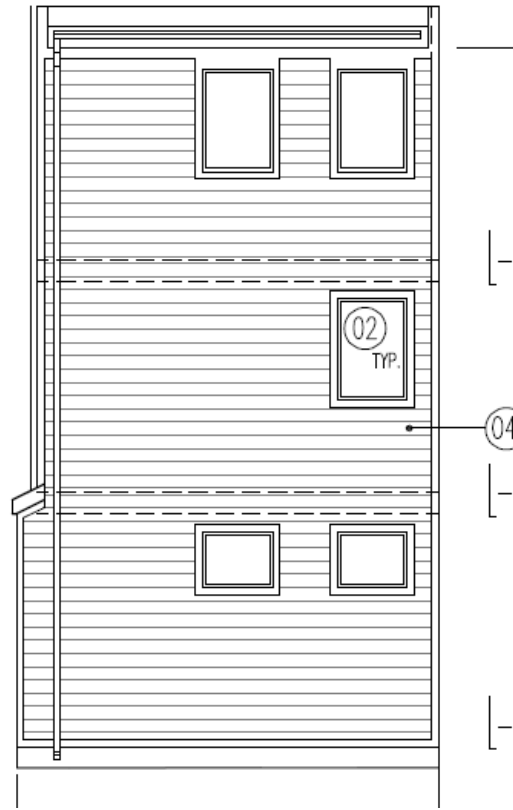
Submitted drawings (additional drawings in packet)



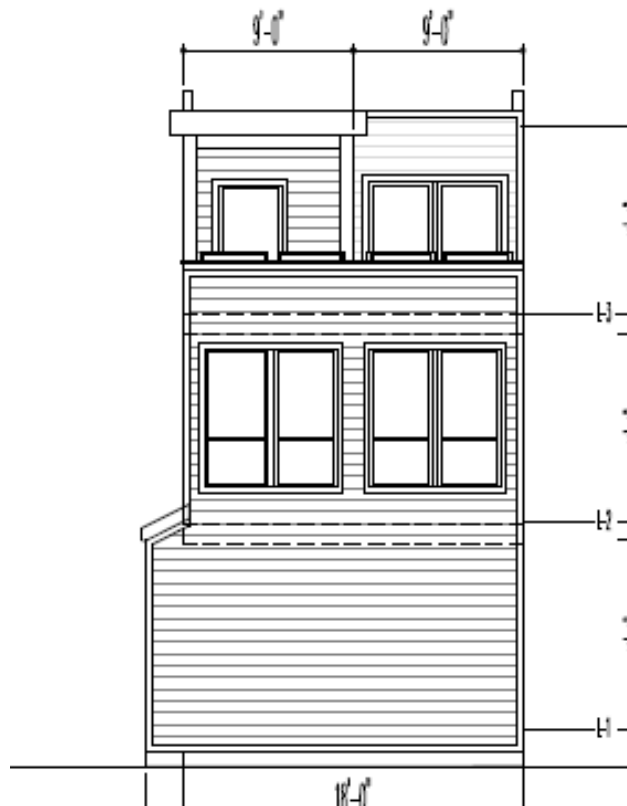
2021 West (Front) Elevation



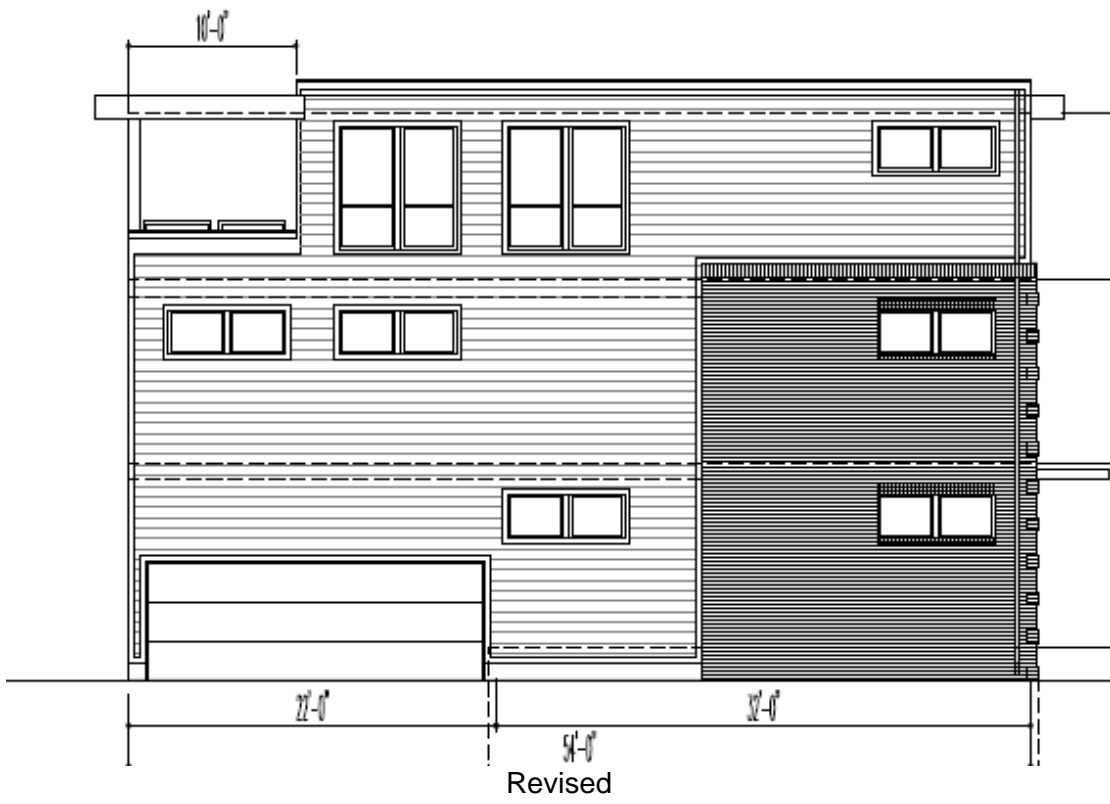
Revised

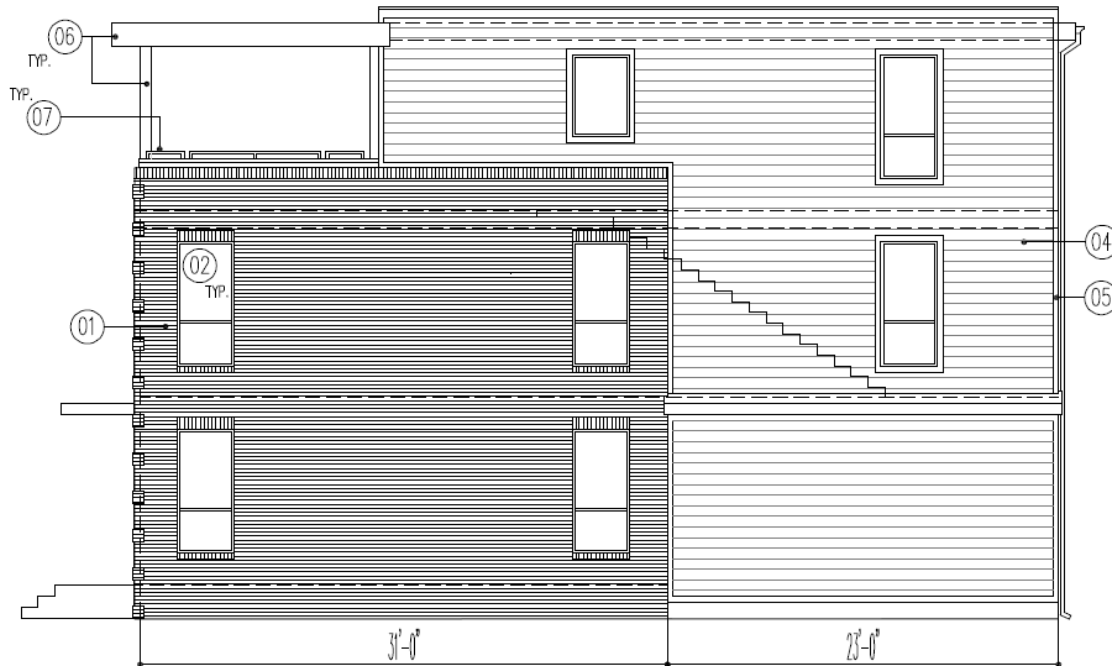


2021 East (Rear) Elevation

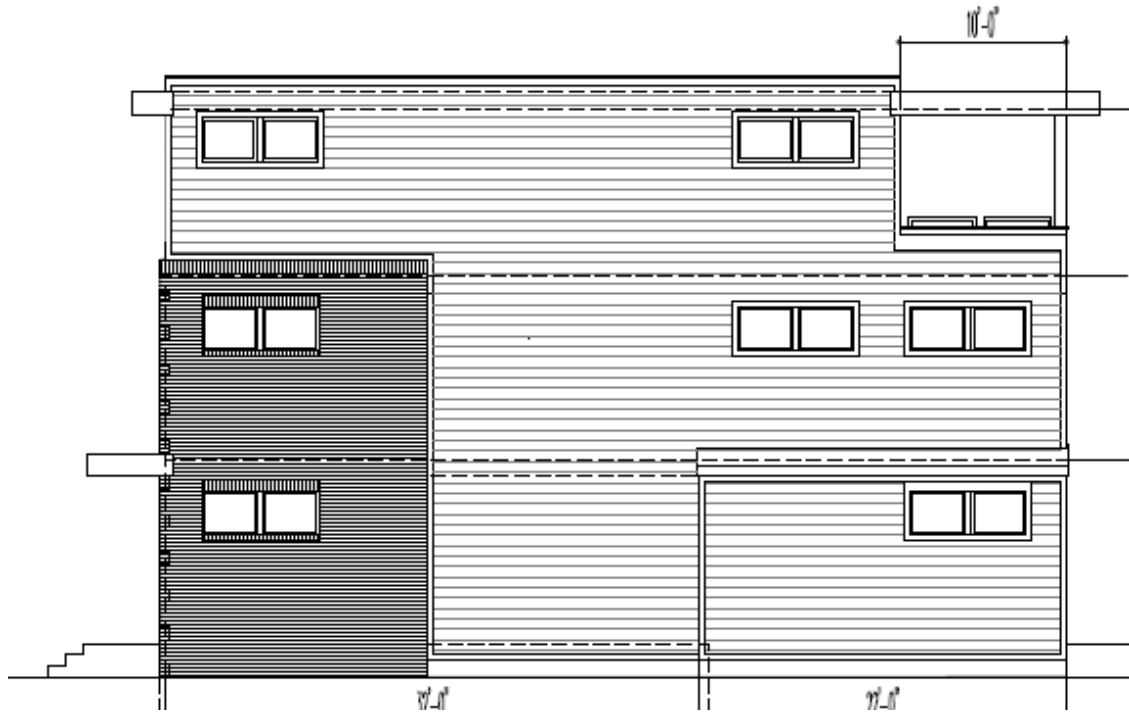


Revised





2021 South Elevation



Revised



2021 Rendering



Revised

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

IHPC STAFF REPORT SUMMARY

Hearing Date: January 3, 2024
Case Type: Expedited
Continued From:
Case Number: 2023-COA-482 (HMP) & 2023-VHP-008
Property Address: 318-320 E. 19th St.
Historic Area: Herron Morton Place
Township: Center
Council District: 11
Applicant: Alex & Leslie Linton
Owner: 318 E. 19th St., LLC (Leslie and Phillip Linton)
Request: Extend previously approved retaining wall and approve a Variance of Development Standards to reduce required off-street parking from 1 space to zero (0) at both 318 & 320 E. 19th St.
Staff Recommendation: APPROVAL
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

The subject property is the location of a 2.5-story, frame, double residence, that was constructed sometime between 1891-1898. The double sits on top of a steeply-sloped hill. It features a large hip and gable roof; pedimented gables with fish-scale, shingle siding and centralized window openings; cut-away corners; decorative cornice brackets; wood, lap siding; and paired, shed-roofed porches on the front (south) elevation. Historic Sanborn Fire Insurance Maps show that both sides of the double were constructed with 1-story porches on the rear (north) elevation. By 1915, the rear porches had an enclosed, second story added to them. It appears that both were entirely removed sometime in the 1990s, by a previous owner, without approval. The historic maps also show that no accessory structures were ever built in the rear, north yard. Photos in the building file for the property, and 2009 and 2011 Google Street View photos, show that retaining walls ran along the entire front (south) and west sides of the property.

The subject double sat vacant and boarded, in varying states of disrepair, for decades prior to 2015. A photo in the [Herron-Morton Place Historic Area Plan](#) and Google Street View photos show that the property was boarded between from at least 1986-2014. A Staff-level approval was granted to a new owner in 2015 for the following work: install new, double-hung, wood, JELD-WEN windows; and replace damaged wood siding and trim with like wood siding and trim. Work began on the approved scope of work, but the total restoration and rehab project was never completed. The property then continued to sit vacant, without any work being completed, until the current owners purchased the property in 2021.

The property was replatted in September 2021 to provide each unit with its own parcel. At the October 18, 2022, IHPC Administrative Hearing, approval was given to: install 2 patios in rear yard and for work started

without approval – including enclosing second floor rear doors; repair/replace deteriorated siding and trim to match original; install light fixtures at front doors; replace existing retaining wall; and replace front porch posts. At the May 16, 2023, Administrative Hearing, approval was given to install wood railings and handrails at the front porches.

REQUEST

Retaining Wall

There is a significant grade change between the top of the rear yard and Ogden Street to the west. The applicants are requesting to extend the previously approved retaining wall to the north, near the western side of the patio, located behind the 318 E. 19th side of the double. The new wall will be set back a few feet to the east from Ogden Street to provide a flat surface area for trash containers. This area will be filled with crushed stone and bordered with metal edging to keep in the stone. The new section of retaining wall will match the height and block material of the previously approved wall.

Variance of Development Standards

The Zoning Ordinance requires one (1) off-street parking space per residential unit and there is no on-site parking or dedicated street parking for this double.

There was no garage ever constructed on this site, nor a defined parking area. The site is uncharacteristically small for the district, and the large, historic duplex covers most of it. An on-site parking area would further take away from the very limited usable green space, as the front yard is mostly a steep slope.

A Variance of Development Standards would not be required if there were two available on-street parking spaces on the north side of E. 19th Street in front of this property, but no parking is allowed. The Department of Public works informed Staff that parking is not allowed on the north side of the street, because the street – at only 24 feet wide – is too narrow for parking on both sides. City ordinance determines which side of the street can be used for parking. This can only be changed by the City-County Council, with support of the district councilor. Therefore, because of this and the fact that any rear yard parking area would take away from the very limited usable green space, the applicants are requesting a variance to reduce the required off-street parking from one (1) space to zero (0) spaces at both 318-320 E. 19th Street.

HISTORIC AREA PLAN RECOMMENDATION

The Herron-Morton Place Historic Area Preservation Plan offers the following recommendations:

Housing

- *The principal recommendation regarding housing is to continue to encourage the renovation or restoration of the area's existing housing stock.*
- *Since the revitalization of the district will create increased demands on available on-street parking, residents and developers are encouraged to explore ways of improved and augmenting in a sensitive manner the availability of off-street parking in the district.*

Dwelling District

- *The D8 dwelling district should permit residential infill construction and the maintenance of existing housing units at the development density similar to the existing prior to urban renewal clearance activities in the 1960s and 1970s. This will contribute to the goal of maintaining an overall residential density of 5-15 DU/A.*

Architecture

- *The significance of Herron-Morton Place is largely derived from the significance of its original layout and remaining historic buildings and the character of the ensemble.*

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.*
- *Off-street parking should be at the rear of the properties, oriented toward alleys, and screened if appropriate.*

STAFF RECOMMENDATION

Retaining Wall

Staff is recommending approval for the retaining wall extension for the following reasons:

1. The retaining wall will be located in the rear and not easily visible from the primary viewshed of E. 19th Street.
2. The existing topography at the front along E. 19th Street will not be altered.
3. Historic photos and Google Street View images from 2009 and 2011 show that a rear retaining wall once existed on the site, and it was located much closer to Ogden Street than the one proposed.
4. The new retaining wall will match the height and material of the existing retaining wall, approved by the IHPC Hearing Officer at the October 18, 2022, IHPC Administrative Hearing.

Variance of Development Standards to allow for no on-site parking

Staff is recommending approval for the variance for the following reasons:

1. Historic maps and photos show that there was no garage ever constructed on the site, nor that there was a defined parking area.
2. Maintaining a rear yard space is consistent with the history of the property.
3. Maintaining a rear yard space is also consistent with the historic context, as the single-family residences around the subject site all have rear yard green spaces.
4. The site is uncharacteristically small for the district, and the large, historic duplex covers most of it. An on-site parking area would further take away from any usable green space, as the front yard is mostly a steep slope.
5. The property has sat vacant and unused for many years. The applicants have informed Staff that potential owners/occupants of the double were only interested in the property if there was usable green space on site. Occupancy of the double will ensure the preservation of the historic double.
6. The south side of E. 19th Street offers multiple parking spots for both 318-320 E. 19th Street, which is the only residence between N. Alabama and N. New Jersey Streets. There is off-street parking along N. Alabama Street and N. New Jersey Street.
7. Most other homes and businesses have their own parking which does not excessively burden the on-street parking in this area.

STAFF RECOMMENDED MOTION

COA # 2023-COA-482 (HMP):

To approve a Certificate of Appropriateness to extend previously approved retaining wall and approve a Variance of Development Standards to reduce required off-street parking from 1 space to zero (0) at both 318 & 320 E. 19th St.; per submitted documentation and subject to the following stipulations:

1. Site shall be graded to match existing grades and seeded with grass.

2. Any deviation from this approach shall be approved by IHPC staff prior to construction.
3. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
4. Notify IHPC staff prior to making unexpected repairs.
5. A durable metal edging shall be installed as required to contain the crushed stone.
6. Retaining wall shall be confined to owner's property. Walls placed in or near the public right-of-way may need further approval; contact the Dept. of Business and Neighborhood Services at (317) 327-8700 or at permitquestions@indy.gov.

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

NOTE: Owner is responsible for all easement, right-of-way, public safety and accessibility issues.

VARIANCE PETITION # 2023-VHP-008:

To approve a Variance of Development Standards and the submitted Findings of Fact to reduce required off-street parking from 1 space to zero (0) at both 318 & 320 E. 19th St.

EXHIBITS

LOCATION OF SUBJECT PROPERTY IN HERRON-MORTON PLACE



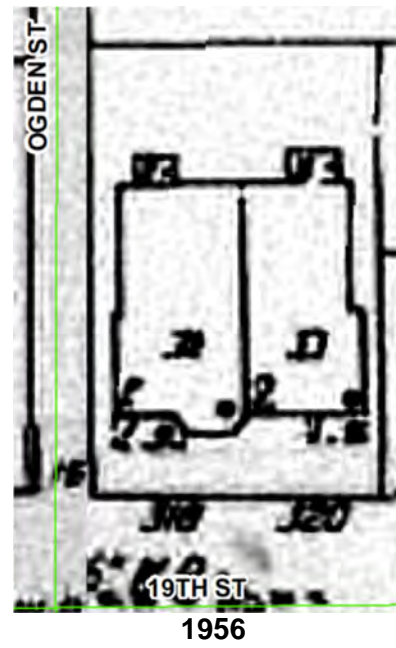
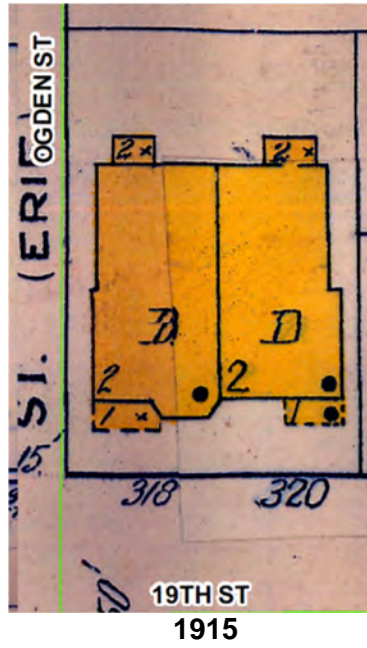
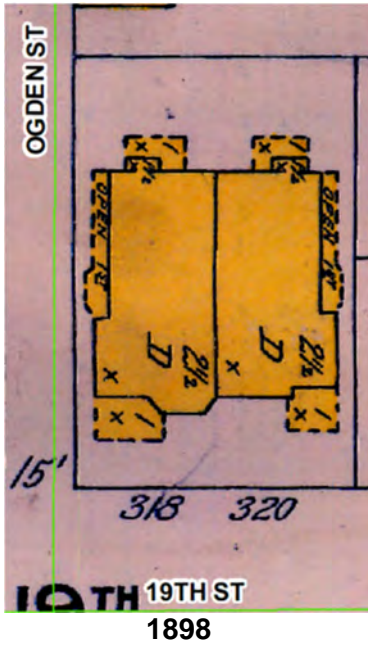


Subject property is outlined



Subject property is outlined

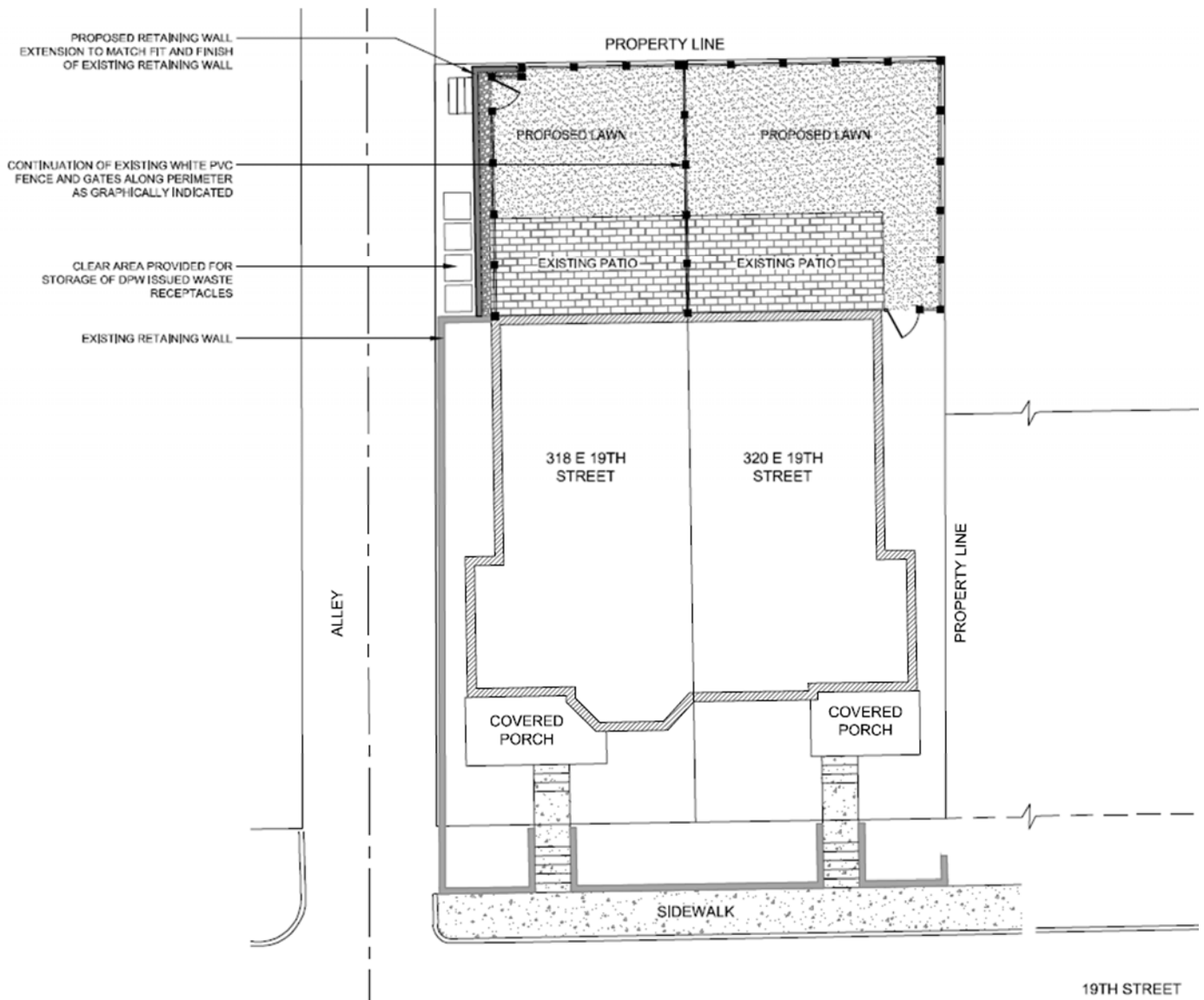
SANBORN MAPS



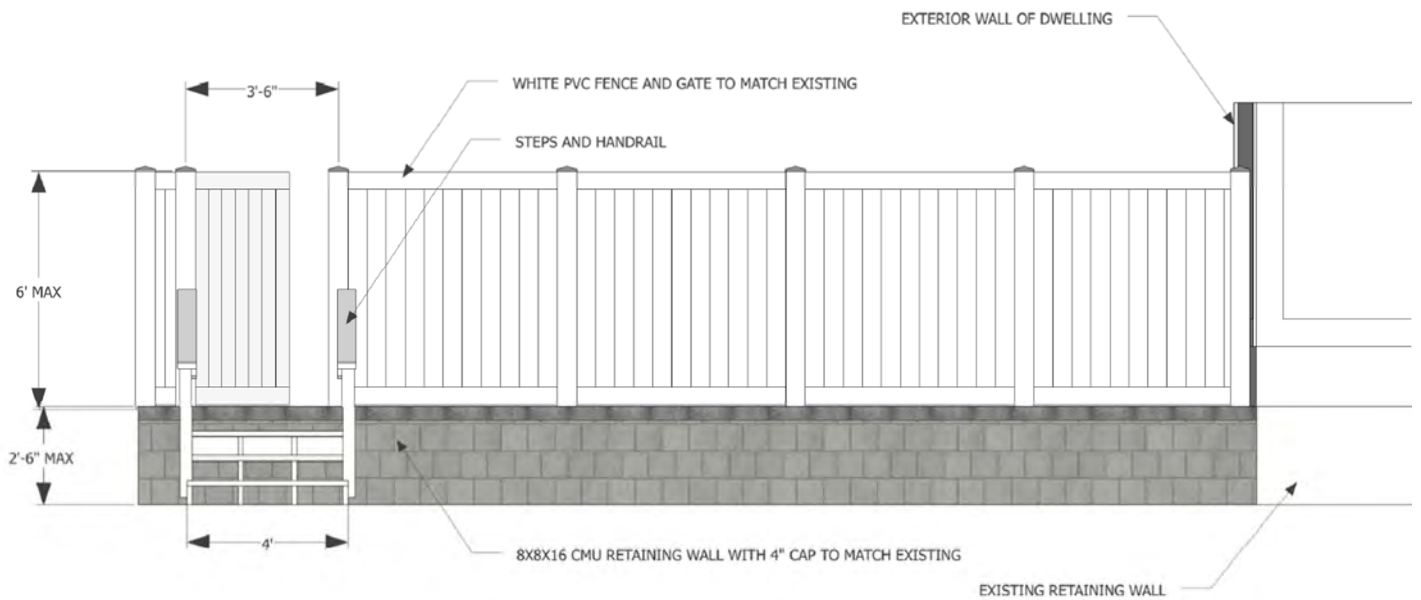
AERIAL PHOTOS



PLANS



Site Plan – NOTE: Per the Herron-Morton Place Historic Area Plan, approval is not required for the design and location of fences for existing structures provided they conform with recommended guidelines 5, 6, 7 and 8. The fencing conforms to the guidelines.



West elevation as seen from Ogden Street. NOTE: Per the Herron-Morton Place Historic Area Plan, approval is not required for the design and location of fences for existing structures provided they conform with recommended guidelines 5, 6, 7 and 8. The fencing conforms to the guidelines.

PHOTOS OF SUBJECT PROPERTY



Front (south) elevation. Photo from current 2023 real estate listing.



2022 Google Street View during renovation. Location of wall extension here.



2023 listing photo of rear (north) and west elevations. Retaining wall extension to be here.



Looking east at rear yard space prior to sod installation. Extension of wall here.



Looking north. Retaining wall extension to be here (approximately).



2011 Google Street View image of subject site showing previous retaining wall along Ogden St.



2023 listing photo of rear yard looking west, prior to installation of sod.



Rear yard looking east during sod installation.



Looking north at finished backyard space on 320 side of duplex.

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

It will allow green space, a common theme throughout the district, and promote occupancy. As described in the Historic Area Plan, the area is characterized by "large lots with rear yards accessible from alleys [and] offer ample space for recreation and onsite parking." 318 and 320 E. 19th St. are uncharacteristically small with only a 17 foot wide strip to the rear of 318 for parking or green space. The duplex has sat vacant for years. Since rehab of the duplex, there was no interest in occupancy of the property until the possibility of small rear yards was introduced. Other small parcels nearby without onsite parking have rear yards (1902 and 1906 New Jersey St.). Allowing a rear yard will promote occupancy and maintenance of the area. A parking area in lieu of a yard would increase drainage into Ogden St.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Most residences to the north and south are on large parcels with garages or multi-space onsite parking and do not require street parking. Two adjacent parcels (1902 and 1906 New Jersey St.) that do not have onsite parking have multiple spaces on New Jersey Street. Residents of 318 and 320 E. 19th St. will likely park across from the duplex on the south side of 19th St. which is only lightly used. Rear yards are a common theme in the area. Since rehab of the duplex, there was no interest in occupancy of the property until the possibility of small rear yards was introduced. Allowing rear yard areas for the duplex, which has long sat vacant, will promote occupancy and maintenance of the area. A parking area in lieu of a yard behind 318 E. 19th St would increase drainage into Ogden St.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The parcels are uncharacteristically small (318=2423 sq. ft.; 320=2439 sq. ft.). The duplex, built around 1898, occupies a large part of the parcels, and there has never been a garage or a clearly defined parking area. There is only a 27 feet wide strip from the duplex to the rear boundary. The patio extends 11 ft. from the rear wall of the duplex, leaving only 17 feet to the rear for parking or green space. If onsite parking is required, residents of both 318 and 320 E. 19th St. will need to park side by side in the 17 foot area next to the 318 patio. An easement will be necessary for the landlocked 320 parcel to park behind 318, leaving no green space for 318 residents. The front of the duplex is not usable green space because it is steeply sloped.

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 3, 2024
Case Type:	Expedited
Continued From:	
Case Number:	2023-COA-515 (LS)
Property Address:	512 E. New York Street
Historic Area:	Lockerbie Square
Township:	Center
Council District:	17
Applicant:	Jason Wolfe
Owner:	Scott Lewis
Request:	Demolish historic garage, construct new 3-car garage
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

This house is a frame Victorian with wedding cake layers of decorative shingles on the upper floors, and a full-width porch.

There is a 1-car concrete block on the alley. The garage is not shown on the 1956 Sanborn. It does appear on the 1972 aerial, which makes it over 50 years old.

REQUEST

The applicant has submitted to demolish the existing garage and to construct a new, 3-car garage. IHPC Policies require demolition of any building 50 years or older to be approved by the full Commission. The proposed garage is a side-gable design, with smooth-finish fiber-cement lap siding. There are 2 overhead garage doors on the alley side, and a man door on the south and west facades.

HISTORIC AREA PLAN RECOMMENDATION

- Demolition is not permitted if the building is of historic or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.
- Accessory buildings should be located behind the 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.
- Additions and accessory buildings should be discernable as a product of their own time.

STAFF RECOMMENDATION

The existing garage does not contribute to the property or the nature of the district. The proposed garage is simple in design and reflective of the design and materials of other new garages in the district.

STAFF RECOMMENDED MOTION

2023-COA-515 (LS):

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

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

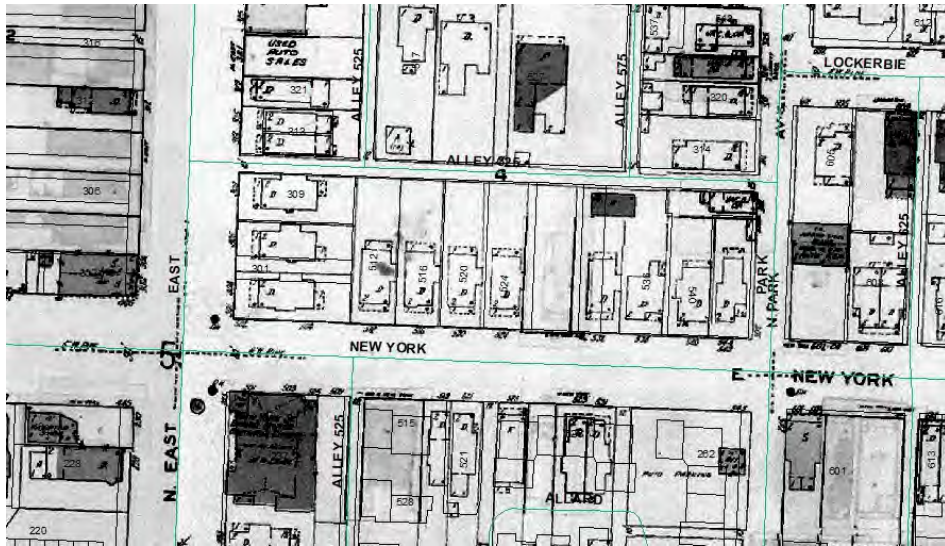
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved _____ Date _____*
4. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. 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. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

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

EXHIBITS



Location of subject property



1956 Sanborn, garage not yet constructed



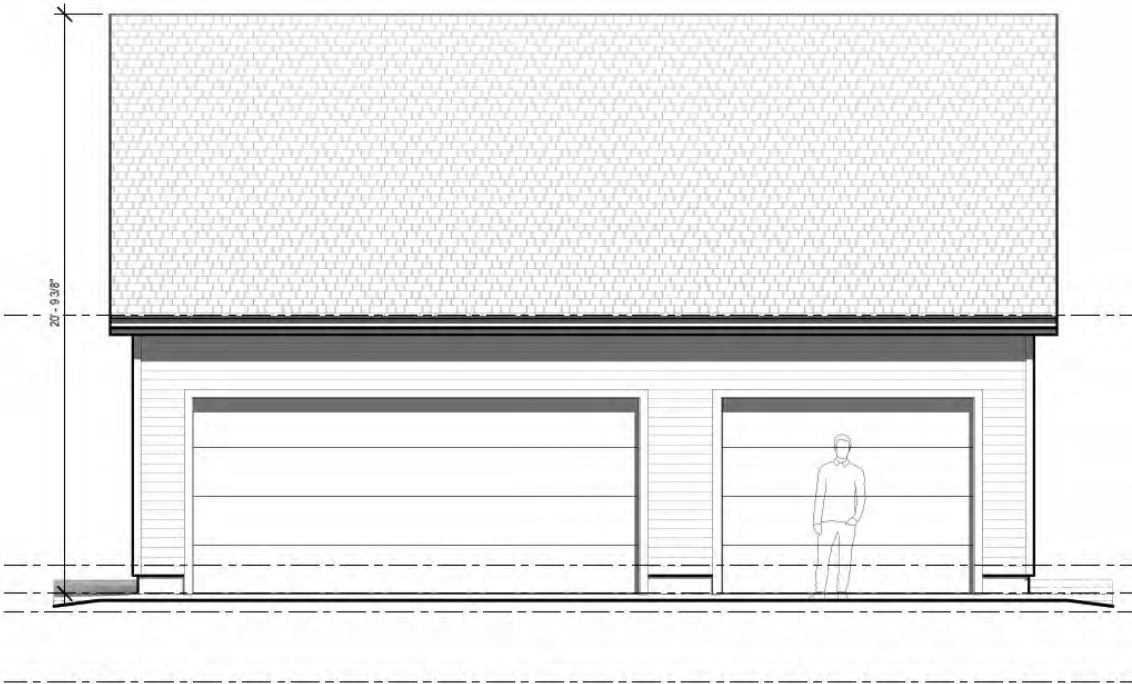
Subject house



Existing Garage



Project plans (additional drawings in submittal packet)



Proposed north elevation