



Indianapolis Historic Preservation Commission (IHPC)
HEARING AGENDA

Wednesday, February 7, 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

DECEMBER 2023 & JANUARY 2024 HEARING MINUTES

III. OLD BUSINESS – NO PUBLIC HEARING

NONE

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

| | | | |
|--|--|----------------------------------|----------------|
| 2022-COA-112B (IRV) | 5270 E. WASHINGTON ST. SYLVIA GARCIA Replace historic tile roof with alternate roofing material. | <i>continue to May 1, 2024</i> | <i>Page 17</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>continue to March 6, 2024</i> | <i>Page 19</i> |
| 2023-COA-251 (FP) | 529 FLETCHER AVE. KIM COOK Retain deck extension and fence in side yard constructed without approval. | <i>continue to March 6, 2024</i> | <i>Page 21</i> |
| 2024-COA-002 (MCD) & 2024-VHP-001 | 38 E. WASHINGTON ST. MAMADOU (BEN) DIALLO Construct 3 rd -story addition; replace front façade with new design; and a Variance of Use to reduce the required number of residential units from 5 to 2 in the CBD-1 district. | <i>continue to March 6, 2024</i> | <i>Page 23</i> |

VI. EXPEDITED CASES

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|----------------------------|--|---|
| 2024-COA-003 (CAMA) | 626 E. ARCH ST. SARAH HILL Construct rear addition and 2-story garage; add window on west elevation of existing house. | <i>Page 25 Submittals page 88</i> |
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VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

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| 2023-COA-518 (HMP) | 1724 N. NEW JERSEY ST. JASON WOLFE Construct 2-story, single-family house and 3-car garage with connector/breezeway. | <i>Page 35 Submittals Page 104</i> |
| 2023-COA-531 & 2023-VHP-009 (CH) | 1323 POLK ST. MARK CROUCH Construct addition and second floor on existing garage for living space; Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit. | <i>Page 61 Submittals Page 126</i> |

IX. PRELIMINARY REVIEW**NONE****X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL**

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|---------------------------|---|--|
| 2023-COA-506 (ONS) | 1201 N. DELAWARE ST. MIKE LYNCH & JAMEY SMITH Maintain cameras and non-matching siding and cornice wrap installed without approval. | <i>Page 71</i> |
| 2023-COA-519 (ONS) | 225 E. 13th ST. MELISSA LARCOM Work started without approval: replace existing privacy fence. | <i>Page 81 Submittals Page 137</i> |

XI. CLOSING BUSINESS**NONE**

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

COMMISSION HEARING MINUTES

Wednesday, December 6, 2023, 5:30 P.M.

2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

Commissioners Present: President Bill Browne (WB), Vice President David Baker (DB), Michael Bivens (MB), Anjanette Sivilich (AS), Annie Lear (AL), Secretary Susan Williams (SW) (Corley, Watson and Keller absent)

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

BUSINESS

I. CALL TO ORDER 5:30PM

II. APPROVAL OF MINUTES

October and November 2023 Minutes

DB: Made motion to approve

AL: Moved

DB: 2nd

Unanimous approval

III. OLD BUSINESS – NO PUBLIC HEARING

NONE

IV. NEW BUSINESS – NO PUBLIC HEARING 5:48

**ADOPTION OF WORK
PROGRAM 2024**

Meg: Discussed approval of work program adoption.

AS: Motion to approve the work program

MB: 2nd

UNANIMOUS APPROVAL

**APPROVAL OF
DESIGNATION
APPLICATION FOR
MERIDIAN PARK**

GG:

I have been working with Meridian Park Neighborhood Association, For the past 2 months to get application approved. It is understood that the neighborhood association, and neighbors want to approve a conservation district because of the same problems as with Meridian-Kessler with demos and improper work to facades. They only want to be a conservation district at this time. The proposed boundary map is much smaller than Meridian-Kessler between 30th and 34th street north and south and Pennsylvania and Washington on east and west. They are a national register historic district this is where they got their statement of significance. We have been working on a strategy for engagement and measuring support over the last few months. This will be done through a combination of emailing residents, social media, flyers and listening sessions. We found the listening sessions to be really helpful for Meridian-Kessler, so we plan to employ that again on a smaller scale. I can answer any questions.

BB: With it being nationally registered, it would be nice to include that west side of Pennsylvania, south of 32nd almost to 30th. It has a series of really important residences in that section of the street. It would seem to me that it would be nice to include that west side in the district if we start to identify a boundary. I understand why they did what they did, but just knowing that one of their feature properties is at the SW corner of 32nd and Penn. Then the Tuckaway House is just down the hill, that has some amazing history associated with it. It just seems to me that should be considered. I just want to offer that comment.

DB: I was going to bring up the same thing. I was surprised when I looked at the National Register boundary and saw that it did not include the west side of Penn. Has there been any discussion about that in the neighborhood?

GG: I don't know that there has been. I think the preview of the Meridian Park Neighborhood Assoc. is the area that has been outlined. I can ask if that row of neighbors would like to be included in the district

DB: I think that is something that you all and the neighborhood should look at.

BB: It is an important feature of that neighborhood. Even to their own admission, when they feature the house in their documents and it's not in this district it seems logical that they would want to approve that. Other comments? Do we need to approve this.

Meg: I think we need to take a vote to move forward with the designation application process.

AL: Moved

DB: 2nd

UNANIMOUS APPROVAL

***(See neighborhood president comments at end of meeting minutes)**

PUBLIC HEARING

BB: Introduces Commission and staff and reads Rules of Procedure

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS 5:53

2021-COA-583B (CAMA) **863 MASSACHUSETTS AVENUE** *continued to March 6, 2024 (BB recused)*

RATIO ARCHITECTS

Construct a rooftop addition and decks.

2022-COA-112B (IRV) **5270 E. WASHINGTON STREET** *continued to February 7, 2024*

SYLVIA GARCIA

Replace historic tile roof with alternate roofing material.

2023-COA-251 (FP) **529 FLETCHER AVE.** *continued to January 3, 2024*

KIM COOK

WSWA: Retain deck extension and fence inside yard constructed without approval.

**2023-COA-379 (HMP) &
2023-ZON-090** **1708 N. PENNSYLVANIA STREET** *Withdrawn*
NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE

Rezone from D8 to SU2.

Meg: Reads continued and withdrawn cases.

BB: I acknowledge the withdrawal

DB: Moved

SW: 2nd

UNANIMOUS APPROVAL

VI. EXPEDITED CASES 5:56

- 2023-COA-252 (HMP) 2133 N. TALBOTT STREET
LANCE CLELAND**
Construct new 2.5 story, single family residence with detached 2-story 3-car carriage house.
- 2023-COA-426 (ONS) 640 E. 13th STREET
BRENT BRIDGMAN**
Install front yard up lighting 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.
- 2023-COA-457 (IRV) 558 N. AUDUBON ROAD
DUSTIN MCKINNEY**
Construct a one-story rear addition.
- 2023-COA-458 (IRV) 332 LESLEY AVENUE
JOSE GARCIA**
Demolish existing historic garage and construct a new 2-car garage.
- 2023-COA-466 (WP) ROW: 600 BLOCK WOODRUFF PLACE MIDDLE DRIVE
HISTORIC WOODRUFF PLACE FOUNDATION**
WSWA: Retain pavers & benches; Install lighting bollards around fountain.
- 2023-COA-469 (ONS) 1474 N. NEW JERSEY STREET
GEORGE ANGELONE**
Install ground lighting.
- 2023-COA-475C (ONS) 517 E. 14th STREET
KATIE BRYAM**
WSWA: Infill step and entry alcove on east side of building.
- 2023-COA-479 (SJ) & 2023-VHP-007 935 N. ALABAMA STREET
ALEXANDER COHEN**
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.
Meg: Reads cases.
BB: Anyone in public wishing to speak to the expedited cases? Any commissioners?
DB: COA-252 HMP, 2133 Talbott. I noticed the garage it doesn't have an apartment above, but it has occupied space for an office. I just don't know how the codes are for the door being visible from the alley. I think there are codes that require it now.
DK: It is only if it is a secondary dwelling unit. It is in the zoning ordinance
DB: I guess down the line if someone wanted to put an apartment there, it would be an issue for them.
BB: Any other comments
AL: Moved
DB: 2nd
UNANIMOUSLY APPROVED
Variance
AL: Moved
DB: 2nd
UNANIMOUS APPROVAL

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

2023-COA-460B (HMP)

2059 N. ALABAMA STREET

MICAH HILL

WSWA: Retain front yard retaining wall with fence.

Micah Hill Compendium Group offices at 961 N Highland Ave

I want to acknowledge that this is not the preferred time slot for the approval process. Compendium Group, our company was the owner of the property in 2019 when the original designs were made for this project. This property is a little unique in Herron Morton. We thought there were some complexities around the home itself and would be best designed with an architect partner we had worked with quite often. We didn't start with a homeowner in mind with this project. The COA was originally issued in March of 2020, it was an expedited approval. When we talk about topography, and context and retaining walls this was not discussed because it was expedited. COVID affected the progress of this project during the months of March through Fall of 2022. Also, during that time, we sold the project to the new owner. We sold that project in August of 2020, we are no longer the owners, but we are still the contractors. The wall itself was installed in December 2020. We were discussing exterior paint colors, with Reviewer SL and other details. We had her do a site visit when the construction of the wall was occurring. So, no sleight of hand here it just got mixed in the chaos. One other brief note is landscapers usually do retain wall installation, and landscape is not reviewed in HMP. So, in the spring, early this year it was brought to our attention that we did not get approval for this project. This is why I am here today to hopefully get this paper trail in order. I want to thank the staff, Shelbi Long who spent a lot of time reviewing some previous cases specifically at property 2009 which is what most of their staff report is tethered to. 2009 you will hear me reference this project. I understand their hesitancy of handling this at maybe an administrative hearing or expedited level is given their interaction with that case. I believe page 163 in your packet; I think you all have looked through this and understand the context. This property is almost to the corner of 21st and Alabama St. The context of this area of HMP is unique to HMP and very unique to most of downtown. You will see at the subject property the change from the top of the street to the top elevation of the property, not the finished floor elevation, the dirt is almost 6ft. It is very atypical compared to a lot of neighborhoods. Right through the e/w boulevard there is a lot of topography. It can impact the use of the front yard, produce heavy slopes at times, and also how the home is accessed having to go up several flights of stairs. I looked at the surrounding areas and it is relatively flat halfway up the 2800 block of Alabama. It is just this small area that is really impacted by topography. You will see more fences and retaining walls in the front yard. I want to read from the HMP Greenbook, Section 7 page 28 that says under new construction guidelines context, every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area, a unique sub area within the district, and the district as a whole. You do not see a lot of retaining walls in HMP, or most areas in other historic neighborhoods you don't see them as much. But in this area shown on the map 1 block to the north, east and west and half a block to the south has a lot of topography. The property to the north is a somewhat newer home built I think in the 90s, the retaining wall is built to the same height. So, the large retaining wall in the property adjacent to the subject property spans the entire length of the home up 21st street, the subject retaining wall is built to the same context. I have shared some retaining walls of all different types within that topography map. They are in front of older historic homes, and more often

than not in front of newer homes. 2009 North Penn which was discussed in the staff report does not have the topography that this site does. 2009 North Penn shows 2 ft of topography change. It does not have a large home and large retaining wall to the north. It has an alley directly to the south. The retaining wall affected the clear sight triangle as people were trying to pull out of that alley looking north at the southbound traffic. So, there is a variance and a safety issue there. Another thing to highlight is they installed a fence that was 60ft tall, the fence at the subject property is 42 which is the approved height requested by the Greenbook. Multiple properties are just across the alley, so they are backed up to this property. I have tried to explain the context and the differences of maybe a case that you have heard like 2009 North Penn. There are very significant differences. Lastly, you should have a letter from the HM use committee. They are in support of seeing some historic curves and some historic elements retained, however they chose to support due to the specific context of this property.

BB: Anyone wishing to speak in support or remonstrance of this case. Staff comments

SL: The topography in HMP varies from street to street, and even pretty drastic changes from block to block or in one single block. As well as you will see a variety of retaining walls of various heights and materials. We are unsure if all these have been approved. What staff has seen is that retaining are becoming a more popular request. And we are beginning to lose the topographic nature of the district. Staff is recommending approval but with changes. We are recommending that the wall be lowered, and the slope of the front yard be recreated. These alterations are consisted with previous cases that staff has reviewed. I can answer any questions.

DB: This retaining wall thing always was a difficult issue; I can remember dealing with it. I drove by there this evening fully expecting to see a situation where something is sticking out like a sore thumb. That's not what I found; it actually fits in pretty well as a design feature. The one right next door to the north, was it approved.

SL: Yes, in the early 2000s

DB: I think that what you are proposing is that they bring it down a bit. If we were starting from scratch, I would say that is a good way to go. I do not think at this time it warrants taking it down. That wall on that site in that location with what's around it. I may say something different about other locations. I think I am ok with leaving it how it is.

BB: I actually agree with David, looking at this the fact that this wall is virtually identical to the one on the left. I do not know how it makes sense to reduce the wall when it would create a different condition in that corner. I do not know if I have a real problem with the fence being on the top of the wall. I understand why staff is recommending what they are. I am not suggesting that staff should have recommended something different. I am predisposed to leave it where it is.

BB: We will take staff recommendations to retain the work as is.

Meg: We anticipated that the conversation would go in this direction. We do have an alternative recommendation to approve the retaining wall leaving it the way it is. So, if anyone wants to make a motion for me to read that I can.
'Meg reads alternate recommendation.'

MH: Acknowledges acceptance of alternate recommendation.

SW: Moved

DB: 2nd

UNANIMOUS APPROVAL

Meg: Shannon from Meridian Park Neighborhood Association is in the office.

Shannon Eckleburg: 3129 N Delaware. Historic Meridian Park has been a long-time historic neighborhood with the National Register.

There was a question of if the westside of Pennsylvania is included in our application. To my understanding it is included. The alley between Penn and Meridian as our westside boundary and the alley between Washington and New Jersey is our eastside boundary. The midline of 30th and 34th is our north and south.

BB: Does it jog at 32nd and does not include St. Richards?

SI: It does not include Trinity, but it does include St. Richards. There has been work in the past with this commission. If you drive up Penn and notice the soccer fields there used to be a row of houses that were there before I was a resident of Indy. Some of those houses were moved, some of those were brought down to the end. There are 2 that were retained at the corner of 33rd and Penn. We with Grace have met with a smaller group of individuals who were a part of the original national register application. 15 years ago, there was a petition for us being an historic district. There was low response, and I think if that wouldn't have happened, we would have already been an historic district. We desire to not lose any more houses in our neighborhood. We want neighbors and not things.

BB: Ok good luck with your application process and we look forward to hearing from you in the future.

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| XI. CLOSING BUSINESS |
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| NONE |
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| XII. ADJOURNMENT 6:12 PM |
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COMMISSION HEARING MINUTES

Wednesday, January 3, 2024, 5:30 P.M.
2nd Floor, Room 260, City-County Building
200 E. Washington St., Indianapolis, Indiana

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

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

BUSINESS

I. CALL TO ORDER 5:30PM

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING (*BB recused and DB chaired old business*)

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.

Mindy Taylor Ross Art Strategies LLC 12815 Brandenburg Drive Carmel IN

Art Strategies – Owner and chief curator of a woman owned business celebrating 20 years in business this May. I am pleased to be here to talk with you about proposals of the integration of art into the renovation and enhancement of the streetscapes around Union Station specifically those at Capitol, Illinois, and Meridian. There is a reason the COA was issued with possible art as an exception. Our team was brought on and started behind the larger design team. We have been working hard with the team to catch up and integrate art into these design improvements. Therefore, the project proposals that we are sharing with you are only in schematic design at this time. We are seeking either approvals or feedback so that the City of Indianapolis and Metropolitan Development can make decisions about moving these artists into design development because these are site specific projects. Because we had to fast track this process the selection of artists and the review of proposals happened with community advisors which included The Arts Council of Indianapolis and Gang Gang. Additionally, Jordyn Ryan of The History Concierge was a member of our art strategies team and provided feedback and research specific to the project. All the projects were conceptualized for Indy with the utmost respect of its history. These sites tend to be dark, not very clean, and full of pigeons and not necessarily welcoming as spaces or even corridors to connect pedestrian and cyclists from the south side to our urban center. We also need to plan for the future as well with forthcoming development plans that many more residents and visitors are going to frequent this area. We hope to change the present conditions, draw attention to the incredible architecture of these spaces and celebrate the dynamic history of these structures. We know that staff has made a recommendation that the commission provide feedback only on these proposals and it would require a return to a full hearing. However, our hope is that Capitol and Illinois could be considered for approval, if possible, with the stipulation that we would come back and work with staff throughout design development to approve methods materials and all of those details. We hope this project can be approved with stipulations for Capitol and Illinois because they are being bid first and Meridian is being bid second. We would only commission one and not both. I can answer any questions.

DB: Myself I would not mind particularly on the two that you are proposing approval, I would like to hear some explanation about them.

MT: I will give you a short explanation. (Explains slides) Capitol Ave is the one that is furthest along and these two we had fairly unanimous approval. If the commission was moved to approve them with stipulations it would be great to move these into design development so that we can catch up with the design team.

SW: Is it ok if we stop here and talk about this one? I think these are wonderful very well done. I do not see any reason to delay Meg unless you have strong feelings about it. One comment that I will make we as a city have been blessed with some really good artists. I don't think we celebrate the artists enough. I hope there will be a strong acknowledgement of the artists so that the community will know who is responsible.

MT: From a semi-permanent standpoint, there will be interpretive signage that will display who these wonderful artists are. Also providing some interpretation of how it relates to the history of the space. I think that's really important. We like to make people aware of the fact that we are bringing in these incredible artists. It has always been important to us to have that local global balance.

DB: Anyone have questions or comments? I have a couple. I really like this. So, on the train side there is nothing physical about it? What happens when the cameras are off?

MT: The intention would be to keep them on 24/7 minus a couple hours at night. That is something we have to dig deeper into with Blockhouse. The only thing that happens to the wall is a very high finish to get the best projection.

DB: My concern is maintenance. The underpasses traditionally have been thought that no one is paying attention so bad things can happen. What is it going to look like if there happens to be graffiti on the wall. For this kind of installations, they are outdoors but they are almost like indoor rooms they will almost need daily maintenance. The pigeons don't bother me, but can kids throw things at them? There needs to be a way to protect the art after is installed.

MT: We have been working really hard with DMD to discuss the ongoing maintenance. We did a preliminary maintenance budget for them. I know that DMD is working closely with us to think about these things and the artists are assertive in making sure that their art is maintained as well.

DB: I think it would be good to have a plaque to display who the artist is and displays that this is an art exhibition. I think that it would help from a maintenance standpoint if it were presented in such a way that it is obvious that this is an art installation.

MT: (Discusses prior art installation projects) I think we had one instance of small graffiti in the first exhibition. There was no vandalism in the exhibitions that followed. There will be graffiti protection on the main wall, and we will look into the durability of the mesh for wear and tear.

BC: I have shared a concern about maintenance, and I have brought it up in the past. The installation on Virginia.

MT: I was the curator and producer of that project, and it never functioned the way it was intended, then the artist died. We did our job to give them all permission to settle the fact that the project never functioned the way it was intended and that they could take it down. The donor names could be reused or replaced. We did that 15 years ago. It really should have been taken down.

BC: I understand that you shared what maintenance would look like. As we sit here, we do not know what the cities response will be, is there a point if we were to take action that if maintenance was not secured that it would come back to this body's attention?

MT: We are certainly as the contractor and vendor working really hard to advise the city to make sure that maintenance is kept up. The artists are asking us as well. We are not into the business of buying things that are not solid. That is our practice, and it is important to us as art advocates. I cannot speak on DMD and the process, but we are doing what we can to supply them with the info.

DB: Meg do you think it is ok to move forward with this one and then move to next underpass?

Meg: Just a reminder to everyone you have already approved a COA for this, so it is already in as a stipulation to approve the final plans. So, after we hear the Illinois

Street proposal if you are so inclined you can take a vote for staff to go ahead and sign off on that stipulation that is in the original COA including any comments made by the commission tonight.

DB: So, we can move on to Illinois Street.

MT: On Illinois Street it is the artist it is 2 different walls and spaces that drew us to it. One of the things we proposed doing is creating an outdoor gallery by using large scale lite boxes. This would be a space where Indy can partner with us, the Arts Council, or maybe Gang Gang to curate maybe twice a year for artists to display their art in this space and take advantage of an outdoor gallery and provide artists with an additional venue. This is also the side of the street that will lead up to the new Signia Hilton. We expect there to be a lot more people once we improve this space. That is what we are proposing as infrastructure. Then on the other side of the street Jamie Polis, creator of Care Don't Care. She started off as a graphic designer and this is her art. She has presented us with this idea of using all these different types of sign technology. There are not active storefronts, so we wanted her to create some activity there like a Soho effect. We might even get developers to think about what could really be there. We thought this was really fun. We also considered this to be a temporary space. Just to create some light and fun in this space. It is very dark in that space right now. There is going to be greater overall lighting in these spaces The designers are doing a great job of using lighting enhancements at bringing out the structures.

BC: I really like the artist rotation opportunity. It made me think about what they are doing at the airport. It will give a sense that Indy is proud of art, we take it seriously and we are proud of our local artists, and we support it. I really like that.

DB: I like everything about this. There is one slight concern. It comes to mind when BC used the airport as the example. I just want to make sure that advertising would not be an issue. Sometimes art needs to be paid for. I know that is not the case but the reality is they are boxes and electronic so we know what could happen.

SW: If we are planning to rotate the art, I am assuming you are planning on paying the artists, there will have to be a fund set aside. I understand that there has to be a team that brings in the art, changing it etc. I do not think the city's budget is nimble enough to handle something like that.

MT: We do not foresee that as an extreme cost if they are rotated once or twice a year.

DB: Does anyone want to take a motion to approve these two concepts with the understanding that the details will be worked out with the staff.

SW: *Moved*

MB: *2nd*

UNANIMOUSLY APPROVED

MT: The overpass on the Illinois street. There is one more. The Illinois street south façade. We also wanted to look at the possibility of doing something here. We have commissioned world renown artist Raphael L. Henner. We might have also provided the hour-long presentation that he gave us pitching us this idea and it is worth the watch. He began his career as a chemist and ended up as an artist. He loved that this site was near Eli Lilly world headquarters. He did his research and figured out that Cosmic Rays are one of the research bits that Indiana is really known for. They have a cosmic ray detector that actually detects the particulate matter as it comes into the atmosphere. This detector can be put on display somewhere but as the rays hit, his program would be aggregating all of this information and it would be activating very thin white penlights that would go up onto the train shed. This is a nighttime experience only. But we found it so compelling, so site specific and frankly kind of beautiful in a way to take this thing that's not very beautiful and actually use it assets, which is it's a corrugated blank canvas. It doesn't cause any marks to it; all the electronics can be run on the inside of the train shed and we poke holes through. We think this would be a really beautiful and bold statement for the city.

BC: I love the idea and the concept. Is the light ever that dark to display this art?

MT: He did provide us with examples of other urban projects similar to this that he has done. It seems to be pretty well proven that he is successful in achieving the contrast in an urban space.

DB: I really like this. Over the years we have considered many proposals to fix up that space we had to have. This doesn't do anything to it, it just uses it. So, for some reason it doesn't work it can change. Do you want an approval for this particular one too tonight.

MT: Ideally yes. Because it would be included in the Illinois street package.

DB: Does anyone want to make a motion to approve this concept with the understanding that the details will be worked out with the staff.

SW: 1st

MB: 2nd

UNANIMOUSLY APPROVED

MT: Last but not least we would like your feedback on two proposals that we are considering for Meridian Street. There was not a unanimous sense of which way to go on this with our team, but we still wanted to bring this to you to get your feedback. This is the historian, and it also has a music theme to it. On the westside there is usually retail there. What we are trying to do is build an outdoor space that is a sense of community that people can sort of come together in community and hang out. On the eastside has a long blank wall and there will be the introduction of a stairwell and elevator there so that wall will be interrupted to provide more access to the platform above. We spoke with Luftwork in Chicago, they do primarily light-based work. They want to use the form of the tracks to create a kind of lexicon or an alphabet. What they are proposing to hang from the ceiling this lexicon of forms that will be light and then on the wall they spoke to a locally based mural painter that will work with them to bring these forms down unto that long wall on the east side. Essentially it is light based with a mural. The forms themselves and the color pallet can be decided alongside the art committee and staff.

The second proposal we took was from Project 1 studios, they are an Indianapolis based studio. Everyone took a lot of inspiration from the tracks above. They created these ribbon forms that have a track like appearance that wind their way throughout the space. This form they believe could ribbon its way in and out of the bridge and on both sides of the bridge and be a unifying form overhead. We would work with staff to find out what the color palette would be. They think they could do it all by bracketing so there would be no damage to the structure. Those are two proposals that we are considering for Meridian Street and since we are here, we wanted to hear your thoughts, concerns, and feedback.

DB: On both of them is the light a constant color or does it change or move?

MT: In Luftworks project the light is programmable so I think it can change and move. We can work with them on what that is or if it wants to change. The second one, our understanding is, once the color is decided upon the piece is actually painted and the light is white LED, so that project is constant.

BC: On the second project, from the photos, to be clear it is completely separate from the winding structure?

MT: It is actually built into the winding structure. That is how it illuminates it. My understanding is its run on a channel as part of the form.

BC: I didn't realize it was painted. They are steel pieces, and they are painted. In terms of the life of the paint, what is the idea of how long that paint would last?

Meg: Sorry to cut you off, but because this is recorded and we are on Channel 16, they can't hear the commentary. So, if you are going speak, I am going speak I will need you to get sworn in and come up to the mic and talk.

Anne Surach: Curator with Art Strategies. So it is not steel, it is some other composite material. They are used to working in outdoor environments. They did not say the lifespan of the paint, but I am sure we could find that out.

MT: The good news is they are sort of indoor and outdoor, so we don't have to worry about some of the things that fade paint quickly.

DB: Any other questions or comments.

SW: I like the first one because it also activated that blank wall. I can see some advantage to leaving the wall bright and lite as they do in the second one. I have a question that is so random. Are there still trains that will still run on those tracks?

MT: Yes, there are.

SW: I remember when we were working on the Superbowl we had to work with Homeland Security and learned there were 43 trains a day that went across there. So, when you talk about maintenance there will be a lot of sot and yuck that comes just because the trains are going across there.

MT: That is something that we have to think about these things in the context of the larger project which is seeking to fix a lot of the drainage and yuck issues that we are now experiencing.

SW: When I see these bright walls that are white or a light color, I think about that, and it is less about the graffiti in my mind. I agree with you I think as a community all the murals and public art we have done; you don't see much graffiti I have not seen any. I am sure there is some. But the dirt that is created by the weight and the movement of those trains has been a real problem.

MT: We also do have the ability to do a little more with this in terms of the light being able to change. So, I think that might be a benefit in our eye as well. It makes it a little more dynamic. Again, these were just for your consideration and in case you saw any issues or pros or cons we just wanted to hear those out.

AK: As much as a couple of the other installations seem to consider that pigeon problem, these don't seem to consider that as much and seem to provide quite a few more places for them to put a nest.

MT: We do think there is a little more due diligence with both of these teams.

BC: In terms of the first design, I think it was illustrated as being on one side. Whatever the ultimate design I really like the idea of balance, that it be the same on both.

MT: In this particular rendering they do show it on both. It vacillated a little bit and that is because in their presentation it is budget dependent. So, it is hard for them to really make that call and they are moved into DD. Ideally it will be on both sides. Thank you for your feedback today.

ME: I do apologize, we missed something before you started speaking, we did not swear you in.

(Swears in MT)

2022-COA-447 (IURS)

39 JACKSON PLACE

MICHAEL EICHENAUER for DMD

Review of street planting plan.

Kevin Osburn 618 E. Market St.

KO: What we are here to you talk about is updated drawings related to street trees for the project per stipulation 15 of the previous approved COA. The updated drawings illustrate the proposed locations of street tree plantings based on the streetscape design and layout, the locations of underground utilities, and the commissions expressed concerns regarding obstructions of buildings within the district as a result of a fully treelined street. The drawings reflect both plan and elevation views with approximate sizes and height at time of planting and after 12-15 years of growth. The updated plans reflect a more selective and balanced approach to the placement of street trees in order to frame and enhance views of existing buildings while achieving the environmental, economic and social benefits of street trees. This approach is consistent with the placement of street trees within other regional center historic districts. In comparison to the original plans the tree spacing that we are showing with these updated plans has been modified to what was a very consistent 22 feet on center spacing to a roughly 40 to 50 feet on center spacing and the overall quantity of trees has been reduced by nearly 40%. From 49 total trees to 30 trees. I will open this up to any questions or comments you may have.

BC: As someone who spoke in support of trees when I looked at the images, I just want to offer that my thoughts are I would like to not see any trees by Union station or the side of the Omni that faces Illinois and Georgia. It looks like it is blocking the view of the building. I felt it was too obstructing at those two locations.

DB: I have spent quite a lot of time with your plan studying it. I think that I will forever have angst over introducing trees into the wholesale district because it is not in its original character to do that. On the other hand, it isn't a wholesale district anymore and as it is evolving in the way that I think people hoped that it will evolve becoming a 24/7 district. So, softening it up makes some sense. I felt that you accomplished what I was hoping you could accomplish, and you framed the buildings nicely and you left vistas that I thought were important of buildings still there. While I have reluctance in it, I do feel like I can support this the way that you have done it now. BC has some issues with some of them, I think some of those buildings are so large that a tree or two at their base is not obscuring them much.

MB: I think it strikes a nice balance between hiding too much of the historic character. We can lose 1 or 2 at Union Station. I appreciate the effort of you working to find a nice balance. I think I would be supportive of it.

DB: I would like to hear you respond on the issue BC presented and explain why you think those are necessary. In your plan it talks about existing trees on the other side of the sidewalk in front of Union Station. Will those trees remain?

KO: Yes. Whatever trees are there today we are not changing any of those. Our project does not go into Jackson Place. It does not modify those streets.

DB: In that corner there are a lot of trees there.

IV. NEW BUSINESS – NO PUBLIC HEARING 5:48

ELECTION OF 2024 OFFICERS

BB: We are now ready to move to new business- Election of 2024 Commission Officers.

Meg: Reads 2024 Commission Officers (BB-President/DB-Vice President/SW-Secretary)

AK: 1st

BC: 2nd

UNANIMOUSLY APPROVED

PUBLIC HEARING

BB: Introduces Commission, Staff and reads Rules of Procedure 6:40P

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS 5:53

2023-COA-251 (FP)

529 FLETCHER AVENUE

continue to February 7, 2024

KIM COOK

Maintain work started without approval to include retaining deck extension and fence in the side yard.

2023-COA-506 (ONS)

1201 N. DELAWARE ST.

continue to February 7, 2024

MIKE LYNCH & JAMEY SMITH

Maintain work started without approval including the installation of cameras and the replacement of siding with a non-matching material.

2022-COA-447 (IURS)
AMENDMENT 1

39 JACKSON PLACE

continue to February 7, 2024

MICHAEL EICHENAUER for DMD

Amend approved plans: expand the use of brick from gutters to the full width of the parallel parking lane.

Meg: reads cases.

DB: 1st

SW: 2nd

UNANIMOUSLY APPROVED

VI. EXPEDITED CASES 5:56

**2021-COA-053 (LS)
AMENDED**

**521 LEON ST.
LUKE BURROW**

Amend approved plans: relocating roof deck space from front of house to rear.

**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. 19th St.

2023-COA-515 (LS)

**512 E. NEW YORK ST.
JASON WOLFE**

Demolish existing garage and construct new 3-car garage.

Meg: Do we want to check to see if there is anyone here wishing to speak to those.

DB: The project on 19th street I support approving the variance. My question though is it appears to me that there are two separate units and even two separate parcels, so I am wondering why we are not reducing the required off street parking? I may be missing something here.

DK: Reads the order so it covers both parcels.

Meg: We will need 2 votes. Reads cases.

AS: 1st

DB: 2nd

UNANIMOUSLY APPROVED

Variance

MB: 1st

BC: 2nd

UNANIMOUSLY APPROVED

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

XII. ADJOURNMENT 6:48 PM

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

IHPC STAFF REPORT SUMMARY

| | |
|------------------------------|---|
| Hearing Date: | February 7, 2024 |
| Case Type: | Continued Case |
| Continued From: | May 4, 2022; June 1, 2022; July 6, 2022; November 2, 2022; January 4, 2023; February 1, 2023; March 1, 2023; April 3, 2023 (due to lack of quorum); May 3, 2023 (original case split and Part B continued); July 5, 2023; August 2, 2023; September 6, 2023; October 4, 2023, November 1, 2023; December 6, 2023 |
| Case Number: | 2022-COA-112B (IRV) |
| Property Address: | 5270 East Washington Street |
| Historic Area: | Irvington |
| Township: | Warren |
| Council District: | 12 |
| Applicant: | Sylvia Garcia |
| Owner: | JGSC LLC |
| Request: | Work started without approval: replace/repair historic tile roof on house |
| Staff Recommendation: | CONTINUE |
| Staff Reviewer: | Shelbi Long |

BACKGROUND OF PROPERTY

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

The property is still up for sale. We have received no updates from the owner at this time.

STAFF RECOMMENDED MOTION

To continue to the May 1, 2024, IHPC hearing.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

| | |
|------------------------------|--|
| Hearing Date: | February 7, 2024 |
| Case Type: | Continued Case |
| Continued From: | January 3, 2024 |
| 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 case to the March 6, 2024 IHPC hearing. |
| Staff Reviewer: | Shelbi Long |

BACKGROUND OF PROPERTY

REQUEST

Staff recommends a continuance to the March 2024 IHPC hearing to have additional time to work on the details of the request.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

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

STAFF RECOMMENDED MOTION

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date: February 7, 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
January 3, 2024, 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 the January Staff report was written, the IHPC staff was unaware of any such meeting happening, nor had the IHPC staff been contacted by the Cooks or the remonstrators with updates regarding any work toward a resolution. Therefore, Staff recommended a continuance to the February 7, 2024, hearing.

Since the January hearing, Staff has been in communication with one of the Cooks' attorneys. On January 5, 2024, Staff was informed by the attorney that he had met with the remonstrators on December 12, 2023, to discuss a possible screening method and "settlement/compromise." Also on January 5, Staff responded to the Cooks, their attorneys, the remonstrators and Indiana Landmarks staff that a meeting with the IHPC staff was required to discuss the resolution. A firm deadline date of Friday, January 19, for the meeting was given by Staff, so that an updated Staff report could be written in time for the February 7, 2024, Commission hearing. A meeting had not yet been scheduled by Tuesday, January 16, so a reminder was sent that day by Staff. Staff did not receive a response until Friday, January 19. The response Staff received from the Cooks' attorney said:

I wanted to update you on the status of the settlement discussions. We are still working back-and-forth and understand that we will be continued again. Our hope is to have an answer one way or the other as to the settlement pieces so that we can meet with staff and landmarks and be ready to go for the meeting in March.

Therefore, Staff is recommending a continuance to the March 6, 2024, IHPC Commission Hearing.

STAFF RECOMMENDED MOTION

Staff recommends a continuance to the March 6, 2024, IHPC Commission hearing.

EXHIBITS



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

IHPC STAFF REPORT SUMMARY

Hearing Date: February 7, 2024
Case Type: New Case
Continued From:
Case Number: 2024-COA-002 (MCD) & 2024-VHP-001
Property Address: 38 E. Washington St.
Historic Area: Monument Circle District
Township: Center
Council District: 12
Applicant: Mamadou (Ben) Diallo
Owner: Diallo Investment Group, LLC
Request: Construct 3rd-story addition; replace front facade with new design; and a Variance of Use to reduce the required number of residential units from 5 to 2 in the CBD-1 district.
Staff Recommendation: CONTINUE
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

Proper notice for this case was not sent. Two notices were required to be sent – one for the COA and one for the variance of use. Only the notice for the variance of use was sent. The notice for the COA was not sent. Therefore, the case must be continued to the March 6, 2024, Commission hearing to allow time for the proper notices to be sent.

STAFF RECOMMENDED MOTION

Staff is recommending a continuance to the March 6, 2024, Commission hearing to allow time for the applicant to send proper notice for this case.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

| | |
|------------------------------|---|
| Hearing Date: | February 7, 2024 |
| Case Type: | Expedited Case |
| Continued From: | |
| Case Number: | 2024-COA-003 (CAMA) |
| Property Address: | 626 East Arch Street |
| Historic Area: | Chatham Arch - Massachusetts Avenue |
| Township: | Center |
| Council District: | 13 |
| Applicant: | Sarah Hill |
| Owner: | Frederick and Sarah Hill |
| Request: | Construct rear addition and detached 2 story garage, and to add window on west elevation of existing house |
| Staff Recommendation: | Approval |
| Staff Reviewer: | Shelbi Long |

BACKGROUND OF PROPERTY

The subject property is a two story, frame residential structure that was constructed prior to 1887. While the structure is two stories, it has an interior layout similar to a Shotgun style dwelling. The structure had a historic one story rear addition that was wider than the rectangular shape of the main body of the house. The property also had a large, one and a half story stable that spanned the width of the lot in 1887. By 1898 the double wide lot had been split, and a duplex had been constructed on the eastern side of the parcel and the large stable had been replaced with a smaller one story stable which was later demolished in the early 1900s. The duplex on the eastern side of the lot was demolished by the 1970s and the parcel was returned to the double lot size. The historic one story addition on the main house remained until 1989, when the IHPC approved its demolition (COA number 89-070). The site has remained much the same since that time.

REQUEST

Rear Addition

The applicant is requesting to construct a two story addition on the rear/north side of the historic structure. The addition would have a similar footprint to the historic addition that was once on the house projecting beyond the existing east elevation of the house by 6ft. The addition would be sided in smooth fiber cement siding with a 4.5 inch reveal, and have trim, windows and decorative elements to match features on the existing house. The addition would feature a covered porch on the north/rear elevation.

Garage

The applicant is requesting to construct a two story, three car garage at the rear of the lot. The garage would feature smooth fiber cement siding with a 4.5 inch reveal and would also have trim, windows and decorative elements to match the existing house. The side gable roof line would have shed roof dormers on the western end. This placement is proposed to reduce the massing that would be visible from Arch Street due to the double lot configuration of the parcel. The upper floor would be used as storage and would not be finished out into a dwelling unit.

Add Window on West Elevation

The applicant is requesting to create a new, double hung window opening on the west elevation. The window and trim would match existing windows and trim on the house.

HISTORIC AREA PLAN RECOMMENDATION

Chatham Arch - Massachusetts Avenue Historic Preservation Plan

New Additions & Accessory Buildings – Recommended:

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 setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley
3. Additions should be located at the rear, away from the front facade.
4. 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.
5. Additions and accessory buildings should be discernible as a product of their own time.

New Additions & Accessory Buildings – Not Recommended:

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

Windows & Window Openings – Not Recommended

1. Creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.

STAFF RECOMMENDATION

Staff finds this request to be appropriate. The layouts and locations of the proposed addition and garage are somewhat atypical from what would normally be recommended for new construction. However, the proposal reflects historic conditions on the site and staff believes the designs are sympathetic and compatible with the existing structure.

STAFF RECOMMENDED MOTION

2024-COA-003 (CAMA):

To approve a Certificate of Appropriateness to construct rear addition and detached 2 story garage, and to add window on west elevation of existing house, per the submitted documentation and subject to the following stipulations:

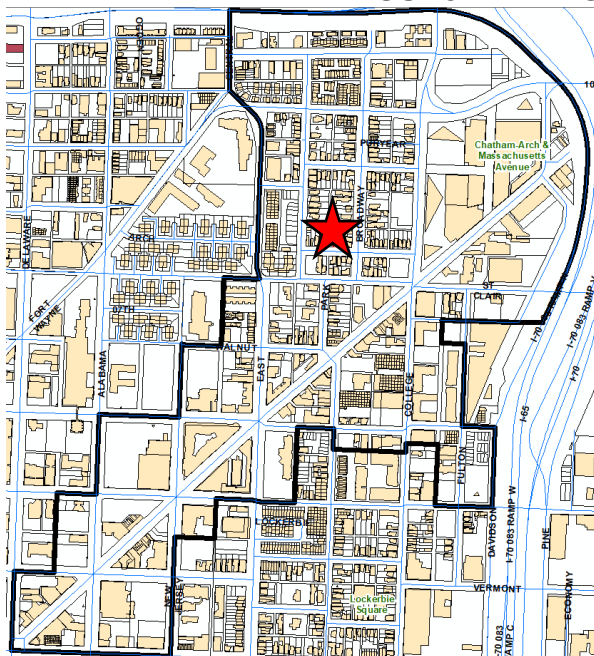
DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

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. A catalogue cut sheet or drawings documenting the appearance and material of new window for main house must be provided to the IHPC prior to purchase or installation of the window.
Approved: _____ Date: _____
 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.

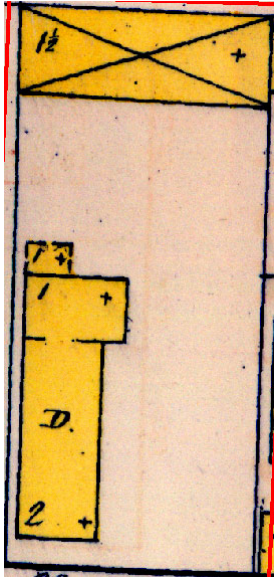
NOTE: Property owner is responsible for complying with all applicable codes.

EXHIBITS

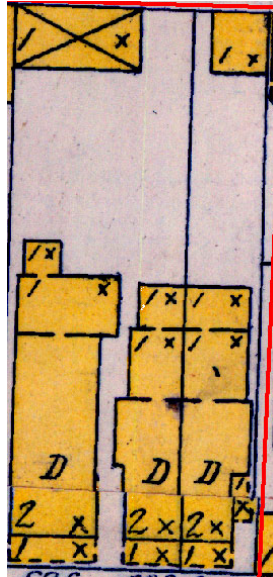
SUBJECT PROPERTY



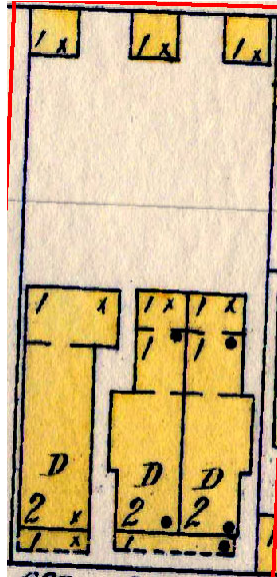
HISTORIC MAPS & AERIALS



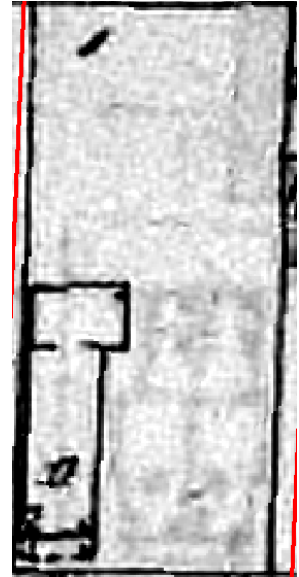
1887



1898



1915



1956 revised



1972 Aerial

EXISTING CONDITIONS



Subject property – looking north



Subject property – south & west elevations



Subject property – view of south and east elevations, showing visibility of location where addition and garage would be constructed.

Views of the historic one story addition, demolish in 1989



South elevation of addition



North & east elevations of addition & house

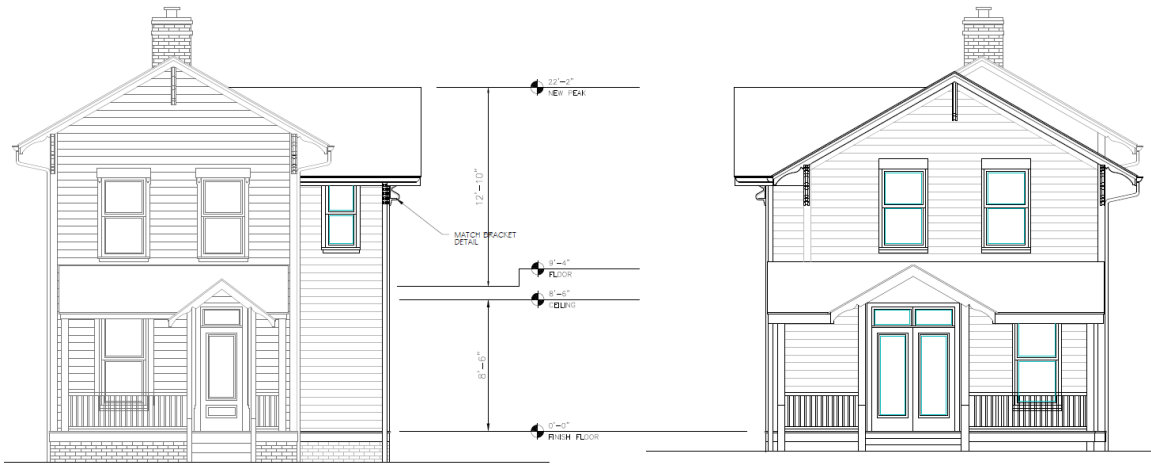
CONTEXT



Properties to the east



Properties to the west



SOUTH ELEVATION

NORTH ELEVATION

Rear addition – front/south and rear/north elevation



Rear addition – east elevation



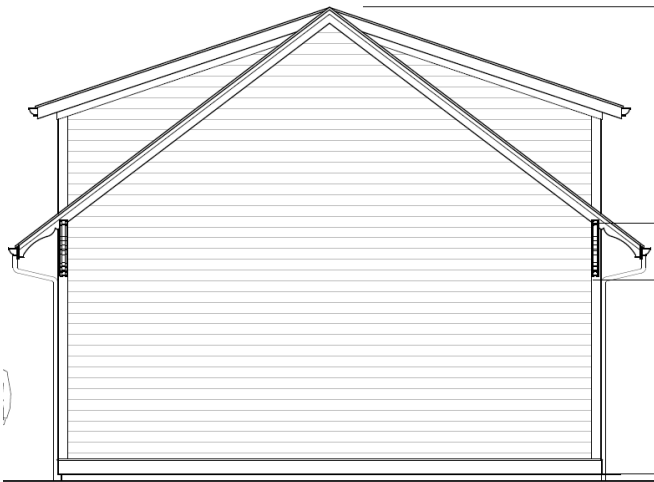
Rear addition – west elevation



Garage – north/alley elevation



Garage – south/yard elevation



Garage – east elevation



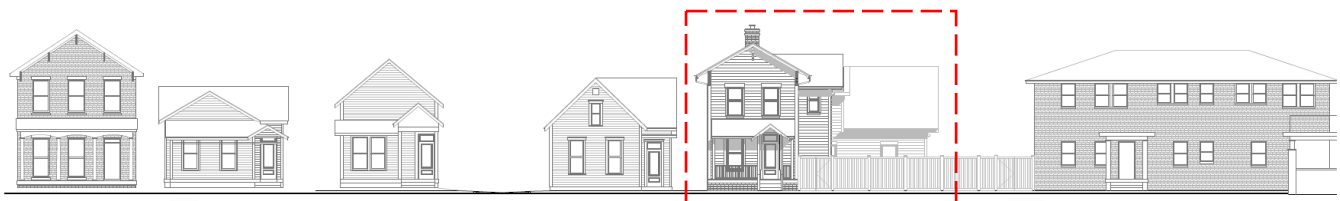
Garage – west elevation



Full site east elevation



Full site south elevation (right showing fence approved under different COA)



Streetscapes

Sash, Screen/storm doors, porch, desk and railing spindles, water table trim and incidental accents.
Stolen Kiss Sherwin Williams SW 7586

Window and door casings, corner vertical casings, porch posts and rails, water table band
Bohemian Black Sherwin Williams SW 6988

Siding
Manor House Sherwin Williams SW 7505

Wood Doors
Miniwax Provencal 211

Base where exposed brick exists
Old Indiana Brick

Finishes and materials

SUPPORT LETTER



January 19, 2024

TO: Indianapolis Historic Preservation Commission

RE: File # 2024-COA-003 (CAMA)

Applicant: Sarah Hill

Historic Area Address: 626 East Arch Street

Work to be Done: Construction of a 2-story addition to the back of the existing home along with a detached 1.5 story garage

Please be advised that Mz. Hill came before the Chatham Arch Neighborhood Association Board with information and drawings of the above proposal. After discussion, the Board was happy to approve the proposed construction and make a formal recommendation for its going forward. If you need any further clarification or information, please contact me at rosebudde71@hotmail.com.

Thank you.

Sincerely,

Dee Macheda, President, CANA



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

IHPC STAFF REPORT SUMMARY

Hearing Date: February 7, 2024
Case Type: New Case
Continued From:
Case Number: 2023-COA-518 (HMP)
Property Address: 1724 N. NEW JERSEY ST.
Historic Area: Herron Morton Place
Township: Center
Council District: 11
Applicant: Jason Wolfe
Owner: Aaron & Kristin Kohn
Request: Construct 2-story, single-family house and 3-car garage with connector/breezeway.
Staff Recommendation: Hear testimony then continue
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

The subject property is currently a vacant lot. The 1898 Sanborn Fire Insurance Map shows the parcel was once the location of a 1.5-story, frame, single-family house, with a 1-story, wrap-around, front porch; two, 1-story, rear wings; and a 1-story covered porch at the southwest corner. An edit to the 1915 Sanborn Map shows that a large, 1-story, frame garage was constructed at the rear, west end, of the property. Historic Baist Maps indicate that the garage was most likely built in the 1930s. An edit to the 1956 Sanborn Map shows the house and garage were demolished sometime not long after 1956. A 1972 aerial photo shows that both buildings had already been demolished by 1972.

For decades, the subject property was included in a larger property that also included 1720 and 1716 N. New Jersey Street. The current owner of 1720 sold the 1716 and 1724 parcels in late spring of 2022, and that is when the current owners took possession of the property.

REQUEST

House and Connector/Breezeway

The proposed, 2-story, gable-roof, frame house reflects the setbacks, orientation, spacing, height, entry and mass of its context, but it is very contemporary in style, design and materials. The overall form of the house is asymmetrical, like many of the late Queen-Anne and Free-Classic houses found throughout the district. A projecting, 2-story, bay with asymmetrical gable roof is located slightly to the north of the southern end of the front (east) elevation. Large, unevenly-sized, window openings are placed at the very north and south edges of the projecting bay. The openings on the south side are larger than those on the north. A 1-story, front-entry bay projects out from the main, 2-story body of the house, on the north end of the front elevation. It is slightly setback from the front, northeast corner and is also setback from the front, southern, projecting bay. A tall, unadorned, flat-panel door is centered within the entry bay.

A flat roof covers the entry bay and extends out over the concrete, front porch. The base of the porch stretches to the south and creates a deep, uncovered, planting box, in front of the south bay. Two, small, casement windows, off center of the front door, are located above the door, on the second floor. The gable roofs have no side eaves. Deep wickets extend out and around the front and rear (west) elevations. A shallower wicket extends out from the stair bump-out that is located toward the front, eastern end of the south elevation. Also located on the south elevation is a tall, exterior chimney, placed slightly west of center. The chimney serves a fireplace in the living room. The chimney chase is located completely outside of the house's exterior envelope to not consume any of the interior square footage.

The rear, west elevation is fairly simple. Approximately two-thirds of the south end consists of an inset, covered, 2-story porch with metal balustrade at the second floor. A 3-panel, full-lite, sliding door system allows access to the first level of the porch. A typical, 2-panel, full-light, sliding door allows access from the second floor. A small, square, fixed window is located directly above a full-lite, single, entry door on the northern third. An open, 1-story, covered breezeway connects the house to the garage. It runs between the single-entry door on the rear of the house to the man/service door on the east elevation of the garage. Two, large, ground-to-roof, breezeblock walls are located on the north side of the breezeway.

Standing-seam metal roofing material covers the gable roofs. Smooth, 4-inch, fiber-cement lap siding will be used on the front (east) and rear (west) elevations. It will also be used for the wicket surrounding the stair bump-out. Ribbed, metal siding will clad the north and south elevations, as well as the front and rear wickets. Smooth, fiber-cement panels will clad the chimney; southern face of the stair bump-out; and horizontal wall spaces between window openings. Trim will not be installed around openings. Andersen 100 Series Fibrex windows will be used for the casement, fixed picture and fixed transom windows throughout the house. Two low-profile skylights will be located over the primary bedroom near the rear, southwest corner. One low-profile skylight will be located over the primary bathroom, near the center of the northern roof slope.

(NOTE: The applicant has submitted an alternative front façade design for the Commission to consider during its review. The alternate option is not the applicant's or owner's preferred option, though. Drawings of the alternative option have been included in the Commissioners' packets. A 2-D elevation drawing of the alternative design is included in this report. Staff's comments on the alternative front façade design are included in the caption for the 2-D elevation drawing.)

Garage

The large, 1-story garage has a T-plan shape with both a front and side gable roof. The garage's large size arises out of the owner's desire to use part of the interior for a woodworking workshop. A 2-car garage bay, with side-gable roof, is located on the north. A taller, 1-car bay, with front-gable roof, is located on the south. The space within the taller bay will be utilized to store a large van that will be used for recreation, work equipment and general transportation. Two, overhead doors will be located on the west, Ogden Steet elevation. A single man/service door will be located on the northern end of the east elevation, while double doors will be centrally-located within the east elevation of the taller southern bay. A single window will be located under the north gable. Two, transom-like windows will be located on the south elevation.

Shallower wickets will adorn the east and west elevations of the taller southern bay and the north elevation of the 2-car bay. Standing-seam metal roofing material covers the gable roofs. Smooth, 4-inch, fiber-cement, lap siding will be used on all elevations. A smooth, fiber-cement panel will be placed between the two windows on the south elevation. Like the house, there is no trim around openings.

Site Plan

The house is situated slightly more to the north in order to maintain the building spacing pattern, and because the historic house to the south is located very close to its northern property line. The front setback of the house places it behind the bodies of the houses on either side. The front of the front porch is in line with the front of the front porch of the historic south to the house. The garage has a 4-foot setback from both the north and south property lines, and a 5-foot setback from Ogden Street, to be in line with the neighboring garages.

Context

There is a combination of multi-story, single-family to multi-family residential buildings in this block of N. New Jersey Street, which include a mixture of historic and traditionally-designed, newer construction. Styles range from Queen-Anne and Free Classic to Craftsman and historically-influenced, modern design. While the style of each building varies, there are many common denominators amongst them, including: traditional design features; similar building heights (1.5-2.5 stories) and massing; spacing between buildings; symmetrically-formed, multi-gabled roofs; and the use of traditional building materials as the majority of the exterior finishes.

HISTORIC AREA PLAN RECOMMENDATION

The following recommendations for new construction in the Herron-Morton Place Historic Area Preservation Plan particularly pertain to this new construction request:

- 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 primary relate.*
- Setbacks:
 - *A new building's setback 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 no allow appropriate setbacks, a variance may be needed.*
 - *If setbacks are vaired, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.*
 - *If setbacks are uniform, new construction must conform.*
- Orientation:
 - *New buildings must relate to the street.*
 - *Avoid new buildings at angles to the street which are not characteristic within the building or neighborhood context.*
 - *Avoid buildings or building groupings which turn away from the street and give the appearance that the street façade is not the front façade.*
- 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.*
 - *Avoid the creation of large open spaces where none existing historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.*
- 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 appropriate range. 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.*
- *Cornice height can be as important as overall building height and where there is uniformity, should conform with contiguous buildings in a similar manner.*
 - *If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.*
 - *Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.*
 - *Avoid any building height that appears either diminutive or overscale in relation to its context.*
 - Outline:
 - *The basic outline of a new building should reflect building outlines typical of the area.*
 - *The outline of new construction should reflect the directional expression characteristic of the existing buildings in its context.*
 - *Avoid roof shapes which create uncharacteristic shapes, slopes and patterns.*
 - Mass:
 - *The total mass of a new building should be compatible with surrounding buildings.*
 - *The massing of the various parts of a new building should be characteristic of surrounding buildings.*
 - 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.*
 - *Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.*
 - Fenestration:
 - *Creative expression with fenestration is not precluded, provided the result does not conflict with or draw attention from surrounding historic buildings.*
 - *Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.*
 - *The basic proportions of glass to solid that is found on surrounding buildings should be reflected in new construction.*
 - *Avoid window openings which conflict with the proportions and directionality of those typically found on surrounding historic buildings.*
 - *Avoid windowpane patterns which conflict with those on surrounding historic buildings.*
 - Foundation
 - *New construction should reflect the prevailing sense of foundation height on contiguous buildings.*
 - Entry
 - *Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.*
 - *Avoid entrances which are hidden, obscured, ambiguous, or missing.*
 - *Avoid designing approaches to buildings which are uncharacteristic within the site's context.*

- Materials:
 - *The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.*
 - *Natural materials are encouraged although modern materials may be considered provided they appear and perform like natural materials.*

STAFF RECOMMENDATION

New House, Garage and Breezeway/Connector

Staff generally finds the setbacks, orientation, spacing, height, entry and mass of the proposed house and garage to be appropriate. Staff believes those design elements are consistent with the historic development patterns and are relatable to the context. Staff is also comfortable with the connector/breezeway, since it is mostly open and transparent in design and material.

Conversely, Staff does not find that the outline, materials, fenestration, style and design reflect the Plan's recommendations for new construction. Nor does Staff believe that the overall style and design respect the historic and traditional character of the neighborhood. Staff recommends significant changes to the project so that it will satisfy the recommendations written and illustrated in the Plans; and to also respect the historic, traditional characteristics of the immediate context. Therefore, Staff is recommending a continuance of the case, so that the applicant and his clients may work together to implement those changes.

Staff met with the applicant and his client. During that meeting, it was discussed that Staff does not find that the following items meet the intent and recommendations of the Plan:

- Outline –
 - The uneven gable of the southern, projecting bay on the front (east) elevation is a departure from the even roof forms found throughout the 1700 block of N. New Jersey Street.
 - While flat roofs are not uncommon in the context, the flat roof of the stair bump-out, on the south elevation, pulls more attention to it and exacerbates the overtly modern design.
 - The tall chimney on the south elevation projects out farther than more traditional chimneys, which are typically integrated more within the envelope of the building.
 - The combination of the first three elements causes the south side of the house to feel heavy and a bit lopsided.
 - The garage's T-plan is uncharacteristic for garage accessory structures between the 1600-1800 blocks.
 - The taller third bay on the south end of the garage is also out of place for a residential accessory structure. Its height is more reminiscent of a commercial structure and use.
 - For the roofs, Staff recommended that the front gable be made even, and that the flat roof of the bump-out be changed to a gable.
 - Staff recommends that the side gable of the garage be carried across the entire length of the garage, and that the height of the third bay be lowered.
- Style and Design –
 - The overall style and design do not respect characteristic design elements of the surrounding buildings, and therefore, are not compatible with the district.
 - The projecting wickets, found on multiple elevations of both the house and garage, are a very contemporary design element, and they are not found within the direct context.
 - Staff recommended reducing the wickets' projection and/or removing them completely.

- Fenestration –
 - The size and placement of the windows does not follow the set fenestration pattern of the direct context.
 - Staff recommended adding mullions to break up the large expanses of glass, or creating multiple, more uniformly sized openings across the front elevation.
 - Staff also recommended lifting the sill height of the first floor, front windows.
 - The Commission has remarked that 2-panel sliding doors are too suburban in style and not appropriate for use in an urban historic district.
 - The front door is solid and does not contain a lite. This is not consistent with neighboring front entries. All of the immediate neighbors within this section of N. New Jersey Street have front entries with some kind of lite in the doors.
- Materials –
 - The use of standing-seam, metal roofing and ribbed, metal siding as the main roofing and siding materials is too contemporary in nature. They do not reflect or complement the surrounding context and are not compatible with the traditional building materials found in this area of the district.
 - Metal siding can be found within the 1800 block of N. New Jersey, which is farther north of the subject site and not within the direct context of the 1700 block of N. New Jersey. It is used in smaller quantities as an accent siding material. It is not used to cover the majority of the façades. Metal siding was employed more in the houses in the 1600 block of N. New Jersey, which was mostly a blank, expansive site. This block is also not within the direct context of the subject site.
 - Similar can be said for standing-seam metal roofs. The material is only used to accent smaller roof areas in the 1700 block and much larger areas outside of the context in the 1600 block.
 - The use of fiber-cement panels as the exterior cladding for the chimney is also a major departure traditional chimney material. The Commission has been consistent in the past, requiring that chimneys be clad in masonry, like brick or stone.
 - The light and dark, gray color scheme is very cold and in stark contrast to the warmer colors found on the direct neighbors on the either side. Grays and blues are found in the context, but they are richer and warmer in tone.
 - The dark gray used on the stair bump-out contributes the heaviness of the south side.
 - Staff recommended to the applicant and his client that they study the context and select different materials that relate to the materials found within the direct context.
 - Staff also recommended using the metal materials only as accents.
 - Lap siding would fit much better within the context.

Staff is recommending that the Commission provide the applicant and Staff with feedback on the design of the house and garage. Then, Staff recommends that the Commission continue the case to the March 6, 2024, hearing. This will allow the applicant and his clients time to work with Staff on incorporating Staff's and the Commission's comments and suggestions, made at the February 7, 2024, hearing.

NOTE: Staff received a remonstrance letter from the Herron-Morton Place Historic Preservation and Land Use Committee. The letter is included at the end of this report.

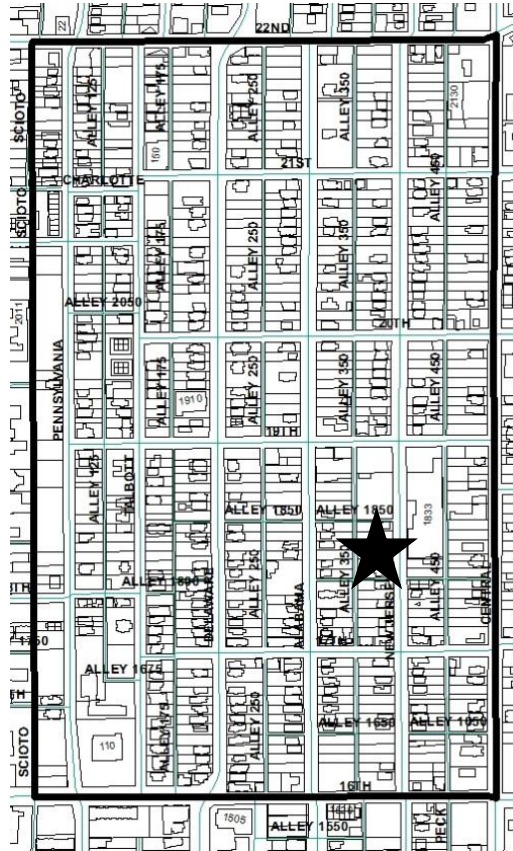
STAFF RECOMMENDED MOTION

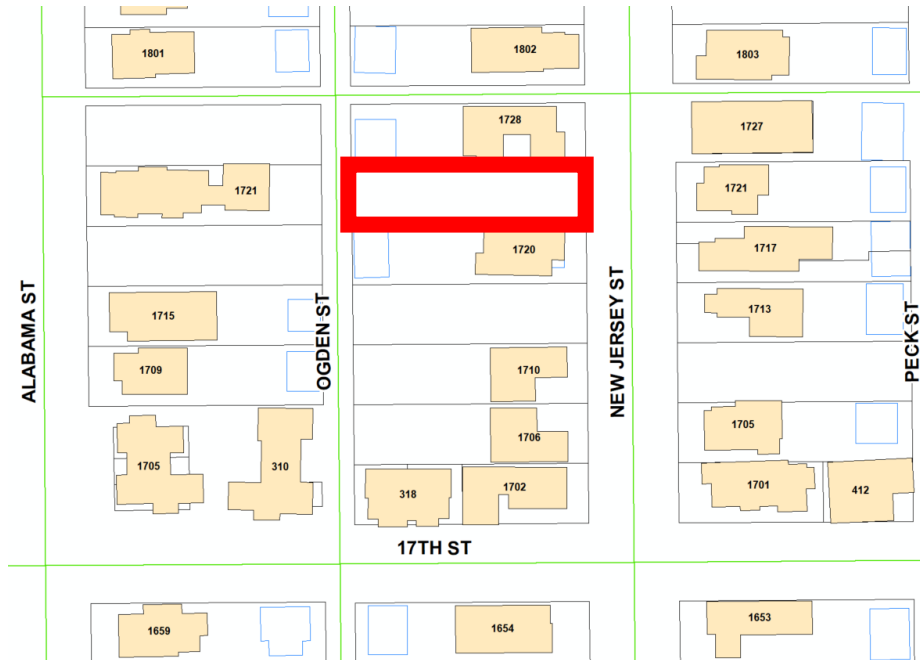
COA #2023-COA-518 (HMP):

To continue the COA request until the March 6, 2024, Commission hearing to allow for the applicant and his clients time to incorporate any recommended changes discussed by the Commission at the February 7, 2024, hearing.

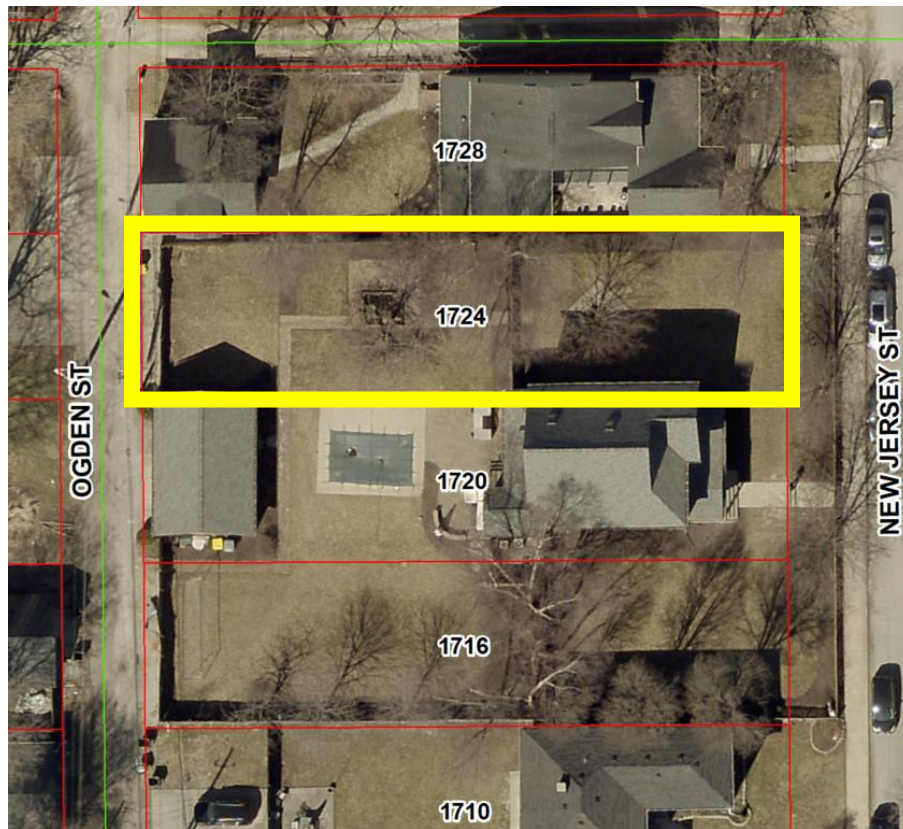
EXHIBITS

LOCATION OF SUBJECT PROPERTY IN HERRON-MORTON PLACE



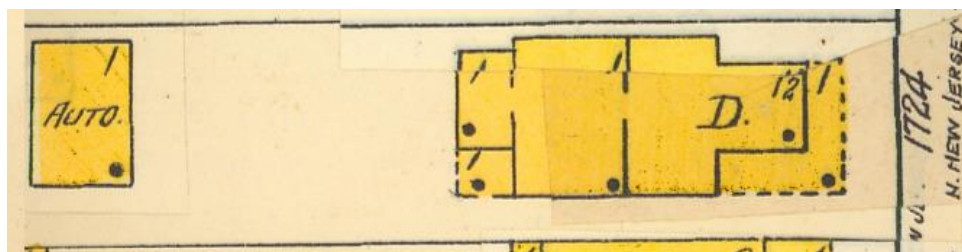


Subject property is outlined

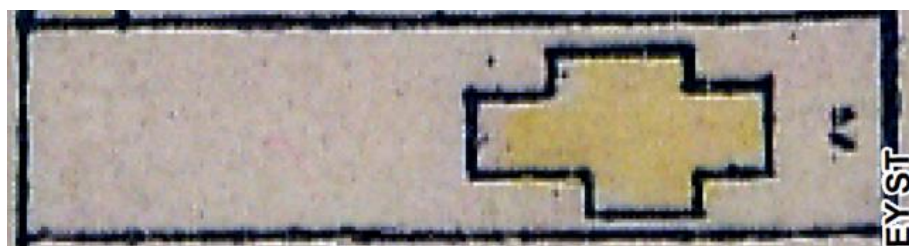


Subject property is outlined

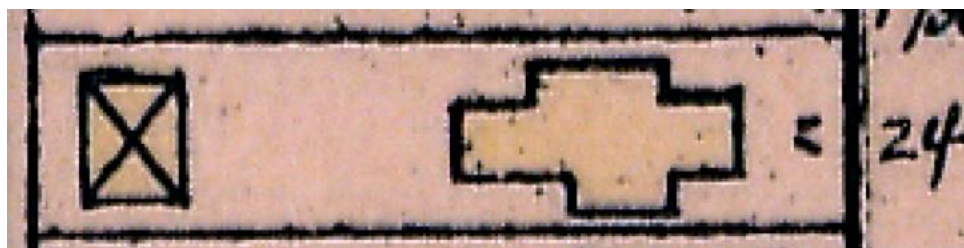
SANBORN AND BAIST MAPS



1915 Sanborn



1927 Baist



1941 Baist



1956 Sanborn

CONTEXT PHOTOS



Looking west at subject site



Properties north of subject site



Properties farther north of subject site



Looking southwest toward subject site



Properties south of subject site



Looking farther south from subject site



Looking northwest toward subject site



Looking east, directly across N. New Jersey St. from subject site

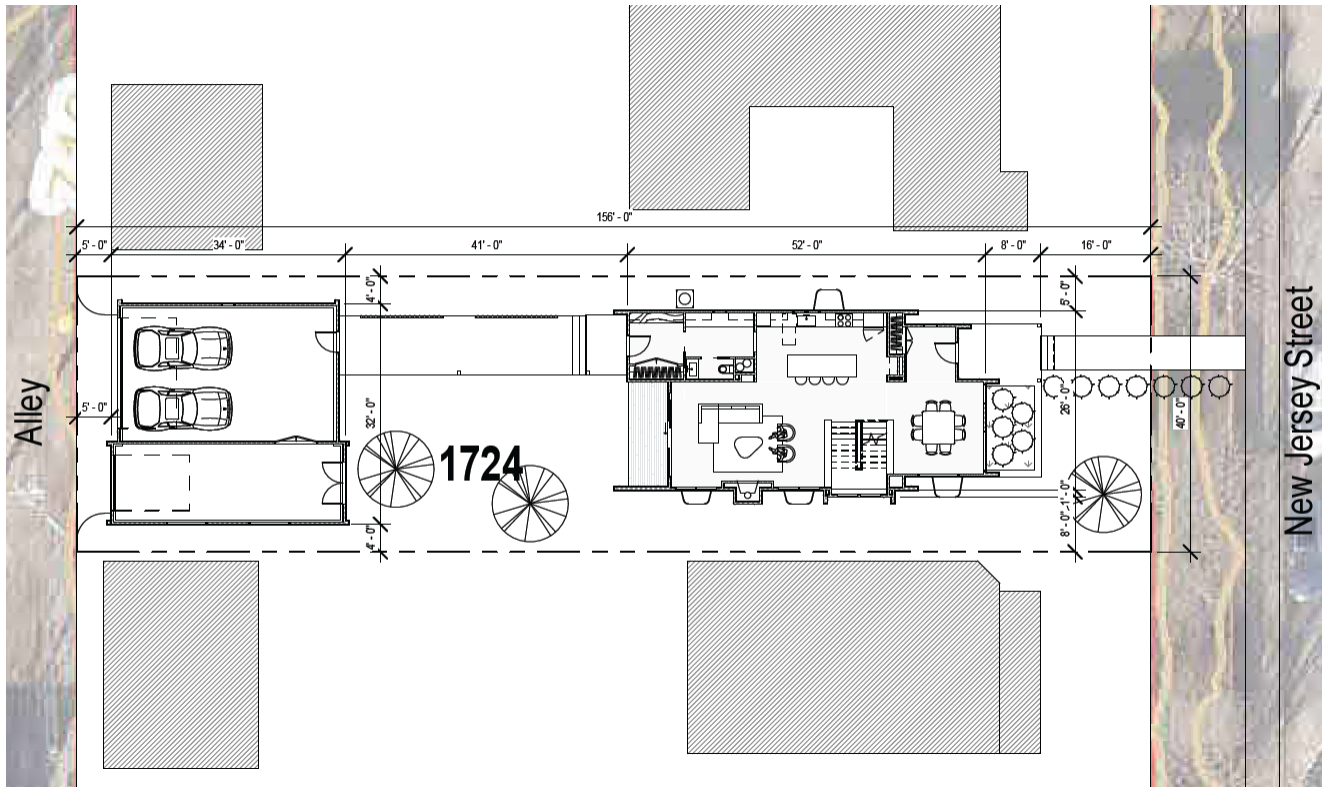


Looking northeast, across N. New Jersey St. from subject site

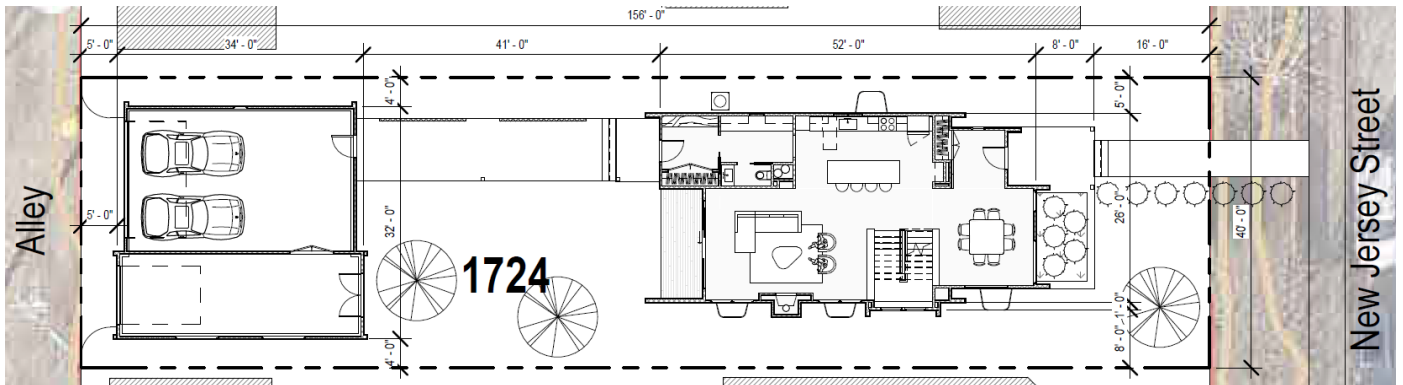


Looking southeast, across N. New Jersey St. from subject site

PLANS



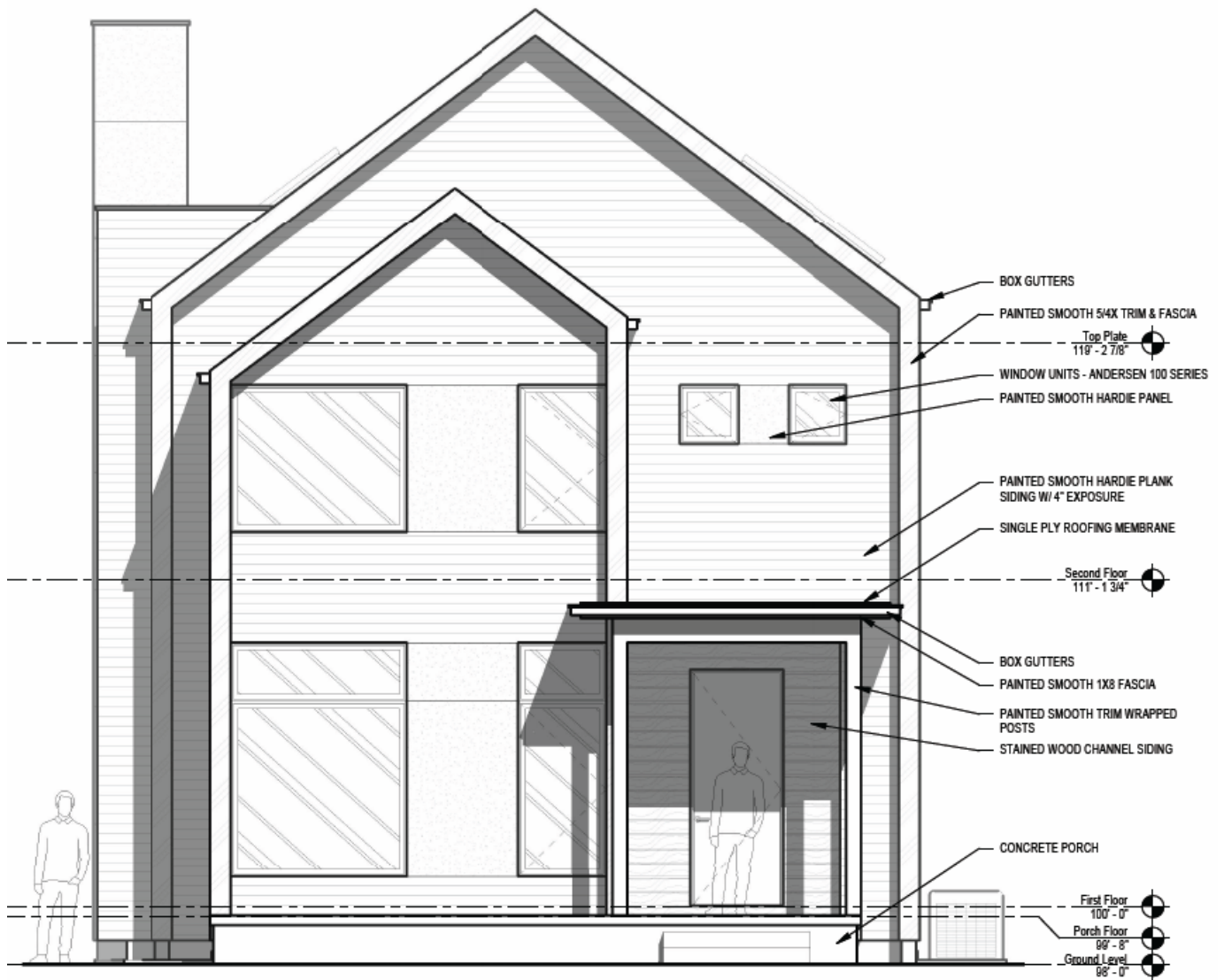
Site Plans



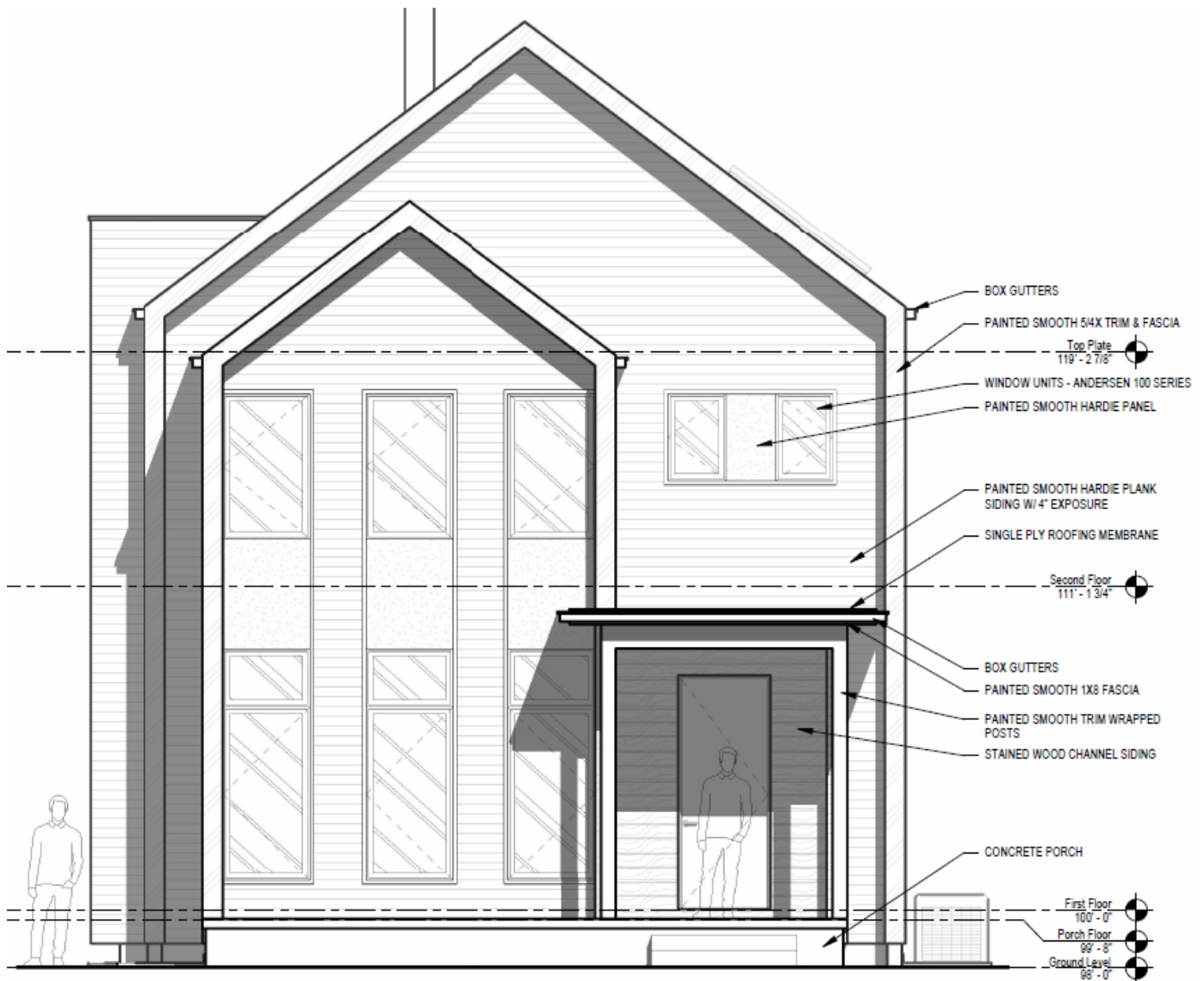
STREETSCAPES



South elevation of house and garage showing proposed connector/breezeway with breezeblock.

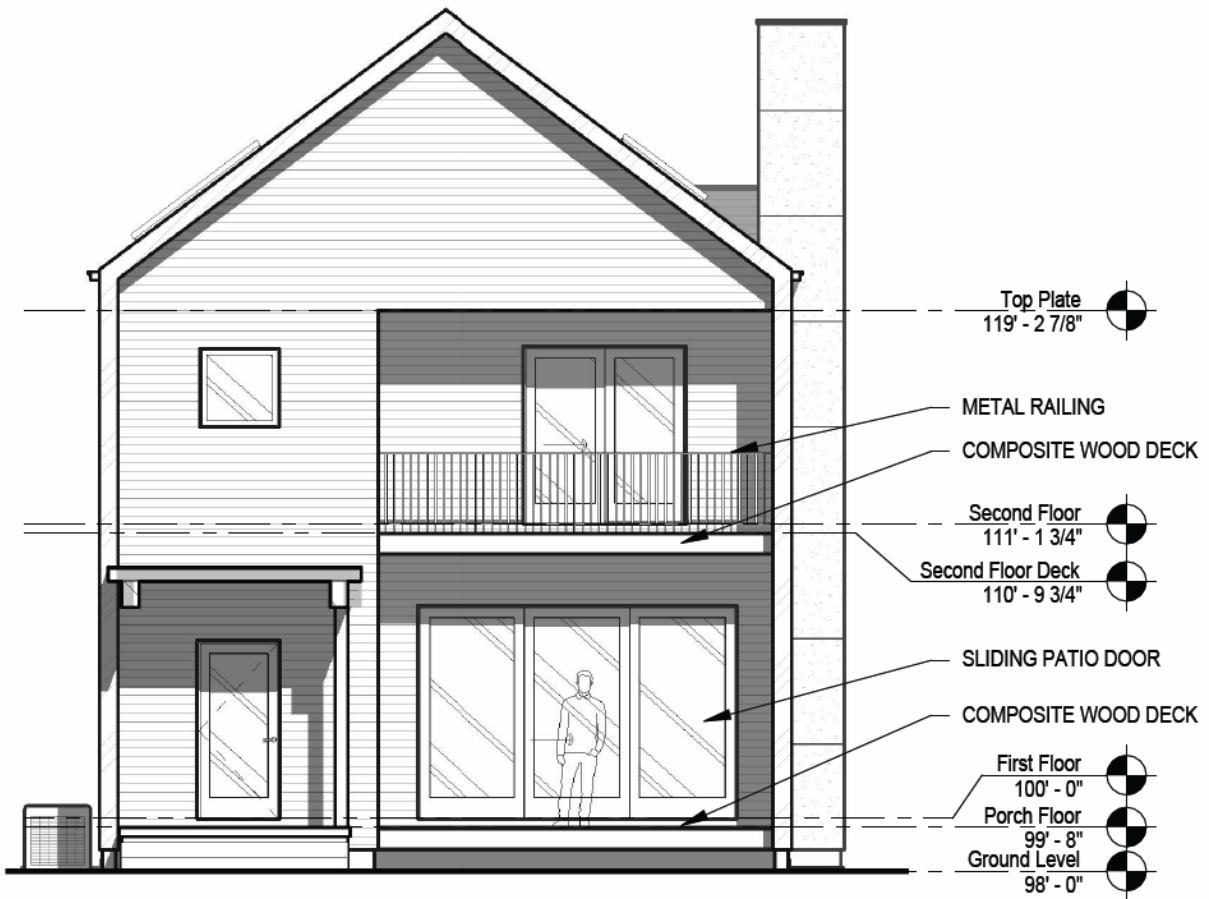


Proposed front (east) elevation (Applicant's/owner's preferred option)

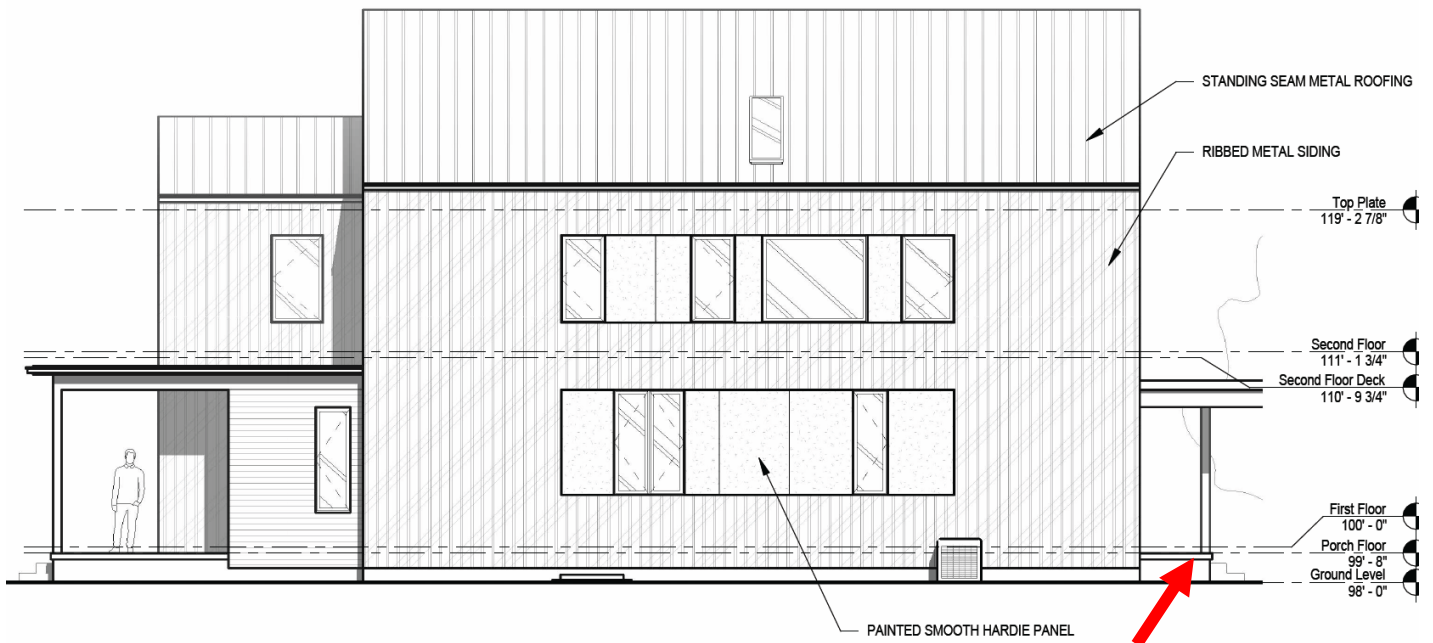


Alternative option for front (east) elevation. This alternative design was first provided to Staff on November 17, 2023, as an exploration of a more traditional fenestration arrangement, with an evenly-shaped gable for the projecting bay. Regarding those elements only, Staff prefers this elevation design, finding that it respects and settles in with context much better than the requested design. A streetscape drawing and renderings for this alternative design can be found in the Commissioners' packets for consideration.

(Note: Instead of the currently proposed chimney, this elevation includes a previous iteration of the exhaust method for the fireplace, which would have utilized a prominently-exposed, metal, pipe flue. Staff did not find this to be the most appropriate design.)



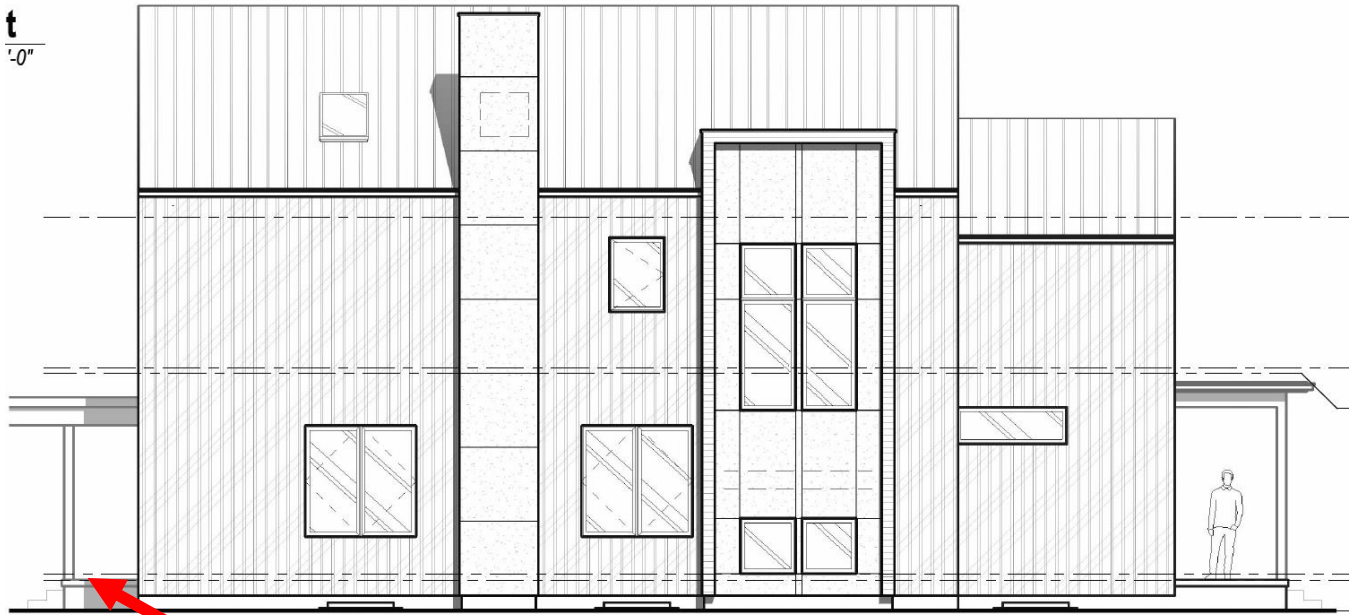
Rear (west) elevation



North elevation

Start of breezeway/connector

Elevation
t
'-0"



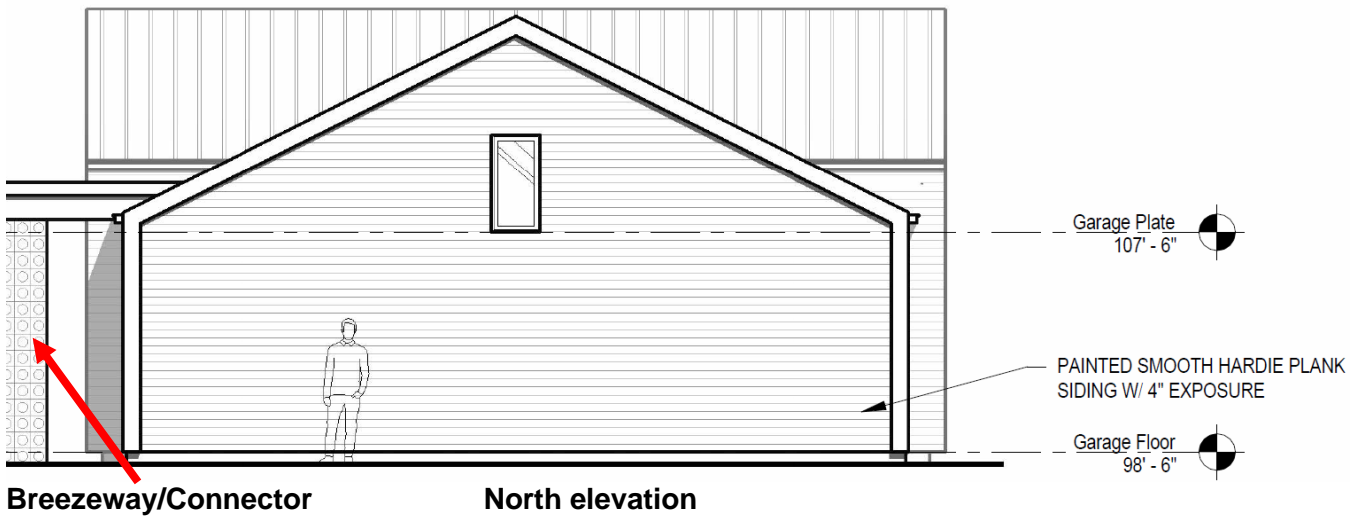
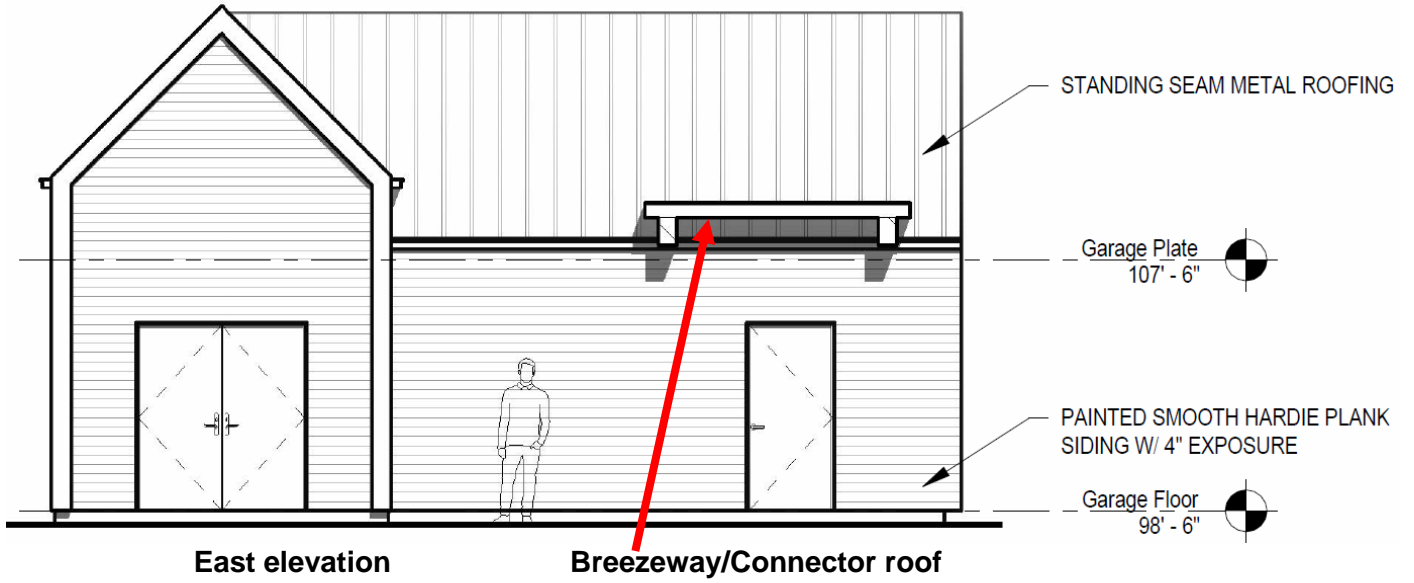
Start of breezeway/connector

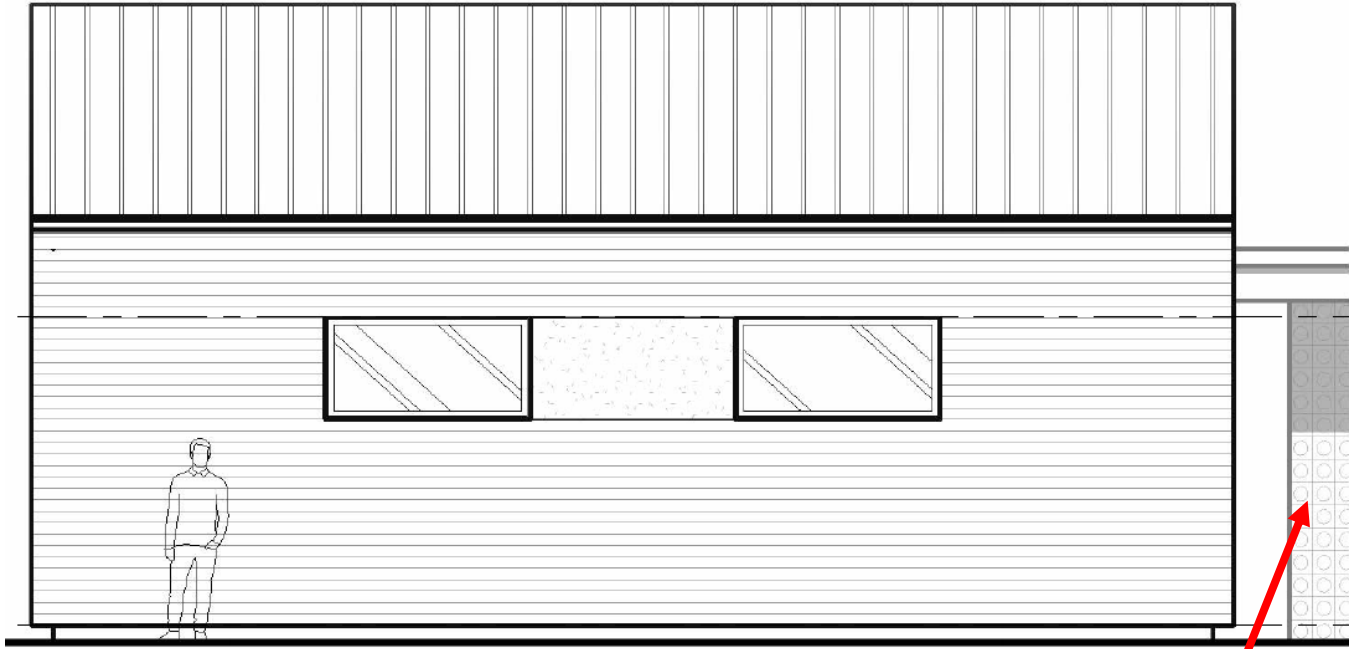
South Elevation

GARAGE



West (Ogden St.) elevation





South elevation

Breezeway/Connector



Rendering of front (east) and north elevations (applicant's/owner's preferred option)

ALTERNATIVE FRONT ELEVATION OPTION



Rendering of front (east) and north elevations (alternative option)



Rendering of front (east) and south elevations (applicant's/owner's preferred option)

ALTERNATIVE FRONT ELEVATION OPTION



Rendering of front (east) and south elevations (alternative option)

REMONSTRANCE LETTER



RECEIVED

January 29, 2024

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Indianapolis Historic Preservation Commission
200 East Washington Street, Room #1801
Indianapolis, IN 46204
Attn: Dean Kessler, Architectural Reviewer
RE: 2023-COA-518 | 1724 N. New Jersey Street
January 28, 2024

Dear Indianapolis Historic Preservation Commission:

Having met with the applicants, looked at the site, and consulted with neighbors, the Historic Preservation and Land Use Committee (LUC) of Herron-Morton Place would like to express some concerns regarding the proposed new construction at 1724 N. New Jersey Street.

The new construction is being proposed for what the HMP Historic Preservation Plan describes as an isolated site, i.e., "a single vacant lot which exists in a highly developed area with very few if any other vacant lots in view." Though the LUC has no issues with the design *per se*, it does not think that it meets the expectation that proposed new construction should strive for "design solutions that recognize the characteristics of, and bring harmony between, new and existing buildings in Herron-Morton Place." In fact, the proposed design stands in rather sharp contrast with the existing structures on the block, thereby drawing undue attention to itself.

The LUC is particularly worried about how the proposed design will affect the historic two-story frame house immediately to the south, especially since that structure currently has a vacant lot on each side of it. We anticipate that what is going to be built on the north lot will affect what will be proposed for the south lot, so that there is a real risk that the historic house would thereby recede to the background or come to seem "out of place," thus diminishing its role in the overall streetscape.

In light of this, the LUC would like to see a design that is more harmonious with the surrounding structures, while taking into account both sides of the street (the submitted streetscape only depicts the west side of the street).

There are several elements that in our view stand out:

Windows/fenestration: The size and positioning of the windows mark a clear departure from the basic fenestration pattern in the area, and the windowless front door is incongruent with the entry doors found on adjacent properties.



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January 29, 2024

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Form/design: The wicket, with its asymmetrical roofing, together with the flat-roofed staircase, causes the front of the structure to be visually lopsided toward the south—a feature that causes the house to stand out more, and accentuates the divergence in design compared to the historic residence immediately to the south, which shows a more muted and more balanced classical design.

Materials: Though we are sympathetic to the use of sustainable materials, we do have concerns about the choice of roof and siding as well. The proposal shows a seam metal roof with ribbed metal siding on the north and south façade, carrying all the way through to the front. This choice of material also puts the proposed design in contrast with the surrounding structures, which use wood or wood-like siding and have shingle roofs. This contrast is amplified by the absence of soffits and can easily be amplified still further by paint choices from current or future owners. Moreover, there is enough distance from the adjacent properties to make the north and south façade at least partially visible from the street. Again, we are not opposed to the use of sustainable materials, and typically seek to encourage such, but we would like to see additional effort to make the result more harmonious with what is already on the block.

Chimney material: The proposed chimney, being fully exterior, is relatively massive and likely to be visible from the street. The current proposal further envisions covering the chimney with cement panels. This is congruent neither in design nor in material with historical chimneys, one of which is preserved on the block (albeit only partially). Though we have no principled objections to the shape or size of the chimney, we would like to see it being covered by something more like the chimney at 1655 North New Jersey (which might even be in line of sight), which has a similar boxy shape but is clad in stone, resulting in a more natural look. That would go a long way making the chimney more appropriate to the block's setting and more aligned with the Herron-Morton Preservation Plan.

Front porch: Though we are not fully opposed to the proposed landscaping bed in the front, we still want to draw attention to the preference for a full-width front porch. The historic home south of this site has one, and adding a full-width front porch will encourage consistency to promote a full-width front porch design upon redevelopment of the vacant lot to the south. Most residences on the east side of the street have full or near-full front porches. Furthermore, having fully functional porches on both sides of the street opens up the residences in a way that will enliven the block and form a better fit with Herron Morton Place's well-developed porching culture.



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January 29, 2024

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PRESERVATION COMMISSION

To this we should further add that the HMP LUC, as well as some neighbors nearby, are fully supportive of the breezeway that connects the garage to the main structure, the T-shaped design of the garage, and the addition of a tall single-bay garage door. Though the T-shaped design differs from typical new construction garages (most of which are not too inspiring), we believe that given the context this departure is a good thing. Historically, alley-side auxiliary structures have served a variety of purposes, including professional ones, and we see this design as nicely echoing that tradition. Also, if precedent is considered, there exists at least one commercial-looking tall garage door in the neighborhood, a few blocks to the north, at 2050 N. Alabama Street.

To conclude, the Herron-Morton Place LUC has some concerns regarding this design, based on the stipulation in the HMP Historic Preservation Plan that new construction *on an isolated site* should “reflect the design trends and concepts of the period in which it is created,” while also being “in harmony with the old.” While the proposed design succeeds with the former, we believe that it falls short of the latter.

Respectfully,

Cornelis (Kees) de Waal, on behalf of the
Historic Preservation and Land Use Committee
Herron-Morton Place



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

IHPC STAFF REPORT SUMMARY

| | |
|------------------------------|---|
| Hearing Date: | February 7, 2024 |
| Case Type: | New Case |
| Continued From: | |
| Case Number: | 2023-COA-531 (CH) & 2023-VHP-009 |
| Property Address: | 1323 Polk Street |
| Historic Area: | Cottage Home |
| Township: | Center |
| Council District: | 13 |
| Applicant: | Mark Crouch |
| Owner: | Shakima Moore |
| Request: | Construct addition and second floor on existing garage for living space; Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit. |
| Staff Recommendation: | APPROVAL |
| Staff Reviewer: | Emily Jarzen |

BACKGROUND OF PROPERTY

Historically this was a rectangular lot, which had a duplex at the corner of Polk and Oriental, and a house at the rear of the lot which fronted Oriental. At some point, the rear of the neighboring property was acquired, creating an L-shaped lot. Aerials indicate the historic house at the rear was demolished between 1986 and 1993. The duplex fronting Polk was demolished between 1993 and 1995. The existing house and garage were built between 2005-2007.

This is a corner property with a 3-story frame house fronting Polk. An alley-loaded 2-car garage is behind the house, and fronts N. Oriental Street. The existing buildings were built prior to Conservation District designation (designation 2008). They were also constructed when there were floodplain restrictions in Cottage Home, and so have a significantly higher foundations than what is found historically and in other neighborhood new construction (largely built since floodplain restrictions were lifted).

The house has a full front gable. A large gabled wall dormer is on the east façade. The first and second stories have fiber-cement lap siding. The gables have fiber-cement shingle siding. The house has a full-width front porch. The two-car detached garage is a side gable design, and the door fronts the alley. The garage has siding to match that of the main house.

REQUEST

The owner proposes to modify the existing garage into an accessory dwelling unit. The roof of the existing garage will be removed, an addition built on top, and a two-story addition with large balcony will be constructed to the west. To better fit in with the Oriental streetscape, the proposal reconfigures the gable to be street-facing, and has a 17' tall gable, and then the building bumps up with a second 28' tall gable behind the lower. Cottages nearby largely have side entry porches, so a shed roof cover is proposed on the north side over a side entry door, to emulate the shape of the side entry porches found historically. There is also first floor living space, so that it reads more like a house, instead of being a 4-car garage on the first floor. Proposed materials match those on the house: 4" smooth fiber-cement lap siding, and straight edge shingle siding.

The rear (west) façade has a first-floor covered patio area, with a full-width covered balcony above. The south elevation uses the existing two-car overhead garage door, which remains on and is accessed from the south side.

VARIANCE

The maximum square footage for a secondary dwelling unit is 720 sf. Because this project also includes living space on the first floor, it has about 1,200 sf of living space. Unlike most carriage houses, the goal here is to have a significantly smaller building than the main house, but to read more like the cottages that are found just south of the proposed garage/ADU and therefore also feel more like a primary structure. Having living space on the first floor helps accommodate the goal to make this not simply a large garage with living space above, but more cottage-like in nature.

HISTORIC AREA PLAN RECOMMENDATION

From the Cottage Home Plan:

- *Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.*
- *Attached garages should not face the main street unless that is typical of the area's historic character. Otherwise, attached garages should be designed to not be obvious from the front of the property.*
- *Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.*

STAFF RECOMMENDATION

Staff is recommending approval of the application. Since the property is located on a corner, and the non-historic house is large, approaching the building like a smaller primary structure fits the neighborhood context better than a typical 100% garage on bottom does. Staff supports the variance due to the uniqueness of the site and the accessory building's relationship to the directly adjacent historic cottages that front Oriental.

STAFF RECOMMENDED MOTION

2024-COA-531 (CH):

To approve a Certificate of Appropriateness to construct and addition and second floor on existing garage for living space, and a Variance of Development Standards, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2 & 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.

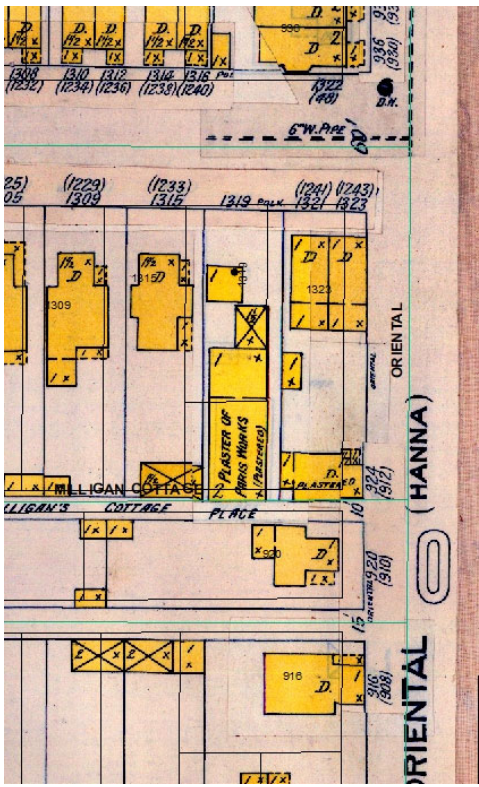
NOTE: Property owner is responsible for complying with all applicable codes.

2023-VHP-009

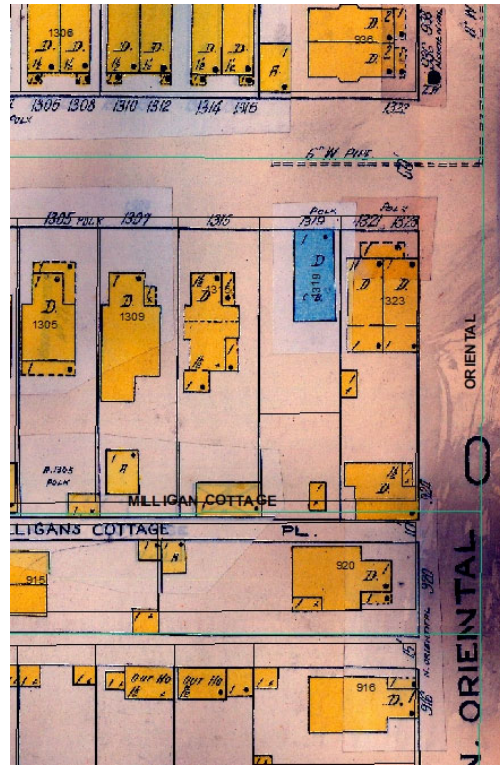
To approve a Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit.

EXHIBITS





1898 Sanborn



1915 Sanborn



Aerial view, subject garage indicated by arrow



Subject property



Garage



Garage with context to the south

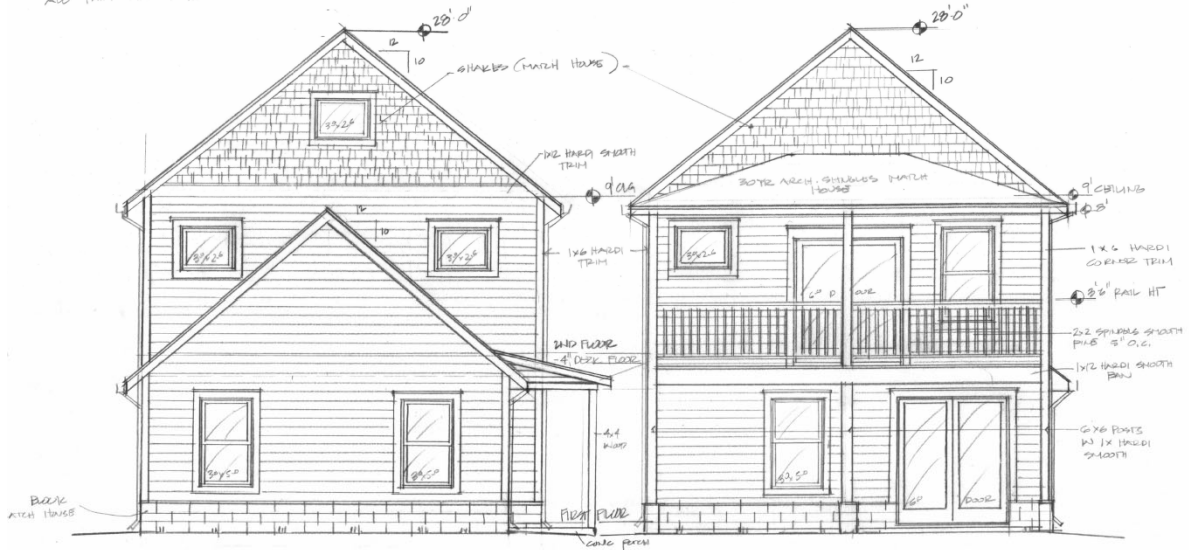


Historic neighboring cottage in foreground, with subject garage beyond



Context to the north of the house (on Oriental, north of Polk)

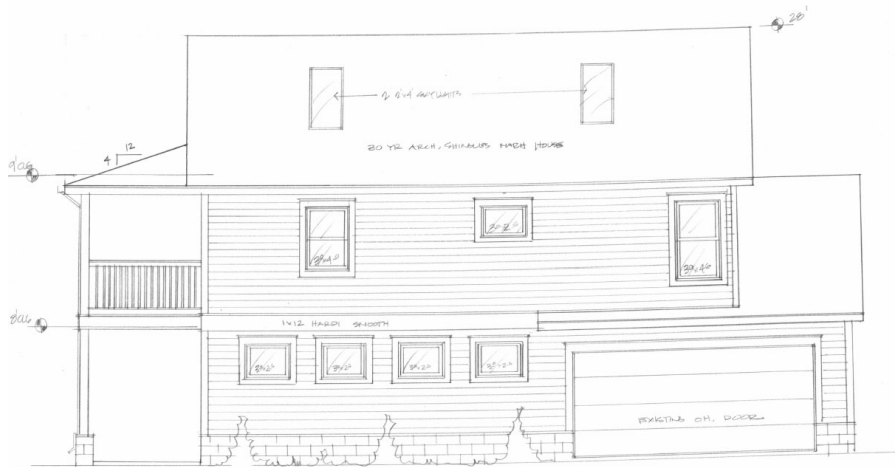
* ALL SIDING IS 4" HARDI LAM SHROUTH
 ALL WINDOW TRIM IS 4" HARDI SMOOTH
 ALL HEAD TRIM IS 6" HARDI SMOOTH
 ALL PAINT MATCHES HOUSE



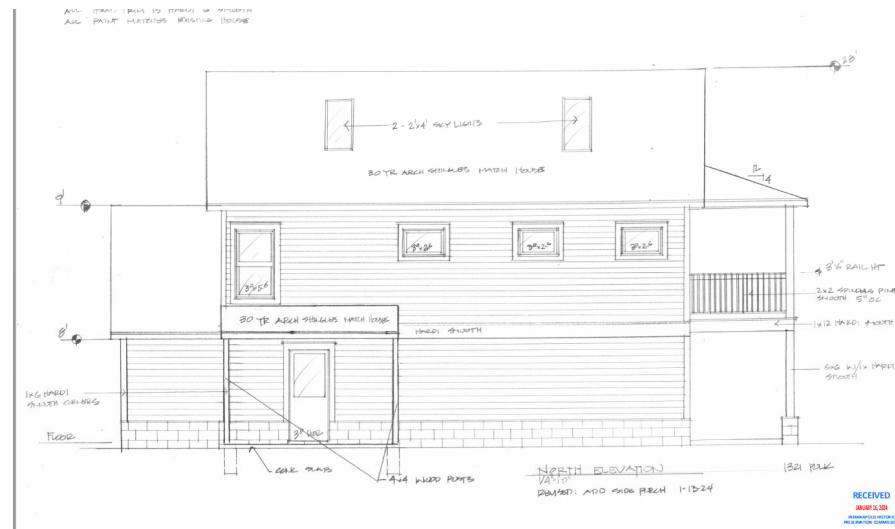
FRONT ELEVATION
 1/4" = 1'-0"

WEST ELEVATION
 1/4" = 1'-0"

1321 POLK RECEIVED
 JAN 11 2024
 MISSOURI DEPARTMENT OF REVENUE



SOUTH ELEVATION
 1/4" = 1'-0"



NORTH ELEVATION
 1/4" = 1'-0"

RECEIVED

RECEIVED
 JAN 11 2024
 MISSOURI DEPARTMENT OF REVENUE

Proposed Findings of Fact

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

Secondary dwellings are common in the surrounding area. There are at least twelve carriage houses located in the surrounding area.

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:

Due to the secondary dwelling facing the main street, it is designed to look like a cottage. Therefore, the secondary dwelling is designed to be compatible with the style, fenestration pattern, mass and height of the the surrounding properties.

It does not conflict with or draw attention from surrounding historic buildings. In addition, the secondary dwelling is designed to be subordinate to the scale, height, size, and mass of the existing primary building and does not overpower.

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

The site is zoned (D-8) appropriately for a two-family dwelling; however, the sites unique location leaves a few challenges with fitting in with the style and fenestration pattern of the surrounding properties. Most carriage homes in the area are located in the alley and are not visible from the main street. However, the proposed carriage house is visible from the main street. After multiple revisions, the proposed carriage house was designed to be a 720 square feet secondary dwelling unit above an existing detached garage with a two-car garage addition. However, to follow the neighborhood's recommendations, to reduce the number of garage doors visible from the main street, the new garage door was removed and replaced with windows. Due to the removal of the garage door, the new garage space is now being counted as livable space and not storage.

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

IHPC STAFF REPORT SUMMARY

| | |
|------------------------------|--|
| Hearing Date: | February 7, 2024 |
| Case Type: | Work Started Without Approval |
| Continued From: | January 3, 2024 |
| Case Number: | 2023-COA-506 (ONS) |
| Property Address: | 1201 North Delaware Street |
| Historic Area: | Old Northside |
| Township: | Center |
| Council District: | 13 |
| Applicant: | Mike Lynch and Jamey Smith |
| Owner: | Traders Point Christian Church INC % Attn Controller |
| Request: | Maintain cameras and non-matching siding and cornice wrap installed without approval |
| Staff Recommendation: | Split into Part A and B: Part A: Approval for the installation of 6 security cameras. Part B: Denial for replacement siding and cornice wrap that don't match the previous materials. |
| Staff Reviewer: | Shelbi Long |

BACKGROUND OF PROPERTY

The subject property is a Neo-Classical Revival church constructed in 1912 and designed by Spencer, Solon, Beman of Chicago. The building was designed for the Second Church of Christ Scientists and is noted in the district plan as one of the best examples of Neo-Classical Revival style in Indianapolis.

In December 2020, IHPC staff granted a COA for a variety of work to the building including the replacement of asbestos shingles on the clerestory with fiber cement to match and the replacement of the clerestory's metal cornice wrap also to match the existing (2020-COA-547). In May 2021 an IHPC Hearing Officer approved the installation of four security cameras on the building (2021-COA-129).

In September of 2023 IHPC staff discovered uneven shake shingle siding on the west and south elevations of the clerestory. Staff researched the property and its previous cases to find the 2020 approval for replacing the asbestos shingles. Upon reviewing previous images of the property, it was determined the new material did not match the previous as was approved and the work was therefore in violation. The Department of Business and Neighborhood Services inspected the property for this violation and also found that the property was in violation for installing more security cameras than approved, installing cameras in different locations than approved, and installing exterior conduit which was not permit by the

approval. Violation case VIO23-006618 was created. The applicants reached out to staff about maintaining the work as installed, and they were advised to apply for a COA. Prior to public notice being sent for the case, the owners removed the exterior conduit, so that aspect of the work is no longer in violation.

In reviewing images of the building for the January 2024 Commission hearing report, staff noticed differences between the previous clerestory cornice wrap and the replacement that was installed. The cornice had two insets on the west/front elevation that were not replicated in the new wrap. This change in the profile of the cornice was not permitted by the COA, and so that portion of the work was added to this request.

REQUEST

Cameras

Three cameras have been installed on the west/front façade of the building, one on the south side near a side entry and two on the north side at another side entry and covering the parking lot. The cameras are light in color and are mounted to the building. The request is to maintain the cameras as installed.

Siding

Fiber cement shake shingles with an uneven hanging pattern have been installed on the clerestory. The shakes are finished in a grey color. Per 2020-COA-547 the width, exposure and layering of the replacement material was to match the asbestos shingles and the new product was required to be hung straight horizontally. The request is to maintain the siding as installed. The applicants have stated that they are concerned that the original windows and new cornice piece may be damaged if additional work is required.

Based on historic photographs taken shortly after the completion of the building it appears that the clerestory was finished in a type of stucco, so the asbestos was a later alteration. It is unknown when the shingles were added. The production of asbestos shingles in the United States began in the early 20th century and quickly grew in popularity, so it is possible that their installation was a very early alteration.

Cornice

A new metal cornice wrap has been installed on the clerestory. On the west elevation the profile of the wrap has been altered, and is flat rather than having the same inset features of the previous. The new cornice wrap is a grey color, matching the new siding. Per 2020-COA-547, the new wrap was to match the dimensions and profile of the previous. The applicants have stated that there was no wood framing under the previous cornice wrap that indicated these insets, and the new wrap was fabricated based on the framing. Similar insets and profile changes are found on the north and south sides which were replicated in the new wrap. The applicants noted that this change in profile allowed for a straight drop at the downspout, creating less of a chance of freezing in the built-in gutter. The request is to maintain the cornice as installed.

Based on historic photographs of the building the original cornice had these two insets which then continued down the wall, near the corners of the west/front elevation. That feature is still present on the north and south sides of the clerestory. Prior to the work under this request, the insets in the wall on the west/front elevation were already removed. That feature only remained in the cornice on this elevation of the clerestory. It is unknown when that alteration work took place.

CONTEXT

The subject property is located at the southern boundary line of the district, bordering Interstate 65. To the north are a brick Italianate dwelling and frame Italianate cottage, both of which are currently occupied by commercial uses, and the historic Windsor apartment building. Directly to the east are residential uses, and to the west is the Benjamin Harrison Presidential site.

HISTORIC AREA PLAN RECOMMENDATION

Masonry Buildings

- Consider repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.
- Avoid applying new material which is inappropriate or was unavailable when the building was constructed.

Roof

- Consider preserving the original roof shape.
- 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 weather vanes.
- Avoid stripping the roof of architectural features important to its character.

Mechanical Services

- Consider installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials and appearance of the building.
- Avoid causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.
- Avoid cutting holes in important architectural feature, such as cornices, decorative ceilings, and paneling.

STAFF RECOMMENDATION

Cameras

Due to their coloration and size, staff believes the camera installations have a minimal impact on the building and therefore support their approval.

Siding and Cornice

Staff finds the request to maintain the non-matching, rusticated shake siding and non-matching cornice wrap on the clerestory to be in direct conflict with the district plan and is recommending denial of the request.

If the Commission finds a request to be inappropriate, a Certificate of Authorization could be granted, but only if the request meets one of the following criteria:

1. Denial would result in substantial hardship
2. Denial would deprive the owner of all reasonable use and benefit of the subject property, or
3. The effect of approval upon the historic area would be insubstantial.

Staff does not believe the criteria for a Certificate of Appropriateness or Authorization as outlined in the IHPC's State Statute is met in this case for the following reasons:

1. Any financial hardship that might exist was self-imposed caused by failure on the part of the owner/applicants to seek approval for the non-matching materials prior to the commencement of work.
2. Denial will not deprive the owner of the use of the property.
3. The shake shingles used for the project are residential in nature and not compatible with the Neo-Classical Revival style of the church. Their installation is in direct conflict with the historic district plan, which states replacement materials should duplicate the old, and there are products available on today's market that better replicate the dimensions and patterning of the previous material. The use of uneven rustication shakes is not permitted in IHPC districts, even on new construction.

The alteration of a cornice profile is in direct conflict with the plan. Cornices are an important element of a roof's historic character and are to be maintained. It appears that the area had alterations prior to this work taking place, but in the event historic materials have been previously altered or removed they should be restored when new work takes place.

STAFF RECOMMENDED MOTION

Part A:

To approve a Certificate of Appropriateness for the installation of 6 security cameras, per submitted documentation and subject to the following stipulations:

- 1. If/when the cameras are removed, affected areas shall be patched/repaired or otherwise returned to their original appearance and weather-tight condition within ten (10) business days of removal.
- 2. Exposed wiring or conduit is not permitted.
- 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.

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

Part B:

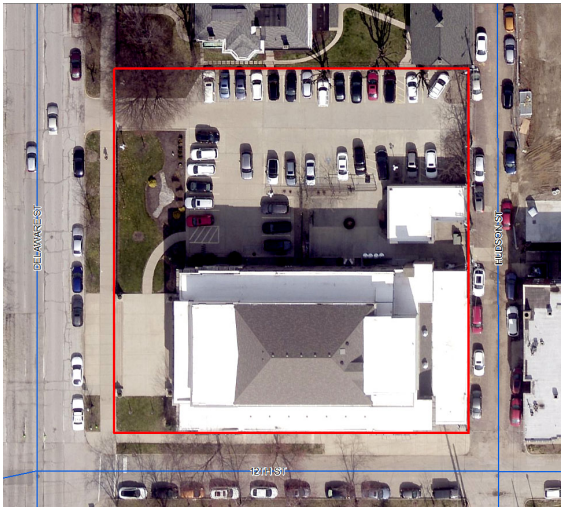
To deny a Certificate of Appropriateness or Authorization to maintain the replacement shingle siding on the west and south sides of clerestory and denial to retain non-matching metal cornice wrap as installed without approval.

Siding and cornice wrap must be replaced with appropriate materials to match the previous material per original COA no later than August 7, 2024. The applicant must receive approval from IHPC staff for the new product, prior to purchase and installation. *Approved* _____ *Date* _____

Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement.

EXHIBITS

SUBJECT PROPERTY





**Second Church of Christ Scientist - 1915 (Bass #43348F),
Bass Photo Co Collection, Indiana Historical Society**



**Close up of clerestory of Second Church of Christ Scientist - 1915 (Bass #43348F),
Bass Photo Co Collection, Indiana Historical Society**

Roof floor conditions in 2018



West elevation



South elevation

CAMERAS INSTALLED



View of cameras on west/front façade



View of north side cameras



View of south side camera

SIDING & CORNICE INSTALLED



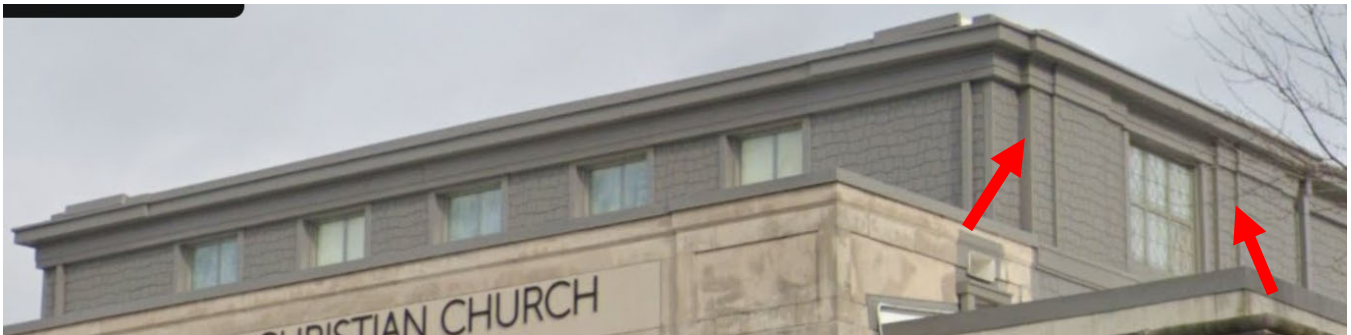
**Before – front/west elevation
(arrows: inset elements removed)**



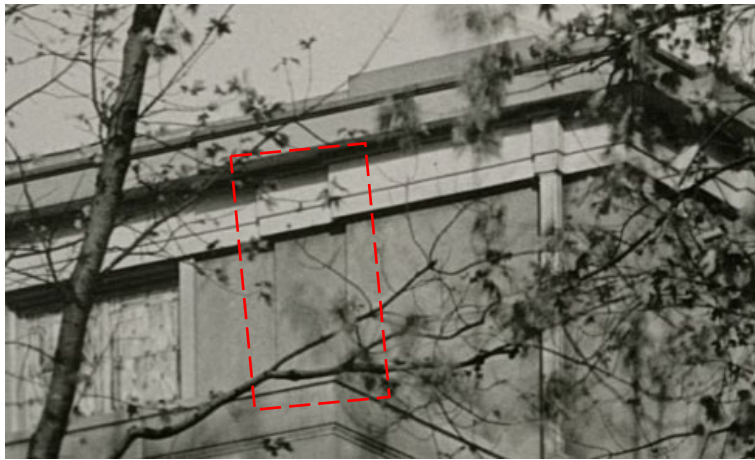
After – front/west elevation



**Before – front/west and partial south elevations
(arrows: inset elements removed)**



**Before – front/west and partial south elevations
(arrows: similar insets elements remaining on south elevation)**



**1915 image of clerestory showing two insets in the cornice, that continued down the wall
Second Church of Christ Scientist - 1915 (Bass #43348F),
Bass Photo Co Collection, Indiana Historical Society**

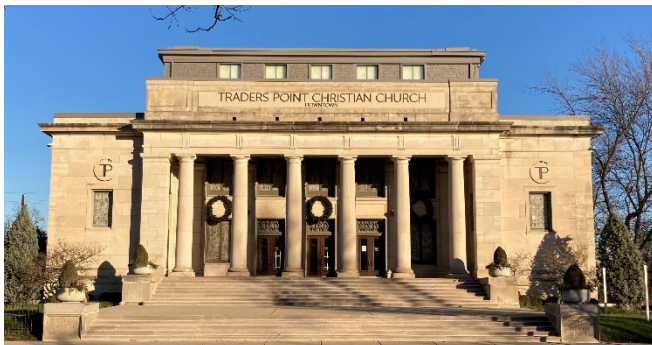


View of siding and cornice installed



Shingles that were replaced

Views from ground



Front/west façade



Views of the west and south sides



South side

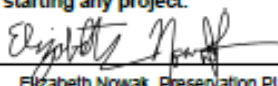
Northwest corner showing where shingles and exposed stucco meet



Southeast corner showing where shingles and exposed stucco meet



Previous case COA for siding and cornice wrap

| | | |
|--|--|---|
| INDIANAPOLIS HISTORIC PRESERVATION COMMISSION | | |
| <p style="color: blue; font-weight: bold; font-size: 1.2em;">APPROVED</p> <p style="color: red; font-weight: bold;">DEC 10, 2020</p> <p style="font-size: 0.8em;">INDIANAPOLIS HISTORIC PRESERVATION COMMISSION</p> | <h1 style="margin: 0;">CERTIFICATE OF APPROPRIATENESS</h1> | <p style="color: blue;">This certificate should be displayed in a location visible from the street.</p> |
| FILE NUMBER: 2020COA547 | DATE APPROVED: December 10, 2020 | HISTORIC AREA: Old Northside |
| <p>FOR WORK TO BE DONE AT: 1201 N. DELAWARE ST</p> <p>APPLICANT: Frank J. Smith II</p> <p>ADDRESS: 9750 E 150th Street CITY/STATE: Noblesville, IN ZIP CODE: 46060</p> | | |
| <p>TYPE OF WORK APPROVED UNDER THIS CERTIFICATE:</p> <p>Approval of a Certificate of Appropriateness to replace asbestos wall panels with Hardie Panel Shake wall panels; replace metal cornice wrap; fabricate new gutters to match originals; install Owens-Corning Oakridge shingles on upper roof; per submitted documentation and subject to the following stipulations:</p> <ol style="list-style-type: none"> 1. Replacement gutters and downspouts must be located in the same location as the original and retain the same dimensions and finish. 2. Roof decking may be repaired or replaced where necessary. Where roof decking is exposed at eaves, the decking shall match the existing historic material that it replaces. Plywood or OSB decking material may be used in areas where it will be covered by roofing or overhang materials. 3. New shingles shall be OWENS CORNING in DRIFTWOOD. 4. No alterations to roof size, shape, or pitch are permitted with this approval. 5. Replacement aluminum wrap on cornice trim shall be painted or prefinished. 6. Replacement metal cornice items shall match the existing dimensions and profile of the existing. 7. Exposure and layering of replacement HARDIEPLANK SHINGLES shall match the asbestos shingles on west and south elevations on the building. 8. New shingle siding shall be horizontally straight and shall match the width of the existing shingle siding; uneven "rustication" is NOT permitted. 9. Notify IHPC staff prior to making unexpected repairs. 10. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff. 11. Any deviation from this approach shall be approved by IHPC staff prior to construction. 12. NOTE: Owner is responsible for complying with all applicable codes. 13. NOTE: Owner is responsible for assuring that no construction occurs in the public right-of-way. <p style="font-size: 0.8em; margin-top: 10px;">General Note: Permits are required for some work. Please contact the Permits office at 1200 Madison Ave, (317) 327-8700, to acquire all applicable permits prior to starting any project.</p> <p style="text-align: right; font-size: 0.8em;">BY:  Elizabeth Nowak, Preservation Planner</p> <p style="font-size: 0.8em; margin-top: 10px;"> <input type="checkbox"/> IHPC HEARING <input type="checkbox"/> ADMINISTRATIVE HEARING <input checked="" type="checkbox"/> STAFF APPROVAL </p> | | |
| <p>NOTICE: THIS CERTIFICATE WILL BECOME VOID AFTER: 12/10/2021. CONTACT THE IHPC OFFICE IF AN EXTENSION OF THE EXPIRATION DATE IS NEEDED.</p> <p style="font-size: 0.7em;">THIS CERTIFICATE IS A PREREQUISITE TO THE ISSUANCE OF ANY BUILDING OR DEMOLITION PERMITS, IMPROVEMENT LOCATION PERMITS, WHEN REQUIRED, AND TO THE GRANTING OF ANY USE VARIANCES OR REZONINGS IN ALL DESIGNATED HISTORIC AREAS OF MARION COUNTY, INDIANA.</p> <p style="text-align: center; font-weight: bold; font-size: 0.8em;">INDIANA CODE 36-7 CHAPTER 11.1</p> <p style="font-size: 0.7em;">THIS CERTIFICATE IS NOT IN AND OF ITSELF PROOF THAT THE MATERIALS AND DOCUMENTS PRESENTED TO OBTAIN A BUILDING, DEMOLITION, IMPROVEMENT LOCATION, OR OTHER PERMITS REFLECT THE SCOPE OF WORK APPROVED BY THE IHPC, UNLESS SAID MATERIALS OR DOCUMENTS BEAR AN APPROVAL STAMP AND DATE FROM THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION.</p> | | |
| <input type="checkbox"/> RECORDS <input type="checkbox"/> BUILDING FILE <input checked="" type="checkbox"/> APPLICANT | | |



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

IHPC STAFF REPORT SUMMARY

| | |
|------------------------------|---|
| Hearing Date: | February 7, 2024 |
| Case Type: | Work Started Without Approval |
| Continued From: | |
| Case Number: | 2023-COA-519 (ONS) |
| Property Address: | 225 East 13th Street |
| Historic Area: | Old Northside |
| Township: | Center |
| Council District: | 13 |
| Applicant: | Melissa Larcom |
| Owner: | Melissa & Ryan Larcom |
| Request: | Maintain shadow box fence that was installed without approval. |
| Staff Recommendation: | Option One: Denial Option Two: Approval |
| Staff Reviewer: | Shelbi Long |

BACKGROUND OF PROPERTY

The subject property is a c.1893, two story frame dwelling. On November 15, 2023 the applicant submitted an application to replace the existing 6ft tall, rear yard, shadow box style fence with new fencing to match. Shadow box style fencing is generally inappropriate for the historic districts. Staff was unable to locate an approval in the subject property's file for the previous shadow box fence that appears to have been on site since at least 2009. Staff informed the applicant that shadow box fencing is inappropriate and suggested a board-on-board style fence as it has a similar style and has been approved in previous cases. The applicant noted concerns about airflow into the yard for their garden and about the potential for increased costs of a different style. Staff suggested a lower height picket style fence or a metal fence, to allow for more air flow, or a wood dog eared style privacy fence, which is a very common style requested by applicants.

The applicant noted they preferred to maintain a 6ft tall, solid, wood fence and included an image of dog-eared fencing in their response to confirm that was what staff was referring to. In a follow up response, the applicant noted the work was planned to start November 29th. Due to holiday closures staff didn't see these responses from the applicant until November 29th. Since the applicant noted their preference to maintain a 6ft solid wood fence over one of the other suggested options, staff issued a COA for replacing the fence on November 29th. The COA included a sign off on the fence design for final confirmation that the applicant would be installing a dog-eared fence like the image they had sent to staff. On December 4th the applicant responded informing staff that they had spoken with the fence company prior to install,

but due to short notice, they were not able to change the fence style and moved forward with installing the shadow box fencing that was originally proposed. Staff reiterated that shadow box fencing is inappropriate and therefore staff would not be able to approve what was installed in violation. The applicant was provided with options on how to correct the violation and requested to pursue maintaining the fence as installed.

REQUEST

The applicant is requesting to maintain the wood, 6ft foot tall, shadow box privacy fence that was installed in the rear yard without approval.

HISTORIC AREA PLAN RECOMMENDATION

Old Northside Historic Area Preservation Plan

- Avoid introducing signs, street lighting, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

STAFF RECOMMENDATION

In all the historic district plans that specify fence types that are appropriate for the districts, shadow box fencing is specifically called out as inappropriate. Therefore, it is standard practice of IHPC staff to recommend against its use in the districts and suggest different styles that are that appropriate to applicants. It is staff's understanding that these recommendations were included in the plans because shadow box fencing is considered to be a suburban style and therefore inappropriate in the urban context of the districts. Staff defers to the Commission on if it finds shadow box fencing to still be an inappropriate product and have included two options for recommended motions depending on the Commission's determination.

STAFF RECOMMENDED MOTION

Option One:

To deny the request to maintain the new shadow box fence installed without approval.

NOTE: Fence must be removed no later than March 7, 2024. The applicant must notify IHPC staff when removal is complete to set a time for inspection. Final Inspection _____ Date _____

OR

Option Two:

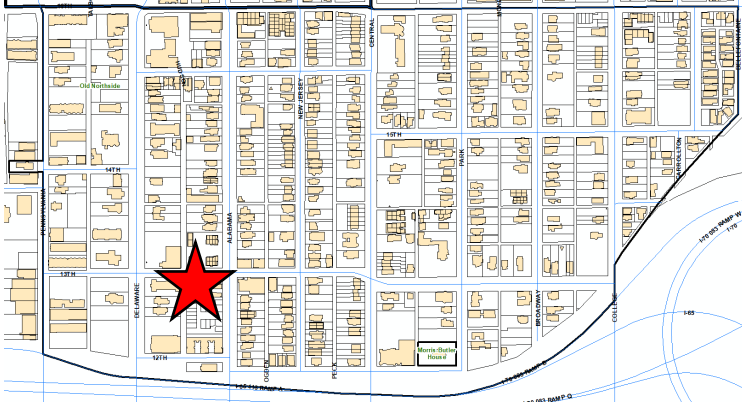
To approve a Certificate of Appropriateness to maintain the new shadow box fence installed without approval, per submitted documentation and subject to the following stipulations:

1. Any deviation from this approach shall be approved by IHPC staff prior to work taking place.
2. Notify IHPC staff prior to making unexpected repairs.

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

EXHIBITS

SUBJECT PROPERTY

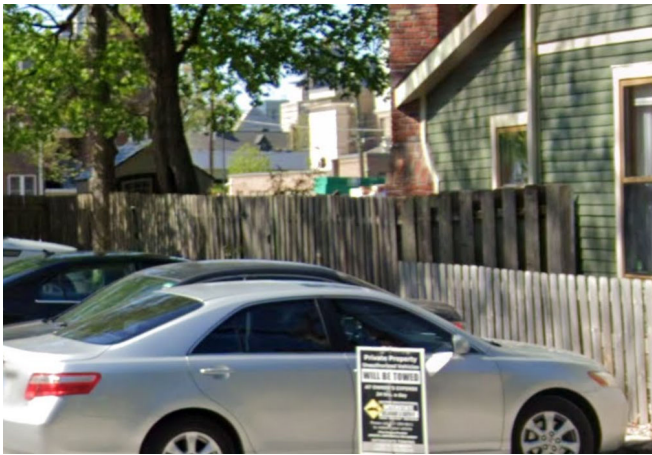


Subject property – existing conditions





Existing conditions



Fencing that was replaced (Staff has not been able to locate an approval for this installation – present since at least 2009)



Image sent to staff by applicant prior to initial approval being issued



Fence installed without approval



SITE PLAN WITH IMAGES LABELED



View 1



View 2



View 3



View 4



View 5



View 6

