



Indianapolis Historic Preservation Commission (IHPC) HEARING AGENDA

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

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

NONE

III. OLD BUSINESS – NO PUBLIC HEARING

2023-COA-531 (CH)	1323 POLK ST. MARK CROUCH	Approve final construction drawings.	Page 3 Submittals Page 79
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IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2022-COA-447 (IURS) AMENDMENT 1	39 JACKSON PLACE MICHAEL EICENAUER for CITY OF INDIANAPOLIS DMD	Amend previous approval to eliminate all brick pavers from scope on Illinois and Capitol.	continue to May 1, 2024 Page 9
2024-COA-031 (NA) & 2024-VHP-002	7301 & 7307 DOBSON ST. RUSSELL BROWN	Construct parking lot across tow parcels, a Variance of Use to permit a commercial parking lot in D and a Variance of Development Standards to allow the use of gravel as a permanent parking surface.	continue to May 1, 2024 Page 11
2024-COA-055 (LS) & 2024-VHP-004	420 N. EAST ST. MISHA RABINOWITCH	Variance of Development Standards to allow a temporary parking surface (up to and including, December 31, 2026).	continue to May 1, 2024 Page 13

VI. EXPEDITED CASES

2024-COA-053 (IRV)	325 N. BOLTON AVE. CAROLYN DIVISH Demolish an historic, detached, 2-car garage and construct a 1.5 story, 2-car, detached garage.	Page 15 Submittals Page 89
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2024-COA-072 (ONS)	1461 N. ALABAMA ST. MATTHEW MCCORD Construct second floor rear addition.	Page 33 Submittals Page 108
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VII. APPLICATIONS TO BE HEARD (CONTINUED)

2024-COA-034 (HMP)	1806 N. ALABAMA ST. MELISSA IANNUCCI Demolish historic building	Page 37 Submittals Page 113
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VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2023-COA-251 (FP)	529 FLETCHER AVE. KIM COOK Retain fence in side yard installed without approval.	Page 59
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XI. CLOSING BUSINESS

NONE



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	April 3, 2024
Case Type:	Old Business
Approved:	February 7, 2024
Case Number:	2023-COA-531 (CH)
Property Address:	1323 Polk Street
Historic Area:	Cottage Home
Township:	Center
Council District:	13
Applicant:	Mark Crouch
Owner:	Shakima Moore
Request:	Approve final construction drawings
Staff Recommendation:	Defer to Commission
Staff Reviewer:	Emily Jarzen

PROJECT HISTORY

This project was approved at the February 7, 2024 IHPC hearing. A variance to exceed the maximum square footage of an ADU was approved at the same time (maximum square footage 720 sf, roughly 1,200 sf granted).

The Commission provided direction on adding a recessed door that was visible from the street, since it was felt that would help the building blend in better.

DESIGN CHANGES

Adding the door created some unanticipated design changes that staff felt were significant enough to bring back to the Commission:

- The building has been widened on the first and second floor, therefore increasing the scale of the whole.
- The lower gable has been widened to create a sense of entry, rather than using a small shed roof “porch” cover.
- Widening that bottom gable then throws off where the first floor windows sit in the wall, making them off center with everything that sits above.

The owner very much likes the additional square footage these changes have provided and does not want to do something like a small bump-out on the first floor only, eliminating the need for changes to the second floor.

STAFF RECOMMENDATION

Staff is deferring to the commission on the revised plans as presented.

STAFF RECOMMENDED MOTION

**2023-COA-531 (CH):
Approval of the final construction plans.**

OR

Comment and send back to staff.

EXHIBITS



Location of subject property (dashed outline)



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

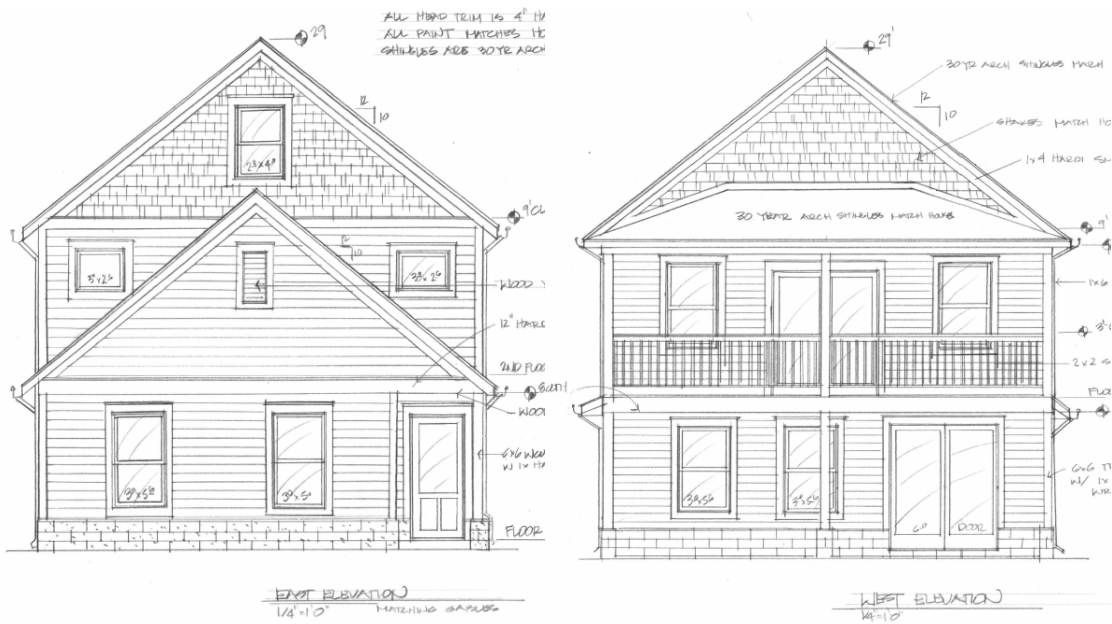


Context to the north of the house (on Oriental, north of Polk)

* ALL SHINGLES IS 7 TRIED
 ALL WINDOW TRIM IS 4" HARDI SMOOTH
 ALL HEAD TRIM IS 6" HARDI SMOOTH
 ALL PAINT MATCHES HOUSE



Proposed East & West Elevations – February Hearing



April Revised



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	April 3, 2024
Case Type:	Continued Case
Continued From:	January 3, 2024; February 7, 2024; March 6, 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 previous approval to eliminate all brick pavers from scope on Illinois and Capitol
Staff Recommendation:	CONTINUE
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

Staff recommends a continuance to the May 2024 IHPC hearing to provide additional time to review the funding and phasing of the project.

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

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:	April 3, 2024
Case Type:	Work Started Without Approval
Continued From:	March 6, 2024
Case Number:	2024-COA-031 (NA) & 2024-VHP-002
Property Address:	7301 & 7307 Dobson Street
Historic Area:	New Augusta
Township:	Pike
Council District:	1
Applicant:	Russell Brown
Owner:	Lemlan, LLC
Request:	Construct parking lot across two parcels, a Variance of Use to permit a commercial parking lot in D3 and a Variance of Development Standards to allow the use of gravel as a permanent parking surface
Staff Recommendation:	CONTINUE
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

REQUEST

The applicant has submitted an updated proposal which requires new notice be sent for this case. Staff recommends a continuance to the May 2024 IHPC hearing to allow for the updated notice to be completed.

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

COA #2024-COA-031 (NA)

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: April 3, 2024
Case Type: New
Continued From:
Case Number: 2024-COA-055 & 2024-VHP-004
Property Address: 420 N. East Street
Historic Area: Lockerbie Square
Township: Center
Council District: 13
Applicant: Misha Rabinowitch
Owner: GP-CM NEW JERSEY STREET PARTNERS LLC
Request: Variance of Development Standards to allow a temporary parking surface (up to, and including, December 31, 2026)
Staff Recommendation: **Continue to May 1, 2024**
Staff Reviewer: Emily Jarzen

CONTINUANCE REQUEST

This case is being continue to May 1, 2024 to allow for proper notice.

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	April 3, 2024
Case Type:	Expedited
Continued From:	
Case Number:	2024-COA-053 (IRV)
Property Address:	325 N. Bolton Ave.
Historic Area:	Irvington
Township:	Warren
Council District:	14
Applicant:	Carolyn Divish
Owner:	Carolyn Divish and Leon Waninger
Request:	Demolish an historic, detached, 2-car garage and construct a 1.5-story, 2-car, detached garage.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Dean Kessler

BACKGROUND OF PROPERTY

The subject property is the location of an historic, 2-story, frame, front-gable, Colonial-Revival-style, single-family house. According to historic Baist and Sanborn Fire Insurance Maps, the house was most likely constructed sometime around the early 1920s. The house appears to retain historic features, such as: 6- and 8-over-1, double-hung windows; multi-lite doors; historic, wood, trim and lap siding; and deep eave returns at the gables. The front, west elevation of the house is arranged symmetrically. A large, tapered, brick chimney divides the front in to two, equal bays. Equal numbers of multi-lite openings flank either side of the chimney. A flat-roofed, 1-story, screened-in, porch extends across the front elevation. A concrete floor and decorative brick foundation make up the base of the porch. Groups of simple, tapered, round columns support the corners and center of the porch roof. A short, wood, decorative balustrade, with balusters designed in an “x” pattern, surrounds the flat roof.

The subject of this request is an historic, 1-story, detached, frame, hipped-roof, 2-car garage located at the rear, east side of the site. The garage’s vehicle entrance opening faces north, toward a dead-end alley that runs along the subject property’s north, side lot line. It is unclear when the garage was constructed. The 1927 and 1941 Baist Maps only show the existence of the house, but the 1915 Sanborn Fire Insurance Map shows both the house and garage. The garage may have been constructed sometime in the 1930s. The structure retains historic car siding; historic, 6-lite, wood windows on the south and west elevations; and an historic, 6-lite, wood, man door on the west elevation. The north (alley) side of the garage appears to be a small, shed-roof addition/extension that contains a large, 2-car, overhead door.

REQUEST

Demolition Request

The homeowners are requesting to demolish the garage. The garage is suffering from major deterioration, including; rotting car siding; shifting exterior walls; and a compromised foundation. A licensed architect assessed the garage in February 2024. The resulting structural report revealed many deficiencies in the building. The following items are just some of the structural issues:

- Only the deteriorating car siding is providing structural support to the exterior walls.
- *Several wall and roof framing members, and a good amount of wood siding boards, are split, rotted, or show evidence of termite damage.*
- There is damage and decay of the wood structural framing, due to either insects, moisture or direct contact with the ground.
- *The wall sill plates in several locations are severely deteriorated.*
- *It does not appear that foundation sill plates, even where they are in relatively good condition, are anchored into the foundation walls adequately...*
- The header over the large garage door is not an adequate size and is causing roof sagging.
- *There have been newer wood framing members added over the years to both correct deficiencies and to extend the footprint of the building, but many were done in a haphazard manner and do not adequately address the problems.*
- *The small size of the garage is inadequate for parking two vehicles and for storing belongings.*

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

New Detached Garage Request

The proposed, 1.5-story, 2-car, frame, side-gabled garage will be built in a very similar location as the existing garage, and it will be oriented in the same direction. The location of the proposed garage is situated behind the main body of the house, and it will be difficult to view from the street. The upper, half story will only be used for storage and not as a secondary dwelling unit. There are no plans at this time to use it as a living unit.

The north, alley elevation will contain an aluminum, 2-car, overhead, garage door, offset to the west side. At the upper half story, shed-roofed dormers, with two, symmetrically-placed windows, will be centrally located on the north and south roof slopes. Two, larger windows will be located directly under the smaller dormer windows on the first level of the south elevation. The west elevation features a window placed directly under the gable on the half story. Two windows are symmetrically-arranged under the west gable window. A single, half-lite, aluminum-clad, wood, man/service door, with a shallow, gable, overhang above it, will be located on the south end of the west elevation.

The east elevation will only contain one window opening directly under the east gable. There will be no openings on the first level. Smooth, fiber-cement trim and 5.5-inch exposure siding will clad the exterior of the garage. The garage windows will be single-hung, aluminum-clad, wood units. A Centura, dimensional, metal shingle, in the Aged Cedar color, with a matte finish, will be used to cover the roof. Typical, aluminum gutters and downspouts will be used at the eaves.

HISTORIC AREA PLAN RECOMMENDATION

Irvington Historic Area Preservation Plan Recommendation

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

- ***Historical significance:*** *Because the preservation plan does not identify non-contributing accessory structures, the IHPC will determine whether the structure contributes to the historic character of the primary structure or district based on historical and architectural research.*

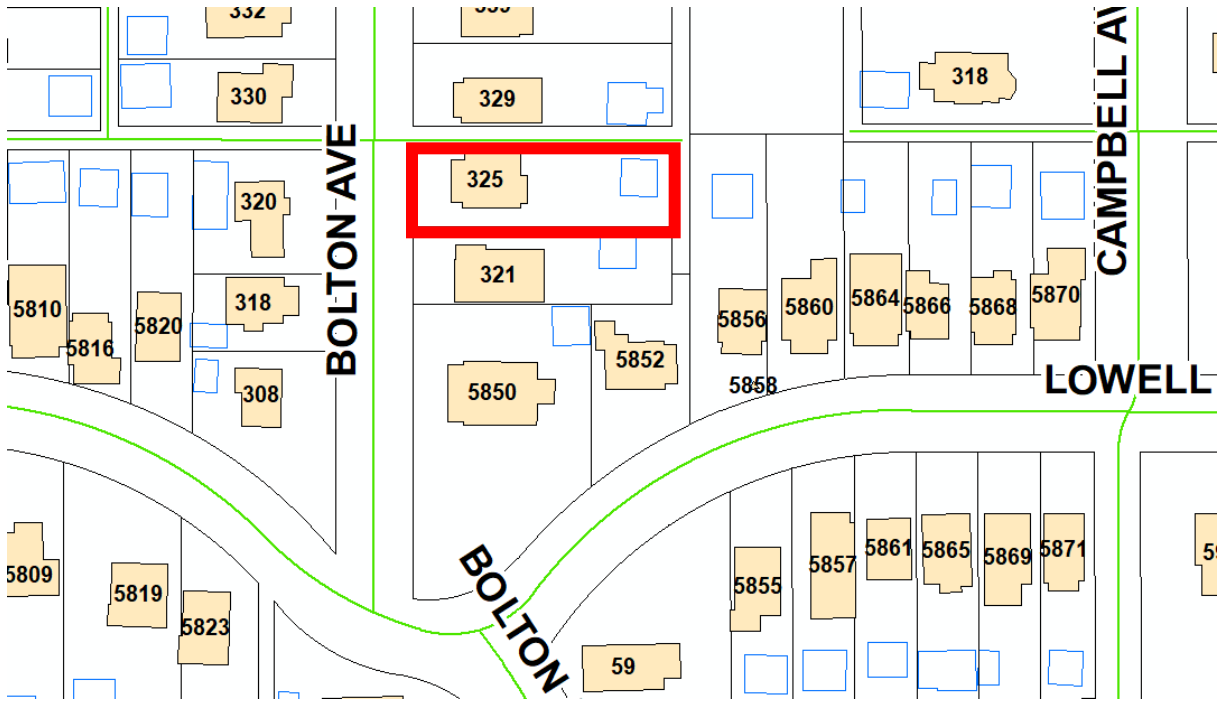
- **Architectural significance:** The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of a garage may reflect the architectural style of the property's house. The structure may also be significant for its construction method if it represents a variation, evolution, or transition of construction practices.
- **Architectural integrity:** The IHPC will consider if the architectural design of the structure has been altered and/or sufficient historic material has been removed in such a way that it compromises the overall integrity of the building. This may include a combination of the following:
 - Removal or alteration of original door and/or window openings
 - Removal or alteration of original garage/barn/pedestrian doors
 - Installation of artificial siding
 - Alteration of the original building footprint and/or roofline
 - Loss of original materials from removal and/or deterioration
- **Functionality:** The IHPC will consider whether or not the structure can be put to any reasonable use. For example, an historic one-car garage may be too small to house a modern-day vehicle, but may still function as storage. When assessing reasonable use, the following factors may be considered:
 - Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used
 - Proposed replacement plans
 - Alternatives to demolition that could accomplish the desired use
- **Structural condition:** The IHPC will consider if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. Factors considered may include, but are not limited to, the following:
 - Quality of original construction
 - Bowing walls
 - Lack of a foundation
 - Extensive siding repair
 - Termite damage
 - Rotted wood
 - Integrity of roof system
- **Location on the property:** The IHPC may consider the building's location on the property and whether or not it is visible from the public right-of-way when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition.

The Plan outlines the following guidelines for new accessory buildings:

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

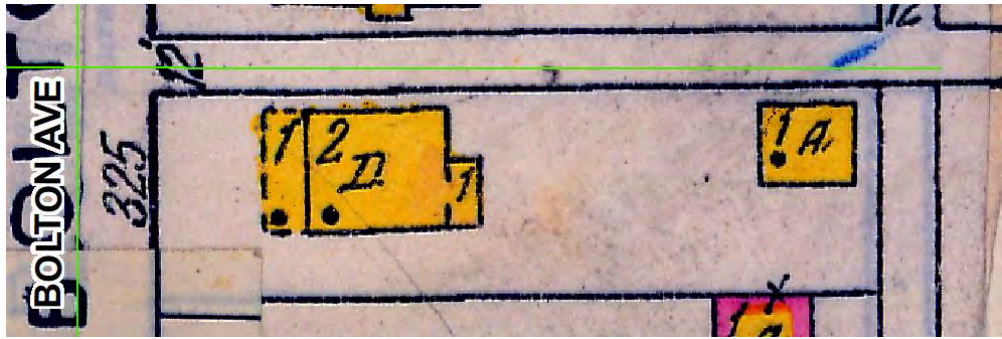
STAFF RECOMMENDATION

Staff is in support of the request. While historic, the garage is not architecturally significant; it does not match the house in design; nor is it vital to the historic integrity of the property. Repairing the structural failures would likely require rebuilding or replacing the bulk of it; therefore, it would result in the loss of much of the historic integrity. Staff finds the design of the new garage to be very complementary to the house and will be built in an appropriate location for the property. The new garage will also remain smaller and shorter than the historic house. The use of modern materials will identify it as a product of its time.

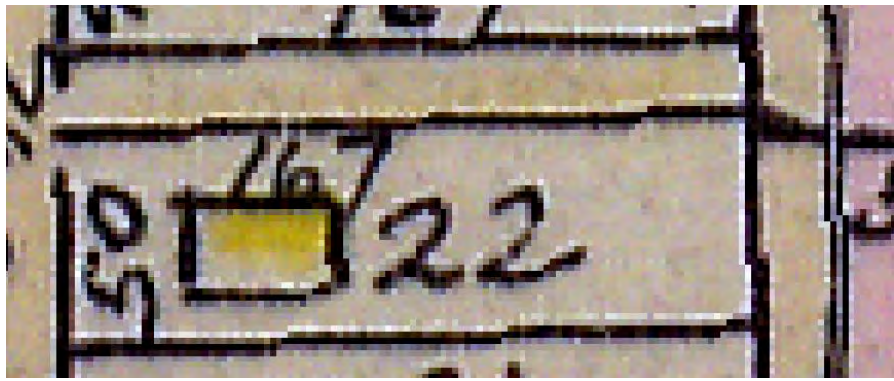


Subject property is outlined

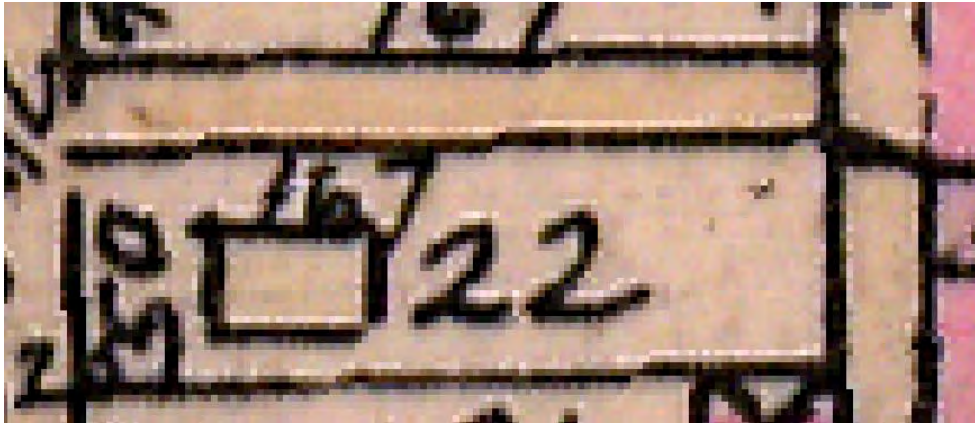
SANBORN AND BAIST MAPS



1915 Sanborn Map

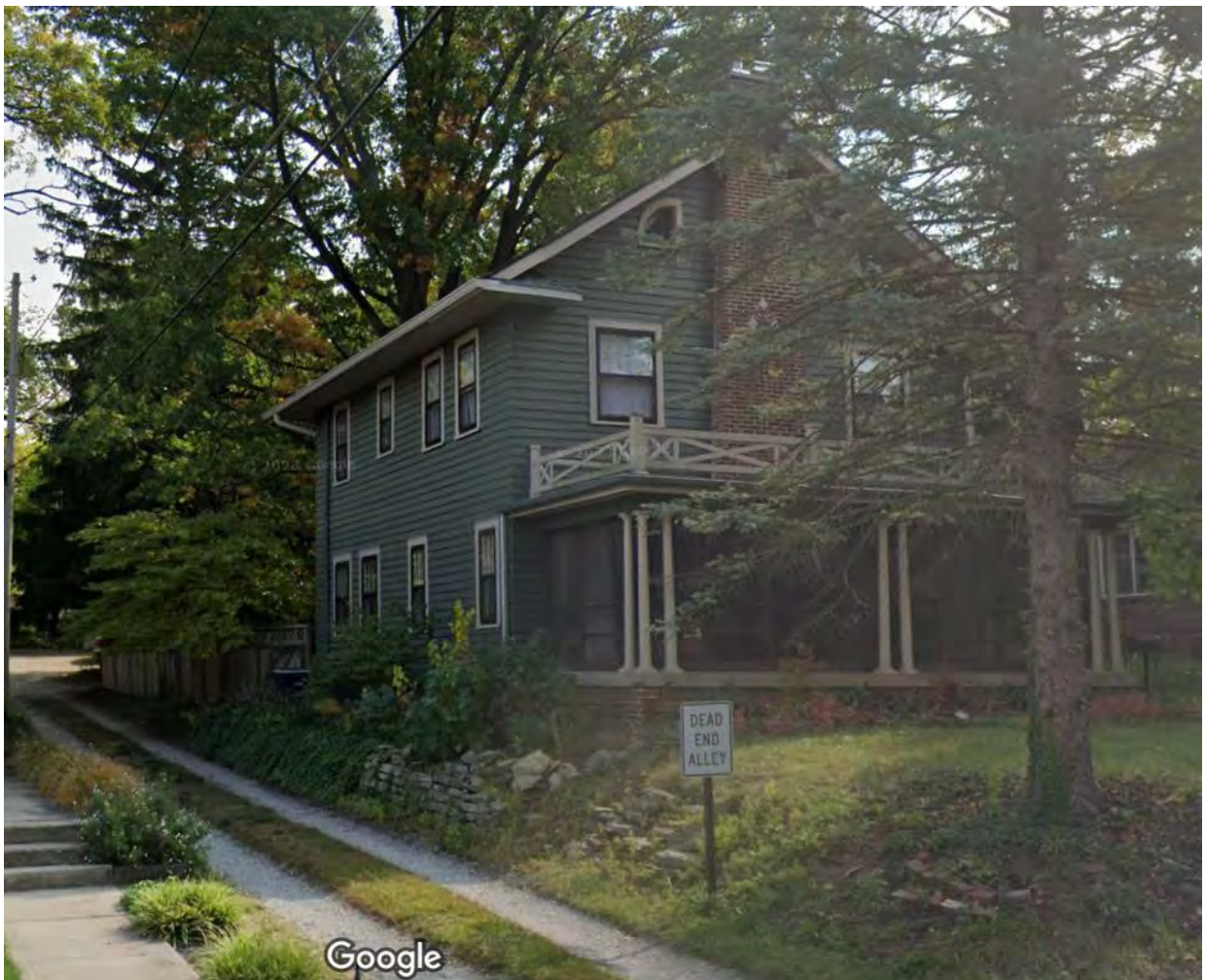


1927 Baist Map



1941 Baist Map

EXISTING CONDITION PHOTOS OF SUBJECT PROPERTY



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



Front (west) elevation of historic house at subject property

GARAGE TO BE DEMOLISHED

(Includes some photos from architect's structural conditions assessment report)



Alley (north) elevation



South elevation



East elevation



West elevation

Interior Slab Conditions:



Slab doesn't extend to added construction:



Outside of East wall, dirt against siding and holes in wall.



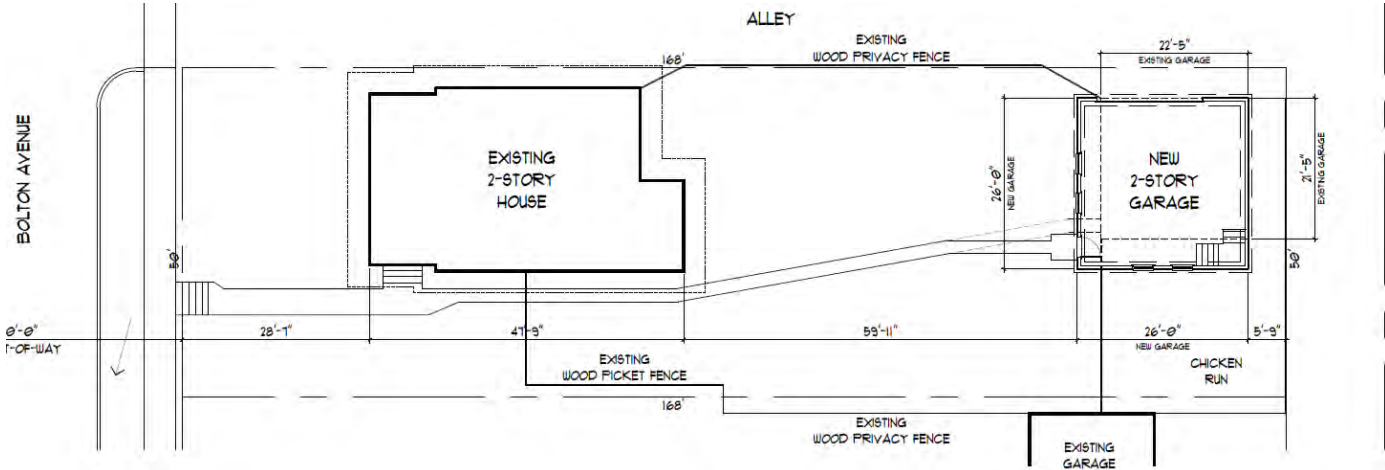
East Wall condition displaying termite damage to frame, rotted clapboards, baseboard termite damage/rotted. Unsteady replacement pieces and additional pieces to shore up damage.



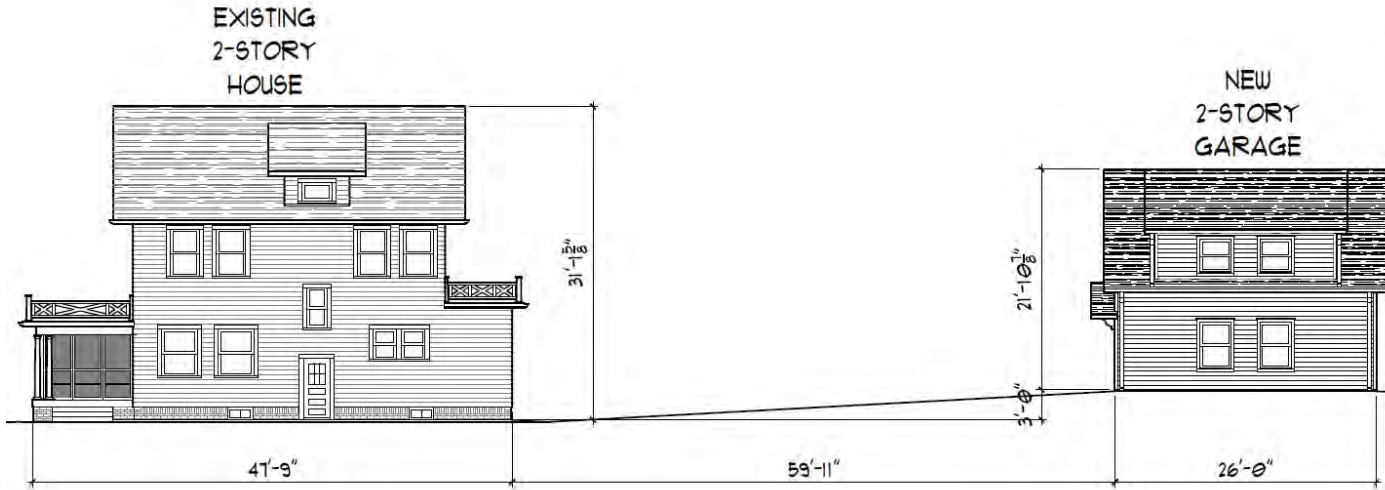
South wall crumbling foundation and remains of former support. Termite damage and rot present.



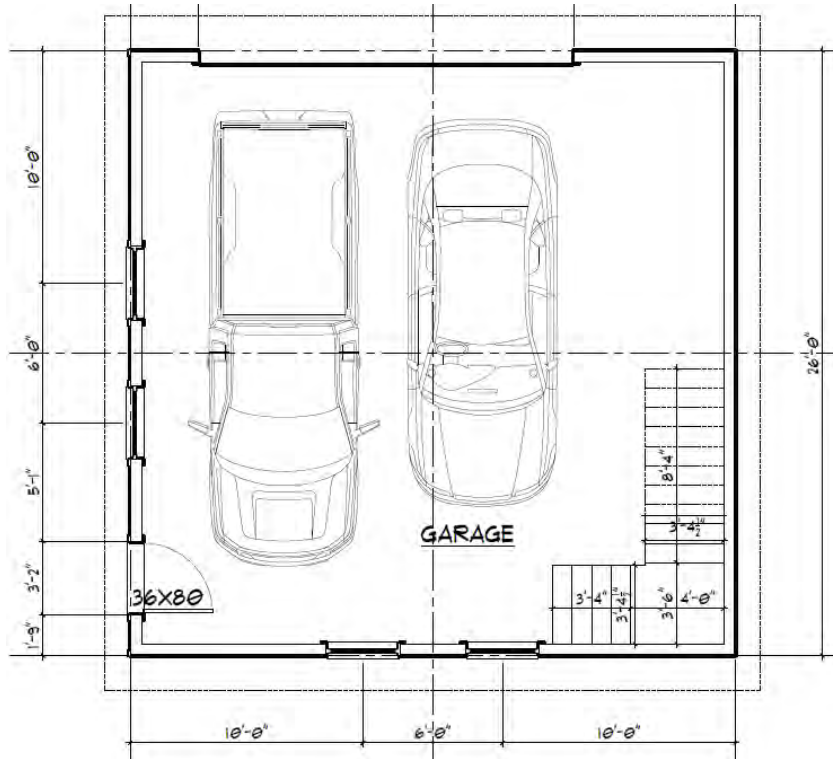
GARAGE PLANS



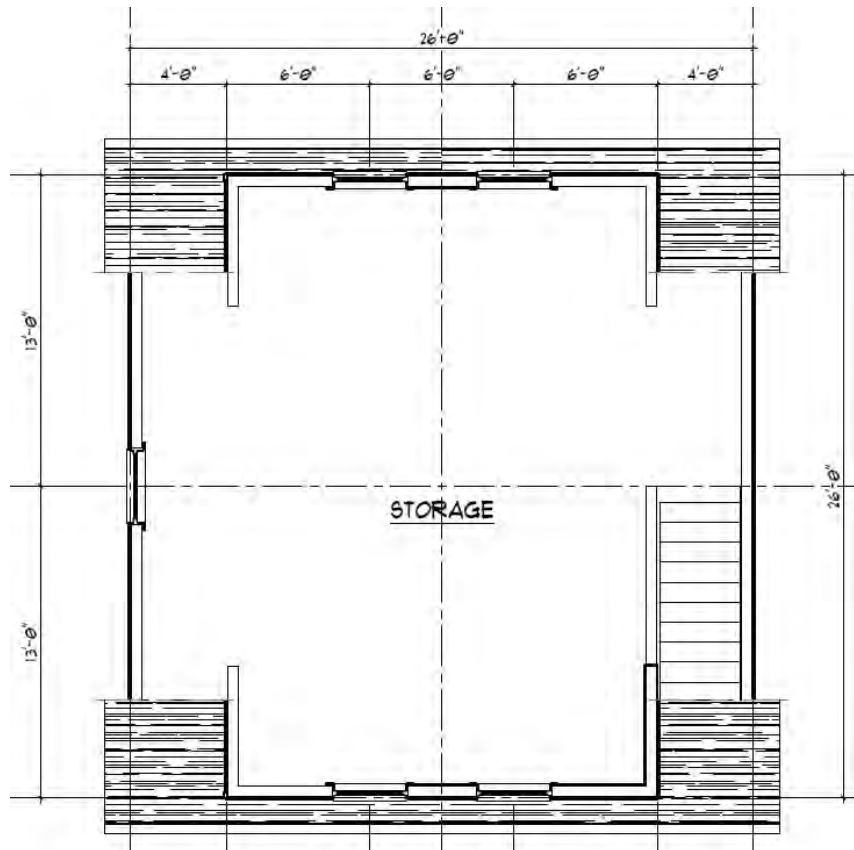
Site plan



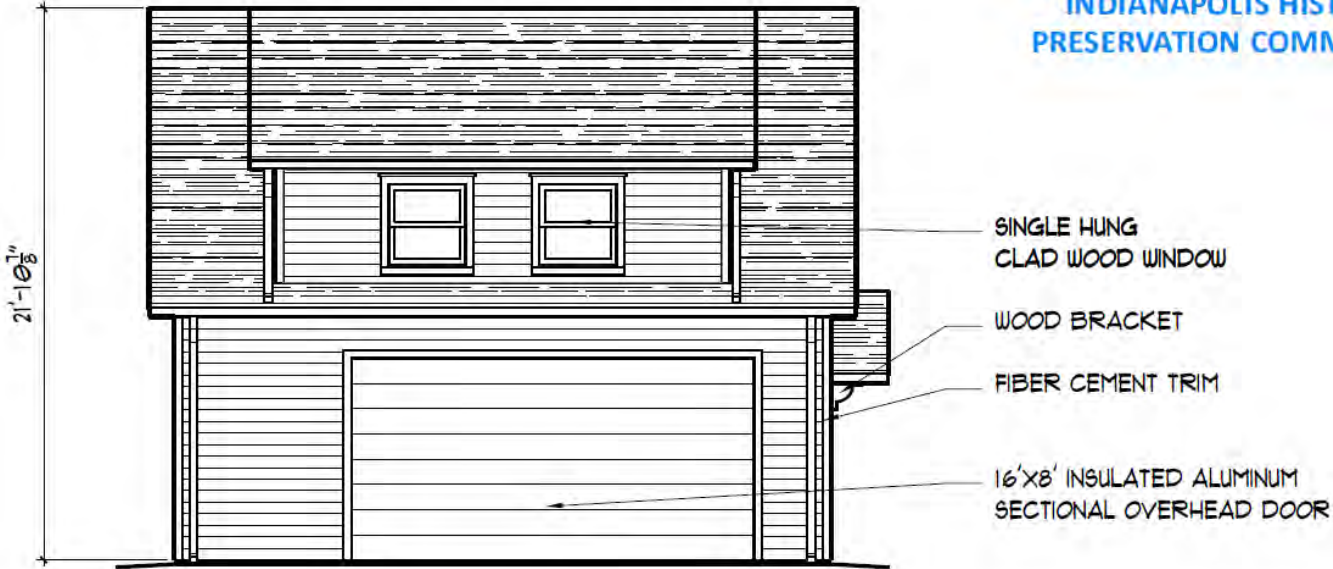
Massing study: south elevation



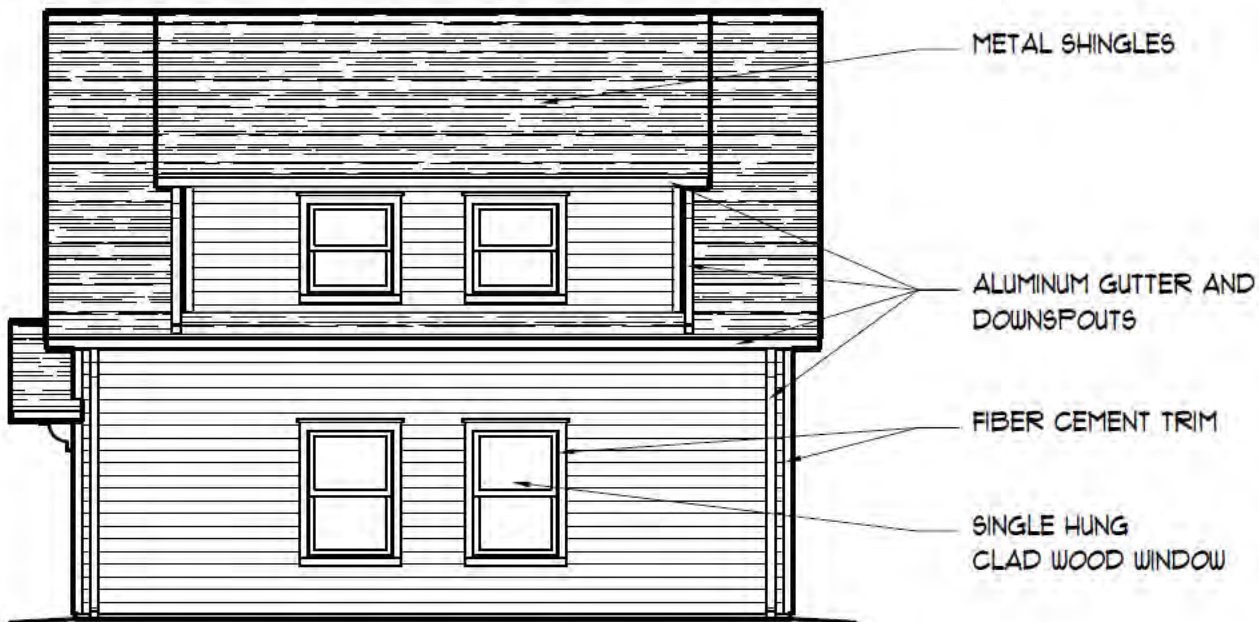
First level floor plan



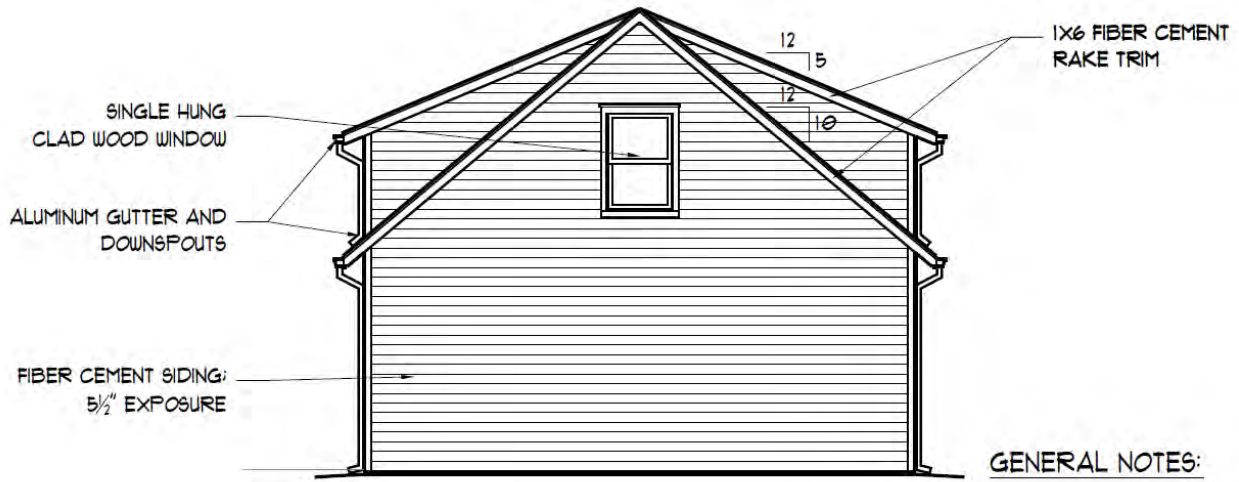
Second level floor plan



North elevation



South elevation



GENERAL NOTES:

1. FIBER CEMENT TRIM AND SIDING SHALL HAVE SMOOTH FINISH.

East elevation



West elevation

Centura Metal Roofing Shingle Specifications



Aged Cedar.

Centura Shingles Specifications

- **Panel Exposure:** 39" x 12"
- **Panels Per Square:** 30.77
- **Weight Per Square:** 76 lbs.
- **Test Data:** UL 1897, 489, and 790
- **Product Material:** ASTM A653 G90 Galvanized 29 G
- **Fastening Detail:** Continuous integrated nailing flange and four-way interlock.

ARCHITECT'S WRITTEN STRUCTURAL CONDITIONS ASSESSMENT OF GARAGE

RECEIVED

March 4, 2024

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

DONALD D. FLICK
REGISTERED ARCHITECT
67 N. Irvington Avenue
Indianapolis, IN 46219
ddflick2000@yahoo.com
317-979-6982

February 21, 2024

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842
Indianapolis, IN 46204

Re: 325 N. Bolton Ave.
Existing Garage Assessment

IHPC:

As a Registered Architect in the State of Indiana, I was retained by Leon Waninger and Carolyn Divish, owners of 325 N. Bolton Avenue, to assess the condition of their existing one-story garage with the goal of potentially replacing it with a new 2-story garage.

From a review of Baist maps available online, it appears that the residence was constructed sometime between 1916 and 1927 and the garage after 1927.

The existing garage is generally in poor condition. The concrete slab and drive apron are severely cracked and deteriorated. Several wall and roof framing members, and a good amount of wood siding boards, are split, rotted, or show evidence of termite damage. The wall sill plates in several locations are severely deteriorated. The header over the garage door is inadequate for the span and is sagging. There have been newer wood framing members added over the years to both correct deficiencies and to extend the footprint of the building, but many were done in a haphazard manner and do not adequately address the problems.

It does not appear that foundation sill plates, even where they are in relatively good condition, are anchored into the foundation walls adequately, and thus the resistance to uplift in high wind events could be compromised. With the existing walls lacking an intermediate layer of sheathing, the existing wood clapboard siding is acting as wall bracing and/or vertical diaphragm, which is inadequate to withstand lateral wind loads in high wind events.

The entrance door and windows have single pane glass and are not thermally efficient. The small size of the garage is inadequate for parking two vehicles and for storing belongings. Electrical wiring and devices do not meet the needs of a modern garage. Given the inefficiency of the door and windows, and the many other gaps in the building envelope, thermal conditioning of the garage is pointless.

It is my professional opinion that restoring the existing garage would not be cost-effective, with much of the wall framing needing to be replaced to support a desired second floor. Additionally, the existing wall foundations would need to be further explored if restoration were to be undertaken. Any existing wood siding in good condition would need to be removed and reinstalled over new sheathing, and new wood siding boards would need to be found or milled to match the existing lap exposure.

In conclusion, I would recommend that the existing garage be demolished and that the IHPC consider approval of a new two-story garage that would accommodate the needs of the homeowners and meet the design guidelines of the Irvington Historic District.

A series of photographs taken in the fall of 2023 by the homeowners, with accompanying comments, follows this report.

Please do not hesitate contacting me should you have any questions or concerns.

Sincerely,



Donald D. Flick
Registered Architect





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

IHPC STAFF REPORT SUMMARY

Hearing Date:	April 3, 2024
Case Type:	Expedited
Continued From:	
Case Number:	2024-COA-072
Property Address:	1461 N. Alabama Street
Historic Area:	Old Northside
Township:	Center
Council District:	13
Applicant:	Matthew McCord
Owner:	Tyler & Allison Ramey
Request:	Construct second floor rear addition.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

WAIVER OF NOTICE

The applicant mailed out the notices 1-day late and is therefore requesting a 1-day waiver of notice. Staff is in support.

BACKGROUND OF PROPERTY

This one-story cottage was built c. 1888-1898. It is a cross-gable frame residence with a side entry porch. In 2017, the IHPC approved a COA to build the existing rear addition.

REQUEST

The application is to create a full second story out of the 1 ½ story rear addition. The addition is in the vein of others approved by the IHPC: it is located towards the rear of the main house. It has a gable roof, with the walls and gable having lap siding to match the existing house. The proposed windows are 1-over-1, which match the historic house and the first floor of the existing addition. The screened-in porch will remain.

HISTORIC AREA PLAN RECOMMENDATION

The Plan states the following about new construction/additions:

- *New construction can and should relate to the historical quality of the area through similar use of form, texture, materials, color, etc.*
- *Any new construction must reflect the traditional location and relationship of buildings on their sites in the Old Northside.*
- *New construction must pay deference to several standards of scale in order to maintain the district's personal qualities. Overall building height and massing; primary building to secondary building ..."*
- *Avoid: Design new additions which are incompatible with the earlier building and the neighborhood in materials, size, scale and texture.*

STAFF RECOMMENDATION

Staff is recommending approval of the application. The taller addition is located towards the back of the house and is scaled and designed similarly to other successful additions on cottages that have been approved by the Commission.

STAFF RECOMMENDED MOTION

COA #2024-COA-072 (ONS):

To approve a Certificate of Appropriateness to construct a second-floor rear addition, per submitted documentation and subject to the following stipulations:

DBNS: Stipulations 1 and 2 must be completed prior to the issuance of any building permits.

- 1. Final construction drawings shall be approved by staff prior to commencement of work.
*Approved: _____ Date: _____***
- 2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____
Date: _____***
- 3. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.**
- 4. New siding and trim must be smooth finish fiber-cement or wood.**
- 5. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
- 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: Owner is responsible for complying with all applicable codes.

EXHIBITS

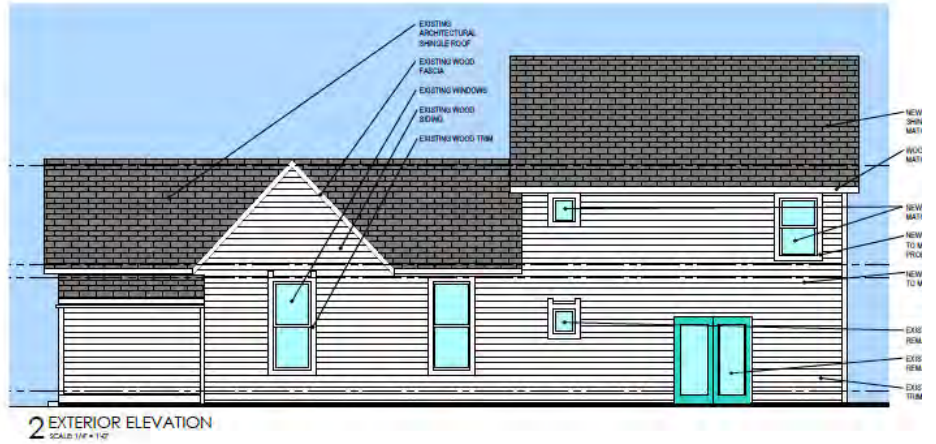
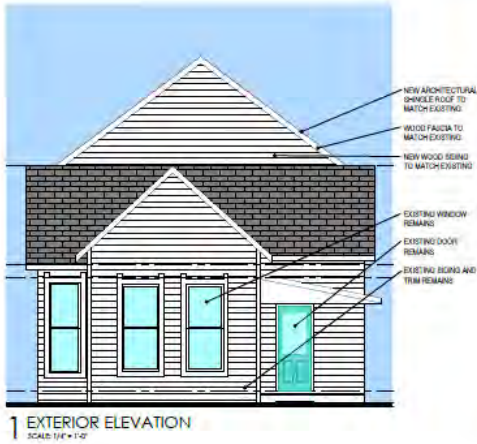
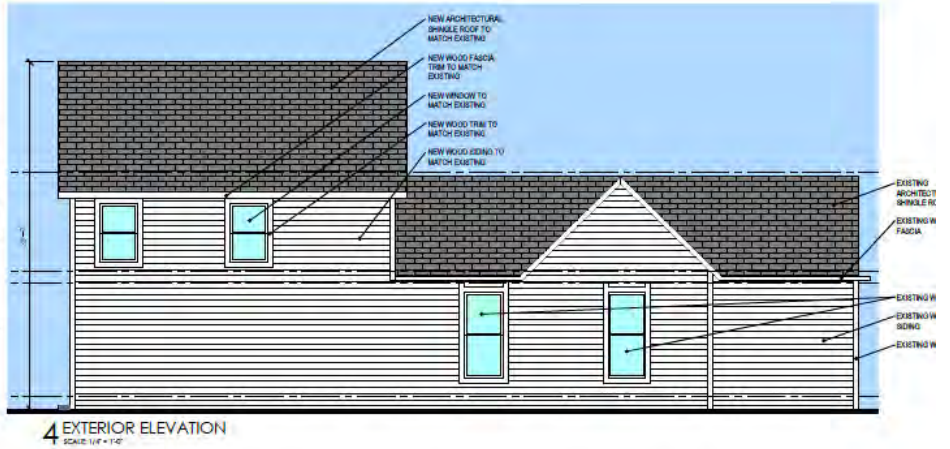
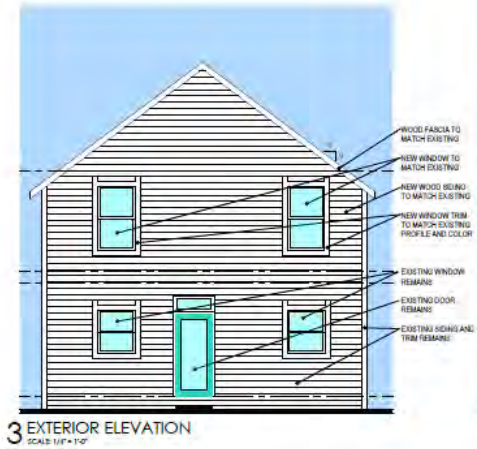


Location of subject property



Subject property

Project plans (additional drawings in submittal packet)





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

IHPC STAFF REPORT SUMMARY

Hearing Date:	April 3, 2024
Case Type:	Continued
Continued From:	March 6, 2024
Case Number:	2024-COA-034
Property Address:	1806 N. Alabama Street
Historic Area:	Herron-Morton Place
Township:	Center
Council District:	12
Applicant:	Melissa Iannucci
Owner:	New Revelation Baptist Church
Request:	Demolish historic building
Staff Recommendation:	APPROVAL, with conditions
Staff Reviewer:	Emily Jarzen

MARCH 2024 HEARING

The Commission heard the case in March. Comments included:

- It would be good to better understand how much it will take to fix the building.
- Could consider the demolition if we had a better idea of what's coming.
- The solution could be keeping it as accessory, the solution could be to demolish it and have all new construction. We do need something design-wise to look at.
- Is the greater good being served with the removal? We have approved if we thought that something greater is being built.

It was ultimately decided to continue the case and have a special site visit to see the building, exterior and interior, in person. That visit took place on March 20, 2024. Multiple members of the commission and the public walked through the building.

BACKGROUND OF PROPERTY

The 1898 Sanborn map shows three houses on three lots along this stretch of N. Alabama. The three lots have been combined into one large lot. Timeline of the site's history:

- On the northern lot (location of the single extant building), the previous frame dwelling was demolished ca. 1920, after the owner built the combination photo shop/residence at the back of the lot. The shop developed photos for drug stores. The building has an added stucco finish (Sanborn maps indicate the building was frame). All windows have been replaced. The first

addition was constructed between 1941 and 1954, on the south façade. The foundation is concrete block and the building has a full basement.

- The middle house was demolished between 1962 and 1972.
- The house on the southernmost lot was demolished between 1972 and 1979.
- 1979 – Variance granted for religious use
- 1993 – IHPC granted a COA to retain the asphalt surfacing of a previously existing parking lot.
- 2002 – IHPC approved a 1-story concrete block & EIFS addition on the south façade, in front of the ca. 1940s addition. At this time, the IHPC also approved a special exception for expansion of a religious use.
- 2004 – IHPC granted a Certificate of Authorization to expand the parking lot. Another special exception to expand a religious use was granted.
- 2022 – Parking lot expanded directly in front of the building, with no approvals.
- 2023 – Property (building, parking lots, vacant lots) put up for sale.

REQUEST

The request is to demolish the building. Plans for new construction would come back for approval at a later date.

Update: In March, the applicant provided a streetscape with just outlines of buildings. Some commission members indicated that they would like to have a design concept that would be proposed if demolition is approved. The architect has devised some front façade designs, inserted into a streetscape. *These are general, conceptualized representations only.* A full application or applications would need to be submitted for design review of any buildings proposed for construction.

HISTORIC AREA PLAN RECOMMENDATION

The Herron-Morton Place Plan outlines the following regarding when demolition might be considered:

- *Demolition is not permitted if the building is of historic or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.*
- *Demolition is not permitted if the building contributes to the neighborhood and the general street's appearance and has an affect on other buildings in the area.*
- *Demolition may be considered if the building is beyond all feasible economic repair as determined by the Commission and/or consultants it wishes to employ.*

The goals of the Land Use Plan list the following:

- *Recognize, re-establish and strengthen residential use as the primary use in Herron-Morton Place.*
- *Support the construction of compatible infill housing in the district, strengthening the remaining residential fabric.*
- *Provide for the eventual elimination of inappropriate non-neighborhood serving uses through replacement housing or commercial development.*

The only non-commercial or non-residential use noted in the Land Use Plan is the Greater Faith Apostolic Church located at 2102 Central Avenue. While not explicitly stated, this indicates to staff that the building and use at the subject site of 1806 N. Alabama are considered inappropriate to the neighborhood.

STAFF RECOMMENDATION

Staff is recommending approval of the application due to its compliance with the HMP Plan.

Historic/Architectural Significance: Due to the highly impactful building alterations, it does not display a quality of material and craftsmanship that does not exist on other structures in the area. The stucco was added, a concrete block addition that is not reflective at all of the original architecture was added in the 1940s-1950s, and all windows have been replaced. Another addition almost fully obscuring the south façade was approved by the IHPC in 2003 with a Certificate of Appropriateness. Additions obscuring highly visible facades are not considered appropriate on historically significant structures.

Contribution to the neighborhood & the general street's appearance and affect on other buildings in the area: The location decreases the building's significance and contribution to the neighborhood, and staff believes it negatively impacts the context by its inconsistent setback, vacant lots associated with the use, and parking lots to support the use. The building was once mistakenly considered an accessory building, but was designed and built as a primary building with a commercial use. Its highly inconsistent setback, and its commercial and institutional uses have led to inappropriate additions, demolition of nearby houses, and continual growth of the parking lot footprints.

Recognize and re-establish elimination of non-neighborhood serving uses: The current use is in direct conflict with the Herron-Morton Place Plan, which recommends this site for D-8 residential use. The lots are zoned D-8. For any commercial use, a rezone or variances will be required. The HMP Plan does not include the church use at this site as a non-commercial/non-residential use considered appropriate to the neighborhood. A continued commercial/institutional use will likely require continued use of some or all of the surface parking lots covering multiple residential lots.

Staff recognizes that to fix the building, it will require much if not all of the stucco to be replaced, or possibly removed entirely (and siding underneath be restored or replaced). All the existing replacement windows need to be replaced, and nearly the entire south wall re-done due to the multiple additions. The north wall has significant lean/warping and rebuilding this entire wall will also likely be necessary. The foundation on the east side is also bowing and may require partial replacement. From an exterior perspective (IHPC purview), the already compromised integrity will be further reduced, as predominantly a reconstruction.

Staff is recommending that a stipulation be included that a wrecking permit not be issued until final construction drawings have been approved for new construction on the northernmost 40' of the lot. Staff does believe the application to be appropriate based on previous exterior changes, reduced integrity, and the HMP Plan. Allowing the building to stay until plans are approved can add a comfort level in demolition cases and is an approach the IHPC has previously taken.

EXISTING ZONING VIOLATIONS

While the current conditions are not being pursued for legalization at this time (since the property was put up for sale and the buyer wants to remove the parking areas their totality), if the church use or another non-residential use is eventually pursued, the current added parking area requires multiple variances. After multiple conversations with Current Planning, since the religious use has continued to expand over time since originally approved in 1979, that if that use is to continue, a rezone to SU-1 should strongly be considered.

Current deficiencies require the following Variances of Development Standards:

- Allow a front yard parking lot to exceed 30' in width.
- Deficient parking stalls
- Deficient aisle width
- Deficient width required for ADA parking spaces
- Deficient landscaping in required transitional yards.
- Special Exception or rezone to again expand the religious use.

CERTIFICATE OF AUTHORIZATION

Staff is recommending this for a Certificate of Appropriateness, based upon the HMP Plan and alterations previously approved by the IHPC.

However, if the commission is more comfortable, a Certificate of Authorization could also be an option. A certificate of authorization can be granted if the Commission finds the request to be inappropriate but one of the following conditions is met:

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 RECOMMENDED MOTION

COA #2024-COA-034 (HMP):

To approve a Certificate of Appropriateness to demolish the building located at the alley, per the submitted documentation and subject to the following stipulations:

DBNS: Stipulation #1 must be fulfilled before the issuance of wrecking or other permits.

1. Project must have final construction drawings for buildings on the northern 40' of the lot approved prior to a wrecking permit being pulled. Approved: _____ Date: _____

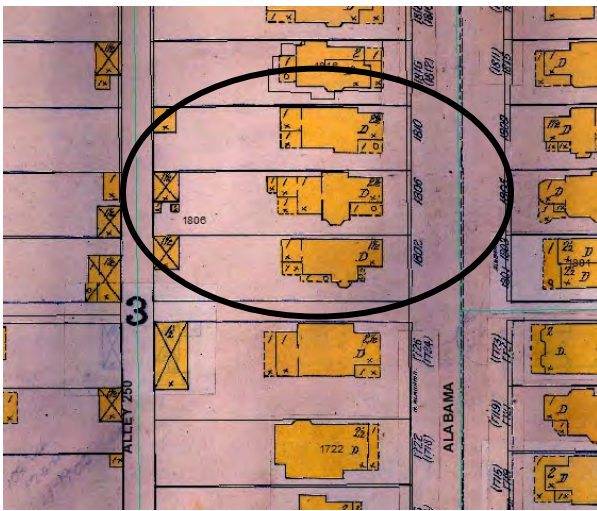
- 2. All debris must be removed from the site within 7 days of demolition.**
- 3. Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.**

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

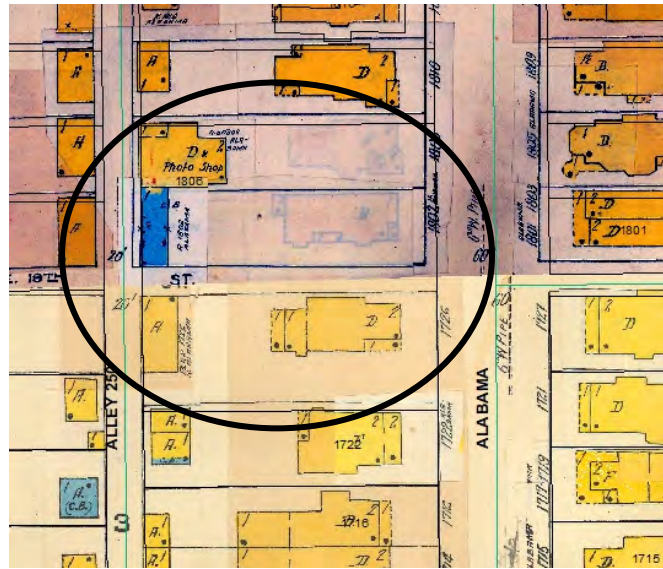
EXHIBITS



Location of subject property



1898 Sanborn map



1915 Sanborn (updated to early-mid 1960s)



Project site



View of subject lots & building, looking northwest



View of subject lot & building, looking southwest



1806 N. ALABAMA ST. 1986/2 GSB-JH
1986 Photo



South façade before IHPC approved addition, 2002



Subject property, with south and east facades visible



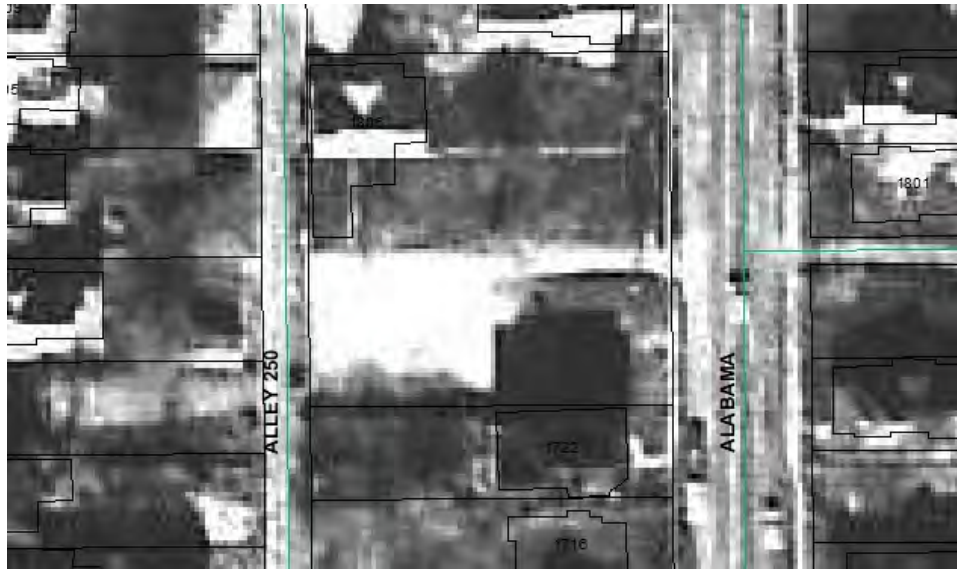
South façade with coated concrete block additions (1940s/50s, left and 2003, right)



North façade



1972 Aerial



1979 Aerial



1986 Aerial



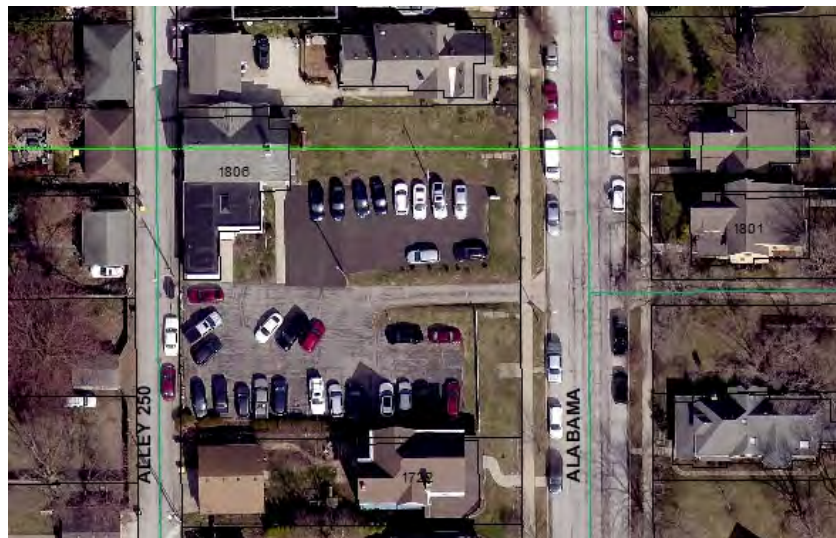
1995 Aerial



2003 Aerial



2022 Aerial



2023 Aerial



The Indiana Album: Donna (Farley) Winsted Collection

Photo Shop interior, 1950s/1960s



The Indiana Album: Donna (Farley) Winsted Collection

Photo Shop Interior 1950s/1960s



The Indiana Album: Donna (Farley) Winsted Collection

Exterior, ca. 1960



Current interior



Current interior



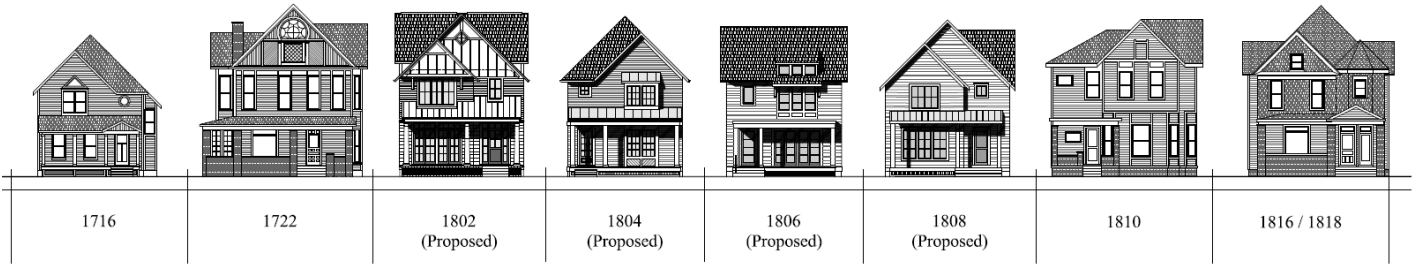
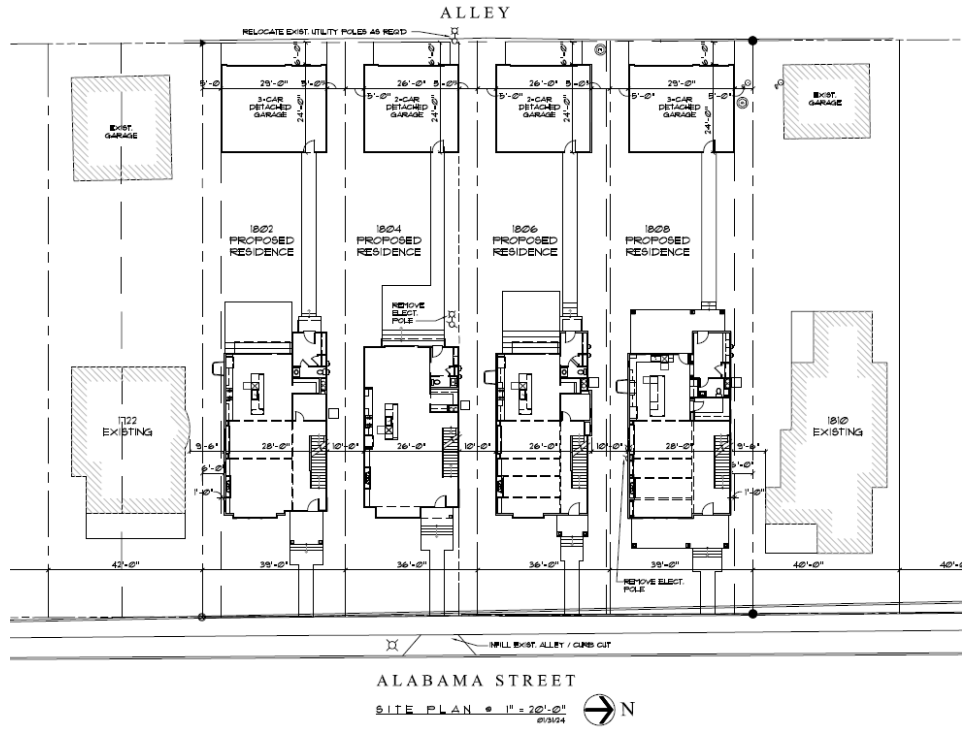
Photos taken March 20, 2024







Future Project Concept if demolition is approved: NOT currently under review.
 Designs are conceptual only. Full application(s) required before design review.



Support Letter from the Church

New Revelation Baptist Church

1806 N. Alabama Street, Indianapolis, IN 46202

Bishop Stephen L. Wilson, Pastor

March 20, 2024

Dear, Indianapolis Historic Preservation Commission

New Revelation Baptist Church (Seller) has been in the location for 52 years. As you can see from the outside of the building, many additions have been made to try to accommodate our ministry's needs.

We recently merged with The Sanctuary Church of Indianapolis and this location doesn't hold the capacity of our membership nor does it meet our ministry needs.

As you might have noticed, the building has significant leaning issues and bowing from the north wall in the sanctuary. Because of these issues, along with a huge parking issue, we decided to move.

Please accept my recommendation to demolish the building and enhance the neighborhood with 4 beautiful homes.

Sincerely,



Yolonda Ball,
Church Accountant and Trustee

Remonstrance Letter from the HMP Land Use Committee



Indianapolis Historic Preservation Commission
200 East Washington Street, Room #1801
Indianapolis, IN 46204
Attn: Emily Jarzen, Principal Architectural Reviewer
RE: 2024-COA-034 HMP | 1806 N Alabama Street

March 22, 2024

Dear Indianapolis Historic Preservation Commission:

The Historic Preservation and Land Use Committee (LUC) of Herron-Morton Place would like to reaffirm our concern about the proposal by M3 Urban Investment Group to demolish the historic structure at 1806 N. Alabama Street for the construction of four single-family homes with standard alley-facing garages. In fact, the applicants are purchasing the property (we were told it's under contract) with the expressed intent of demolishing the structure. As they explained in February to the LUC, retaining the historic structure does not fit their business model.

Having had more time to explore both the outside and the inside of the building, we do not think that full-scale demolition is the only option. In fact, this is one of those cases where preservation conflicts with proposed new development, and where a Historic Area Preservation Plan can be expected to come to the defense of what's left. It is further worth pointing out that except for the Old Northside, Herron-Morton Place is surrounded by neighborhoods that do not have historic protection.

Overall, the building looks structurally sound. Last month it was still in use as a church, and its Sunday services were overflowing with people. This is why the congregation decided to vacate the property and move to a larger facility.

Upon closer inspection, we disagree with the applicants' description that the building has "very little of the historic fabric left." The front entrée and the staircase have retained much of the original woodwork. The original, unpainted, brick fireplace in the entrée shares a well-preserved chimney with a second-story fireplace just above. Much of the woodwork on the second floor is also preserved, and the original floor plan on the second floor appears mostly intact.

The second floor was used as office space and childcare and can accommodate a variety of social functions. Interestingly, what appears to be the original 1920s kitchen with a built-in breakfast nook have been remarkably well preserved, with

HERRON | MORTON

linoleum floors and transom ventilation. The second floor also has two bedrooms that offer separate entry but shared access to both a (now enclosed) second-story porch and an interior bathroom, ventilated by transoms.



Photos courtesy of Herron-Morton Place Land Use Committee (original and additional photos can be provided)

The first floor has been thoroughly remodeled for a church setting. Consequently, it would lend itself well to an open floor plan, and with its large north-facing windows, originally designed to illuminate the workbenches of the photo shop, it could also be made into an artist's studio.

Finally, there is a basement that runs under the entire structure, except for the part that used to hold an alley-facing garage (which is visible on the west facade). In addition to a tall ceiling, nice brickwork, and a spacious restroom, the basement has a separate exit leading to an external staircase.

Although significant renovation is needed to make the building fully functional as living space (it currently does not have a full bathroom), it does have the potential for a very attractive home, a large studio or workspace with second-story living



quarters, a short-term rental, an ADU, etc. The later additions appear to have been responsibly added, most likely making their removal, if desired, technically and economically feasible. None of this is intended to tell the applicants what they should do with the property, but solely to drive home the point that demolition of the structure is by no means necessary. It is not necessary because of the state of the building, nor is it necessary for development of the site.

We also worry how demolition would affect other structures in the neighborhood. As one neighbor put it on Wednesday, "Of course they want to tear stuff down. They're running out of empty lots to buy." What is more, if this structure qualifies for demolition, then there are quite a few others that qualify as well, as they are in considerably worse shape. The only difference is that they are street facing rather than abut the alley. This building's idiosyncratic location, however, should not be grounds for demolition, and there are a few other structures like that in the neighborhood. Although the Historic Plan requires new construction to fit harmoniously with existing structures, it does not justify the removal of historic structures because they do not fit harmoniously with proposed new development.

In brief, we would like to reiterate what we said in our original letter: "Proposals for demolition of historic structures should be approached with great trepidation and preferably reserved for situations where keeping the structure is not an option."

Having been able to ascertain the state of the building in addition to its history (described in part in our previous letter), we do not think that the current structure qualifies. That said, we have no strong objection to removal of the later additions.

Finally, given that the applicants do not seem to have closed on the purchase, and if they did, acquired the property with the intent of demolition while recognizing it is in a historic neighborhood, we do not think a certificate of authorization, as defined in SB-177 (as amended in 2010) fits this situation.

Submitted respectfully on behalf of the HMP Land Use Committee by,

Cornelis (Kees) de Waal

IHPC STAFF REPORT SUMMARY

Hearing Date: April 3, 2024

Case Type: Work Started Without Approval
July 18, 2023, IHPC Administrative Hearing
September 6, 2023, Commission Hearing
October 4, 2023, Commission Hearing
November 1, 2023, Commission Hearing
December 6, 2023, Commission Hearing
January 3, 2024, Commission Hearing
February 7, 2024, Commission Hearing
March 6, 2024, Commission Hearing

Continued From:

Case Number: 2023-COA-251 (FP)

Property Address: 529 Fletcher Ave.

Historic Area: Fletcher Place

Township: Center

Council District: 16

Applicant: Kim Cook

Owner: Kim Cook

Request: **PREVIOUS:** Retain deck extension and fence in side yard constructed without approval.
UPDATED: Retain fence in side yard installed without approval.

Staff Recommendation: **APPROVAL**

Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

Background of Subject Property

The subject property is the location of the historic, 2-story, frame, Italianate-style, May House, constructed circa 1881-2, for Alva C. and Lucy May. The May's purchased the property from David and Elizabeth Long in 1881. In 1887, the house was sold to George H. and Rosanna Bryce. The Bryce's added the cast concrete front porch in 1906. The house became the Settlement House in 1928 for the Fletcher Place United Methodist Church and remained so for decades. Over time, aluminum siding was added and some of the detailing, including decorative brackets, were removed. The house has subsequently gone through extensive restorations. The aluminum siding

was removed, and siding, windows, decorative window and door trim and cornice brackets have all been restored.

The property is currently zoned C-5, which is a commercial zoning district classification. C-5 does not permit residential uses. In 2004, the Commission approved a Variance of Use to allow for an expansion of a non-conforming single-family residential use by permitting construction of a residential garage in a commercial district. In June of 2007, an IHPC Hearing Officer approved the construction of a wood deck in the west side yard at an IHPC Administrative Hearing.

The subject property is also an Indiana Landmarks covenant property. In 1983, Indiana Landmarks initiated a protective covenant on the property that requires the property owner to also obtain approval from Landmarks for any proposed exterior work.

Violation

The deck was brought to Staff's attention in 2021 when Staff received a complaint. After visiting the site, Staff discovered that wooden railings had been installed without approval as well. The railings were installed at two sets of steps leading up to the house from the public sidewalk. Staff worked with Mrs. Kim Cook, the applicant, over the next two years to resolve the violations. The wooden railings were removed completely and not replaced with new railings. Subsequently, a fence was installed by the applicant without approval in front of the deck. Kim Cook and Staff discussed replacing the railing at the deck with a privacy fence, but the applicant installed it prior to getting approval.

Administrative Hearing Review---Remonstrance and Reasons for Approval

This case was first heard at the July 18, 2023, IHPC Administrative Hearing. Prior to the hearing, Mr. Brian Barrett, who owns a condo unit next door at 501 Fletcher Avenue, reached out to staff with concerns that he and his family are able to hear the owners of 529 Fletcher on their deck. He also stated that he is able to see peoples' upper bodies above the existing privacy fence from the windows in his condo unit, as there is a slight grade change. The privacy fence was installed at a slightly lower grade level than the deck. Mr. Barrett also hired Mr. David Kingen to assist. Mr. Kingen submitted an email stating that he feels a rezone from C-5 to D-8 is required in order to build a deck for the residential use; therefore, the case should be continued.

At the July 18, IHPC Administrative Hearing, Mr. and Mrs. Barrett, Mr. Kingen and another couple, who owns a condo unit next door at 501 Fletcher Ave., all spoke in remonstrance to the application. IHPC legal counsel was also in attendance. The remonstrators shared concerns about noise, visibility of people on the deck and the zoning. The Hearing Officer explained to the remonstrators that, per the Zoning Ordinance, a rezone, nor a variance, is required for the deck (see "Request" paragraph below for more details.)

After hearing remonstrance, the Hearing Officer did not find any reasons to deny or continue the case and approved the deck/fence retention request. NOTE: Indiana Landmarks staff verbally told IHPC staff that Landmarks approved of the deck and fence as built.

Appeal of Hearing Officer's Decision

Mr. Kingen submitted an intent to appeal the Hearing Officer's decision the same day as the hearing. An official request to appeal the Hearing Officer's decision to the Commission was submitted the following day on July 19. New notice was required to be sent by the appellant. Notice timeline rules did not allow enough time for the appeal to be heard at the August Commission hearing, so it was docketed for the September 6, 2023, Commission hearing. A copy of the appeal from Mr. Kingen is included at the end of the "exhibits" section of

this report. The appeal remains based on Mr. Kingen’s belief that a rezone from C-5 to D-8 is required to build a deck for the residential use.

Continuances and Updates

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 (provided in the Commissioners’ packets for the 11/1/2024 hearing) 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 agreed with Staff and confirmed that a rezone to D-8 is not required, and that the owners/applicants cannot be forced to rezone the property to D-8. The Commission continued the case to the December 6, 2023, Commission Hearing, based on the following comments and requests:

1. Doing work without approval is inappropriate, but that doesn’t necessarily make what gets built inappropriate, because of how it was done.
2. Have not heard anything that faults the things that Staff and the Commission look to for appropriateness, like materials, design, the way it looks, the effect to the historic building. There’s nothing being talked to about that.
3. The C-5 zoning is an issue and is the wrong zoning for the site. The problem is, is that it’s there.
4. Those who bought at 501 would have known that 529 could be used for a commercial use.
5. The Preservation Commission doesn’t have the ability or authority to force a rezoning.
6. It would be great if the owner decided to rezone, or the owners at 501 buy the property and rezone it.
7. There is nothing intrinsically wrong with deck or fence. We can call it appropriate.
8. Commissioners suggested installing additional screening, such as taller fencing or landscaping.
9. We have an active threat in our districts of historic properties being bought and left vacant.
10. Commissioners requested that the applicant/owners, the remonstrators and Staff meet to discuss a possible compromise.
11. Commission questioned if the existing deck was installed per the stipulations and site plan of the 2007 approval.

After the November hearing, 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 were willing to meet with Staff on site. The applicants/owners 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.

Staff researched the previous 2007 deck approval and found that a portion of the existing deck was installed per the approved site plan. The approved site plan is included below in the “Exhibits” section of the report. It does not violate any of the stipulations, as suggested by the Commission, for the following reasons:

1. The deck was sized and located as indicated on the site plan.
2. There was no railing on the deck, per stipulation 2.
3. The deck is made of wood and located per the site plan, as required by stipulation 3.

4. The deck was also completely surrounded by fencing and landscaping by the previous owner, per stipulation 4.
5. Per stipulation 5, the deck is not taller than the foundation or door threshold.

There are no stipulations in the definition of a “dwelling unit” in the Zoning Ordinance that require it to be occupied for a certain period of time to be considered a dwelling unit or residence. The subject property is used periodically as a second residence, and the owners have told Staff multiple times that it is not being used for parties.

Dwelling Unit: One or more rooms connected together in a residential building or residential portion of a building, that are arranged, designed, used and intended for use by one or more human beings living together as a family and maintaining a common household for owner occupancy or rental or lease on a weekly, monthly, or longer basis; and that includes lawful cooking, eating, sleeping space and sanitary facilities reserved solely for the occupants of the unit.

Residential Building: For purposes of flood control regulation, any building that possesses the architectural features, traits and qualities indicating or constituting those distinguishing attributes of a residence, such as height, bulk, materials, detailing and similar features.

Residential in Character: Possessing the architectural features, traits and qualities that distinguish residential areas and structures from nonresidential areas and structures, such as, height, bulk, materials, roof types, landscaping, trees, detailing and similar features.

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, at the February 7, 2024, hearing, the Commission granted a continuance to the March 6, 2024, IHPC Commission Hearing. After the February 7 hearing, Staff had been in communication with both Kim and Dan Cook. They had requested a continuance to the April 3, 2024, Commission hearing to discuss whether they

would like to remove the deck extension, or if they would like to remove the entire deck – both the 2021 deck extension and the original deck, approved and installed in 2007. **On March 1, 2024, Staff was informed by Mr. Cook that the 2021 deck extension had been removed. Mrs. Cook followed up on March 3, 2024, with an email that included photos of the 2021 deck extension’s removal.**

REQUEST

Because the subject **2021 deck extension has already been removed**, the updated request is to retain a fence installed without approval. The privacy fence on the west side was existing. The privacy fence in front of the deck on the north side was installed later, after the deck extension had already been constructed.

Zoning Ordinance Research

The IHPC staff researched the Zoning Ordinance and consulted with members of the Current Planning staff. The following are the results of that research:

- A deck is classified and defined as a structure. ***Deck: A ground-supported, unenclosed, accessory platform structure, usually constructed of wood, designed and intended for the recreational enjoyment of the occupants and guests of the primary structure or use.***
- Structures shall not be constructed, erected, altered, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by the Zoning Ordinance.
- There are no setback requirements for the deck, as the IHPC may determine the appropriate setbacks in a C-5 zoning district. A transitional yard is also not required, because west side of the lot does not abut a dwelling district.
- While a deck may be considered either a “minor residential feature” or a “minor residential structure,” it is not, by definition, limited to residential use only.
- The definition of a deck does not classify it as only residential by nature and use, unlike, for example, a residential garage (per the definition for a residential garage).
- Because there is a definition for a residential garage and its use, it requires a Variance of Use to build one as an expansion of a legal conforming residential use in commercially zoned district.

Staff has concluded that a Variance of Use, nor a rezone, is required because:

1. A deck is not residential by nature, nor is it defined as a solely a residential structure.
2. The district is exempt from the standard setback requirements, and it does not abut a dwelling district.
3. The property owner is not legally required to rezone the property.

HISTORIC AREA PLAN RECOMMENDATION

The Fletcher Place Historic Area Preservation Plan offers the following recommendations and guidance that can be considered when reviewing requests for site improvements:

Consider –

- *Using new plant materials, fencing, walkways, and street furniture which are compatible with the character of the neighborhood in size, scale, material, and color.*
- *Introducing signs, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.*
- *Inspecting the lot carefully to locate and identify plants, trees, fencing, walkways, and street furniture which might be an important part of the property’s history and development.*

- *Retaining or replacing plants, trees, fencing, walkways, and lawn furniture which reflect the property's history and development.*
- *Retaining porches and steps which are appropriate to the building and its development. Porches and additional reflecting later architectural styles are often important to the building's historic integrity and, wherever possible, should be retained.*
- *Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.*
- *Wherever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*

Avoid:

- *Introducing new construction into neighborhoods which is incompatible with the character of the district because of size, scale, color, material, and detailing.*
- *Introducing signs, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.*
- *Making hasty changes to the appearance of the site by removing old plants, trees, fencing, walkways, and lawn furniture before evaluating their importance in the property's history and development.*
- *Removing or altering porches and steps which are appropriate to a building and its development and the style it represents.*
- *Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decorations of wood, iron, terra cotta, cast iron, tile and brick.*
- *Enclosing porches and steps in a manner that destroys their intended appearance.*

STAFF RECOMMENDATION

The updated request **does not require new public notice or any additional hearings** for the following reasons:

1. A COA was only required to keep the 2021 deck extension and new fence.
2. In this particular case, the removal of the 2021 deck violation negates the need for a COA to retain the deck, since the applicant chose to remove the violation and has already done so.
3. In this particular case, a COA is not required to remove the 2021 deck extension violation.
4. The approval of a COA is still required to keep the fencing installed without approval, which has always been a part of the original request.

The Commission requested that the applicants, remonstrators and Staff meet to discuss a resolution. The remonstrators then requested a private meeting with the Cooks, which they had on December 12, 2023. Communication between the Cooks, their attorney and the remonstrators continued throughout January and February of 2024. Staff has had several conversations with the Cooks and their attorney about the communication they have had with the remonstrators. The following is a summary of that communication.

At the December 2023 meeting, the remonstrators requested that the applicants install a 10-foot-tall fence; rezone the subject property and another neighboring property they own at 430 Virginia to D-8; then obtain a Variance of Development Standards for the 10-foot-tall fence; and also install sun sails or a pergola structure over the deck for additional screening. The applicants only agreed to install a 10-foot-tall fence, if the remonstrators would split the cost and take care of the planning and design of the fencing. Due to the Cooks' travels throughout January and February 2024, additional conversations with the remonstrators were done via email and phone call. The remonstrators continued to make the same requests from January to February. The applicants refused these requests and decided to just remove the 2021 deck extension, without first conferring

with the remonstrators on the decision to remove the 2021 deck extension. The Cooks did not reach out to the remonstrators before removing the 2021 deck extension, because they believe that the removal of the 2021 deck extension resolves the remonstrators initial concern over the deck.

Staff is recommending approval for the retention of the fencing for the following reasons:

1. The fence meets the intent of the Plan and does not negatively impact the integrity of the historic architecture of the house or context.
2. The fence material is compatible with the house.
3. The fence is not incompatible in size, scale, material and detail to the historic house or context.
4. A Variance of Use nor a rezoning is required.

STAFF RECOMMENDED MOTION

COA # 2023-COA-251 (FP):

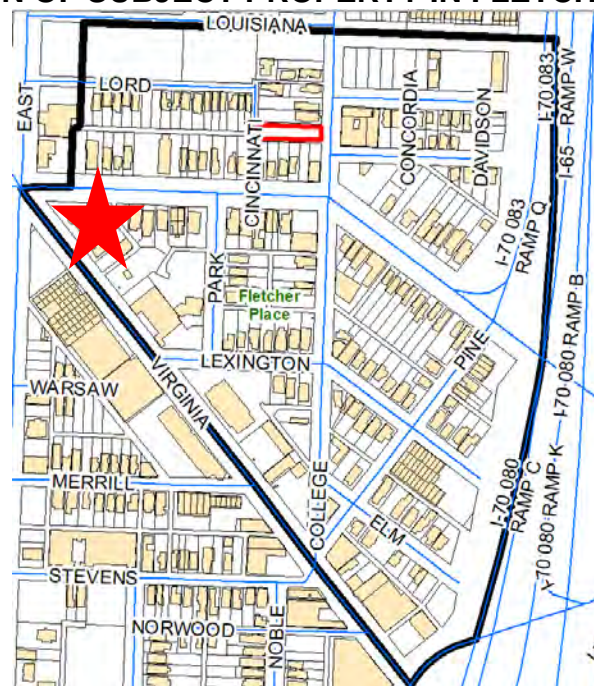
To approve a Certificate of Appropriateness to retain fencing in side yard, installed without approval; per submitted documentation and subject to the following stipulations:

1. Deck installed in 2007 will be retained per documented approved design.
2. Exposed site where deck extension was removed shall be seeded with grass or covered by mulch or small landscaping stone. Approved: _____ Date: _____
3. Privacy fencing must be maintained around the deck approved in 2007.
4. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
5. Any deviation from this approach or major replacement shall be approved by IHPC staff prior to construction.
6. Notify IHPC staff prior to making unexpected repairs.

NOTE: Owner is responsible for complying with applicable building codes and structural requirements.

EXHIBITS

LOCATION OF SUBJECT PROPERTY IN FLETCHER PLACE





Subject property is outlined



Subject property is outlined

PHOTOS OF SUBJECT PROPERTY



Photos received 3/4/2024 showing that 2021 deck extension has been removed.





Nov. 2022 Google Street View of front (north) elevation. Deck located behind white fence.



June 2023. Deck located behind white fence.



June 2023. Deck located behind white fence.



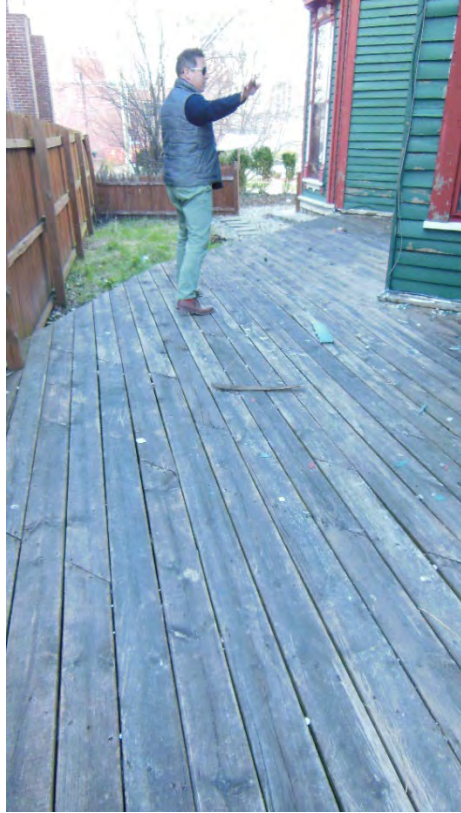
July 2021. Deck before fence installation.



July 2021. Deck before fence installation.



July 2021. Showing existing deck and deck extension.

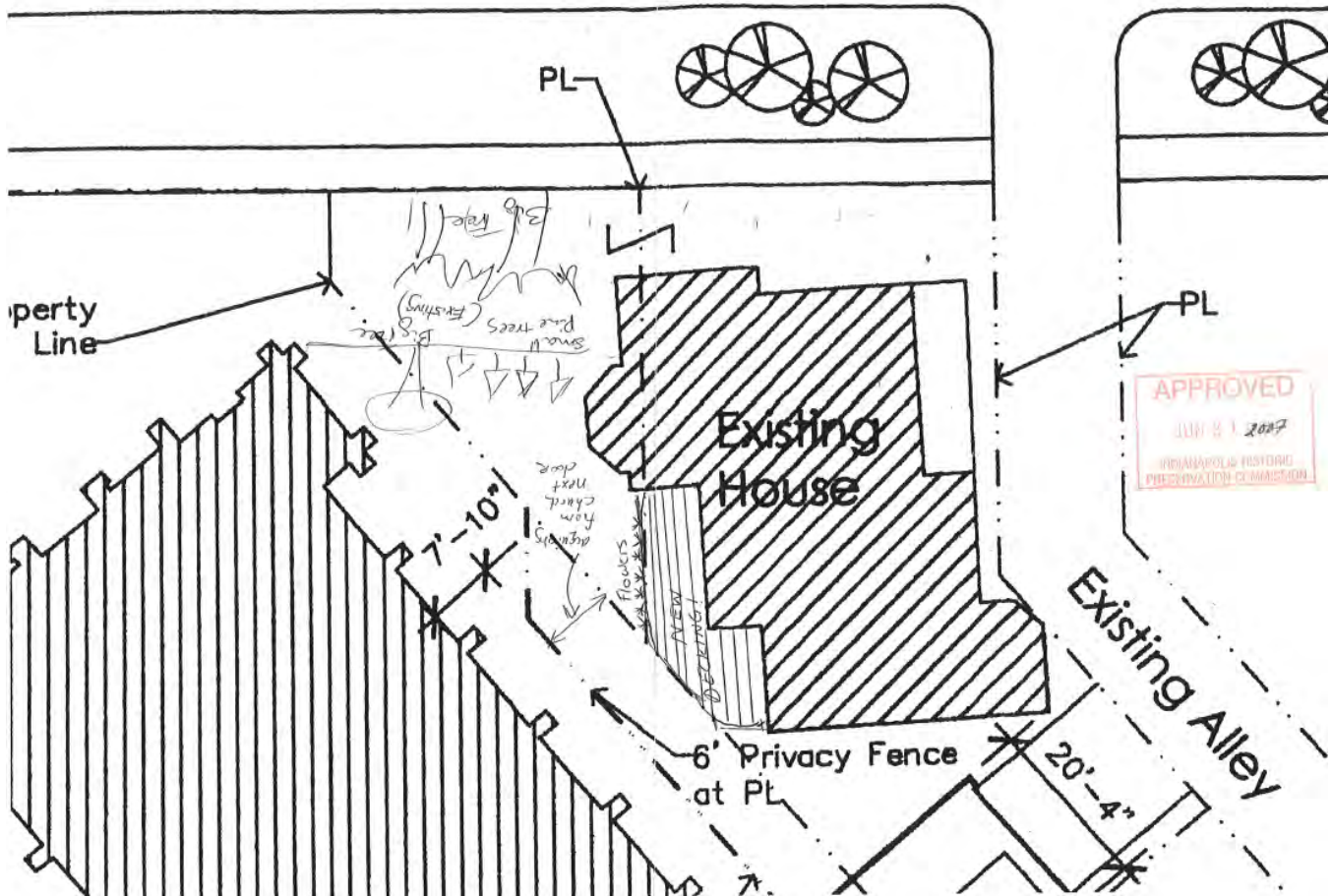


Existing deck before extension.



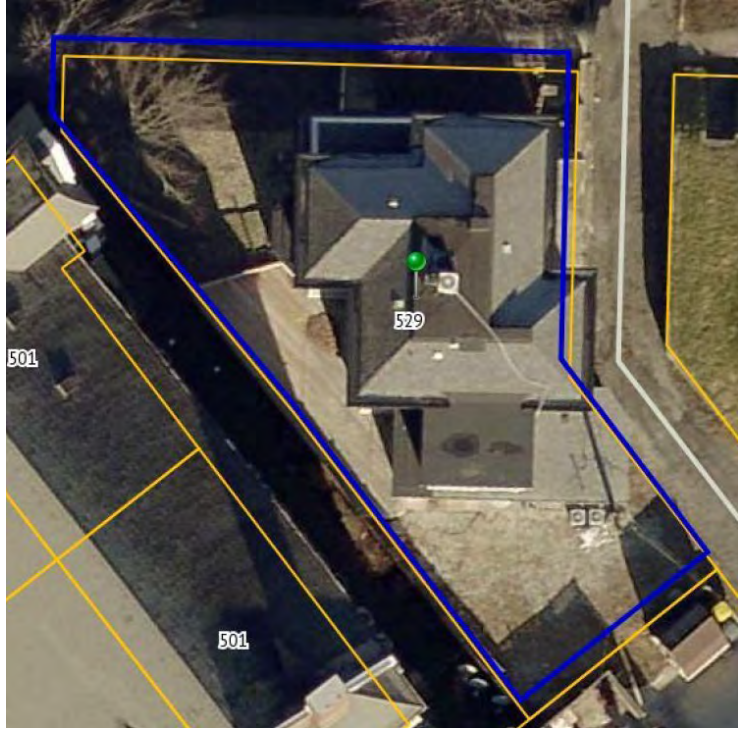
March-April 2021 aerial photo before deck extension

FLETCHER AVENUE



Approved site plan from 2007 deck approval.

NOTE: No additional land was acquired from the 501 Fletcher property as this site plan suggests. This overall site plan document was recycled document from the 2004 request to construct a garage. It appears that the construction of the garage was contingent on obtaining additional land from 501 Fletcher. Additional land was never acquired, and the garage was not built. There are no records or evidence that the approval of the deck was contingent on the acquisition of additional land. Instead of creating a new site plan for the 2007 deck request, the owner at the time reused the site plan from the 2004 request.



Nov 2021 – Jan 2022 aerial photo after deck extension.



Deck enlargement is highlighted

SUBMITTED REASONS FOR APPEAL

Reasons for Appeal
2023-COA-251 (FP) July 14, 2023

Indianapolis Historic Preservation Commission
Suite 1801 City County Building
200 East Washington Street
Indianapolis, Indiana 46204

RECEIVED

JUL 19 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Re: 529 Fletcher Avenue

- We are writing as a nearby or abutting neighbor or property owner to this proposed dwelling/ residential improvement in a commercial zoned property zoned C5 in a Commercial Zoning District. We do
- ① not believe that it is lawful for the IHPC Hearing Office to grant a Certificate of Appropriateness for any exterior improvements or features prior to the IHPC recommending approval of a rezone to D8, and the approval of the Metropolitan Development Commission and the Common Council of the City of Indianapolis to certify that this subject property is zoned D8 Dwelling District, as called for and recommended in the Fletcher Place Historic Preservation Plan.
 - ② We therefore request that this application be continued until such time that 529 Fletcher Avenue is zoned D8 and consistent with the Fletcher Place Historic Preservation Plan, and the Comprehensive Plan recommended for approval by the Metropolitan Development Commission in 2018.
 - ③ We ask for relief from the IHPC to continue this application to a future hearing date and until such time as the subject property is zoned D8 Dwelling District.
 - ④ We state that the application of a Certificate of Appropriateness was not complete, as the application did not so indicate that a rezone or Use Variance was included or needed.

- ⑤ We are in full support of a **continuance in order so that the petitioner may rectify the application that was filed, that should indicate that a rezone is needed and included.**

Thanks for your consideration.

Sincerely yours,

cc: Meg Busch, Administrator, IHPC
Chris Steinmetz, Attorney, IHPC
William Browne, President of IHPC
Allissa Impink, President, Fletcher Place Historic
Neighborhood Association
Kristin Jones, City County Councillor, District #16
Larry Pfeiffer
Tiffany Hart
Joel Aguliar
Owners of the four condominiums at 501 Fletcher Avenue
David Kingen, NDZA

7/14/23

⑥ Violations of the IHPC Procedures

Approved March 3, 1993

- ① No testimony under oath was given at
the public hearing.
② No address was provided for the
representative of the Applicant/Petitioner

RECEIVED

July 31, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Reasons for Appeal
2023-COA-251 (FP)

July 14, 2023

Indianapolis Historic Preservation Commission
Suite 1801 City County Building
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Thanks for your consideration.

Sincerely yours,

RECEIVED

July 31, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

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Owners of the four condominiums at 501 Fletcher Avenue
David Kingen, NDZA

7/14/23

⑥ Violations of the IHPC Procedures

Approved MARCH 3, 1993

- ① ~~No testimony video or photo was given at the public hearing.~~ *SEARCH BY AGENT FOR PETITIONER*
- ② ~~No. address was provided for the representative of the applicant / petitioner~~