



Indianapolis Historic Preservation Commission (IHPC)
HEARING AGENDA

Wednesday, May 1, 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

MARCH 6, 2024 IHPC HEARING MINUTES

MARCH 27, 2024 SPECIAL MEETING MINUTES

III. OLD BUSINESS – NO PUBLIC HEARING

2021-COA-585 (ONS)	1214 N. ALABAMA ST. ONYX + EAST 2-Year extension of COA.	<i>Page 3</i>
2023-COA-251 (FP)	529 FLETCHER AVE. DANIEL & KIMBERLY COOK ADOPTION OF NEGATIVE FINDING OF FACTS Request to retain fencing in side yard installed	<i>Page 7</i>
2023-COA-506B (ONS)	1201 N. DELAWARE MIKE LYNCH & JAMEY SMITH ADOPTION OF NEGATIVE FINDING OF FACTS Request to maintain the replacement shingle siding on the west and south sides of clerestory and to retain non-matching metal cornice wrap as installed without approval.	<i>Page 9</i>

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

NONE

VI. EXPEDITED CASES

2024-COA-014 (ONS)	1468 N. NEW JERSEY ST. MARK CROUCH Demolish existing rear addition and construct new rear addition.	<i>Page 11 Submittals Page 106</i>
2024-COA-091 (HMP)	2056 CENTRAL AVE. JASON WOLFE Construct 2-story, single family house and detached, 3-car garage.	<i>Page 17 Submittals Page 113</i>

2024-COA-104 (MCD) & 2024-VHP-005	136 E. MARKET ST. RYAN NIKETH Install sidewalk café, and a Variance of Development Standards to permit the café to be within 8 feet of an obstacle.	Page 35 Submittals Page 125
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2024-COA-105 (HMP)	2108 N. ALABAMA ST. EDITH GLOVER Demolish non-historic rear deck and pergola; and construct rear addition with covered porch.	Page 41 Submittals Page 127
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VII. APPLICATIONS TO BE HEARD (CONTINUED)

2022-COA-447 (IURS) AMENDMENT 1	39 JACKSON PLACE MICHAEL EICHENAUER for CITY OF INDIANAPOLIS DMD Amend previous approval to eliminate all brick pavers from scope on Illinois and Capitol and install stamped concrete gutters.	Page 55 Submittals Page 134
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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).	Page 63 Submittals Page 141
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VIII. APPLICATIONS TO BE HEARD (NEW)

2019-COA-009 (MCD) AMENDED	1 & 15 N. PENNSYLVANIA ST. BRANDEN BURKE 2-Year COA to amend previously approved plans	Page 71 Submittals Page 150
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IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2022-COA-112B (IRV)	5270 E. WASHINGTON LUIS GOMEZ Work started without approval: replace historic tile roof on house with alternative material.	Page 81 Submittals Page 221
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2024-COA-031 (NA) & 2024-VHP-002	7301 & 7307 DOBSON ST. RUSSELL BROWN Maintain parking lot on eastern edge of parcels installed without approval; 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 the permanent parking surface.	Page 87 Submittals Page 234
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XI. CLOSING BUSINESS

NONE



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 2024
Case Type:	Old Business
Continued From:	
Case Number:	2021-COA-585
Property Address:	1214 N. Alabama Street
Historic Area:	Old Northside
Township:	Center
Council District:	13
Applicant:	Onyx + East
Owner:	Same as Above
Request:	2-year Extension of COA
Staff Recommendation:	APPROVAL
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

A 2-year COA was approved on May 4, 2022 for this project. The project consists of 16 townhomes spread over 3 buildings, which surround a courtyard.

REQUEST

The 16 townhome project is under construction. Building 1 is complete. Buildings 2 and 3 have yet to be constructed, as the owner is awaiting pre-sales. They are requesting a 2-year extension. There are no changes to the approved plans.

STAFF RECOMMENDATION

Staff is recommending approval of the 2-year extension.

STAFF RECOMMENDED MOTION

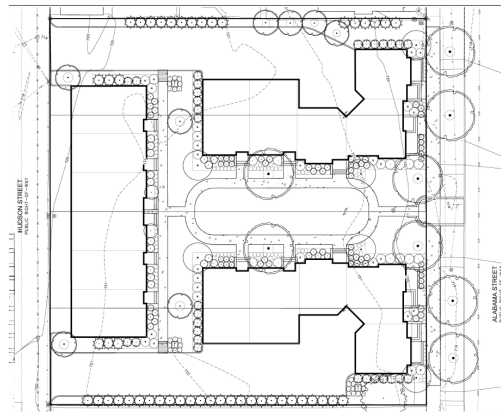
COA #2021-COA-585 (ONS):

To approve a 2-year extension

EXHIBITS



Location of project



Project site plan. Building 1 (completed) is at the south end of the project



Rendering of project from May 2022



Project site, April 2024

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INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (IHPC)
OF INDIANAPOLIS AND MARION COUNTY, INDIANA

APPLICATION #2023-COA-251 (FP)

FINDINGS OF FACT & REASONS FOR DENIAL

DATE FINDINGS ADOPTED: MAY 01, 2024

APPLICANT: Daniel and Kimberly Cook
11455 Fairport Cir., Indianapolis, IN 46236

PROPERTY ADDRESS: 529 Fletcher Avenue

HISTORIC AREA: Fletcher Place

FINDINGS OF FACT AND REASONS FOR DENIAL of a Certificate of Appropriateness to retain fencing in side yard installed without approval at 529 Fletcher Ave. Findings and reasons are as follows:

1. The IHPC, in accordance with I.C. 36-7-11.1, considered this matter at a public hearing on April 3, 2024.
2. The white privacy fence was installed too far forward in the side yard.
3. A privacy fence should not be located more than a midway point between the front and back of the house.
4. The fence should be located behind the bay window and not bisect it.
5. The location and height of the fence is not appropriate. It is too tall for its location and is too close to the front wall of the house.
6. The house is stately, and the white color of the fence, its placement in the side yard, its height, and its materiality are not compatible with the house.

For all of the reasons set forth herein, the application 2023-COA-251 (FP) to retain fence in side yard installed without approval at 529 Fletcher Avenue would not be appropriate to the preservation of the Fletcher Place historic area and to the furtherance and development of historic preservation and is denied.

The IHPC Secretary signing below attests that they attended the above referenced hearing and these findings of fact accurately depict the decision of the IHPC (unanimous vote 5-0).

Susan Williams, IHPC Secretary

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INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (IHPC)
OF INDIANAPOLIS AND MARION COUNTY, INDIANA

APPLICATION #2023-COA-506B (ONS)

FINDINGS OF FACT & REASONS FOR DENIAL

DATE FINDINGS ADOPTED: May 1, 2024

APPLICANT: Mike Lynch and Jamey Smith
9750 E. 150th St. Suite 1700, Noblesville, IN 46060

PROPERTY ADDRESS: 1201 North Delaware Street

HISTORIC AREA: Old Northside

FINDINGS OF FACT AND REASONS FOR DENIAL of a Certificate of Appropriateness or Authorization to maintain the replacement shingle siding on the west and south sides of clerestory and to retain non-matching metal cornice wrap as installed without approval at 1201 North Delaware Street. Findings and reasons are as follows:

1. The IHPC, in accordance with I.C. 36-7-11.1, considered this matter at a public hearing on March 6, 2024.
2. The Old Northside Historic Area Plan clearly states:
 - a. Consider repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.
 - b. Avoid applying new material which is inappropriate or was unavailable when the building was constructed.
 - c. Consider preserving the original roof shape.
 - d. Consider preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weathervanes.
 - e. Avoid stripping the roof of architectural features important to its character.
3. The shake shingles used for the project are rustic in nature and are 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 rusticated shakes is not permitted in IHPC districts, even on new construction.
4. 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. The previous cornice design was more neoclassical in style than the one installed without approval. 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.

For all of the reasons set forth herein, the application 2023-COA-506B (ONS) to maintain the replacement shingle siding on the west and south sides of clerestory and to retain non-matching metal cornice wrap as installed without approval at 1201 North Delaware Street would not be appropriate to the preservation of Old Northside historic area and to the furtherance and development of historic preservation and is denied.

The IHPC Secretary signing below attests that they attended the above referenced hearing and these findings of fact accurately depict the decision of the IHPC (unanimous vote 5-0).

Susan Williams, IHPC Secretary



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 2024
Case Type:	Expedited Case
Continued From:	
Case Number:	2024-COA-014 (ONS)
Property Address:	1468 North New Jersey Street
Historic Area:	Old Northside
Township:	Center
Council District:	13
Applicant:	Mark Crouch
Owner:	Edward Trout & Michael Davis
Request:	Demolish existing rear addition & construct new rear addition.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The subject property is a historic, Eastlake style, single family dwelling constructed in 1893. Based on historic maps it appears that this structure has remained much the same since it first appeared on the 1898 Sanborn, other than the enclosure of a rear one story porch. In 2023, the Commission approved the construction of a carriage house on the rear of the lot.

REQUEST

The applicant is proposing to remove the existing one-story rear addition and construct a new one-story addition on the rear of the house with a screened in porch. Based on historic maps and aerials of the site, the existing one story addition to be removed is likely the remnants of an open porch that has been enclosed and altered over time. The new addition would span just over half the width of the main body of the house and would have a screened in porch to the southern end. The addition would be clad in smooth, fiber cement board and batten siding with fiber cement 4" trim, along with shingles in the west facing pediment. It would feature one over one double hung ganged windows and a single light fixed window.

HISTORIC AREA PLAN RECOMMENDATION

Old Northside Historic District
New Additions

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

Demolition

- Additions – if demolition of an addition to a building or structure is proposed, the Commission should consider whether the addition shows evidence of the building’s or structure’s evolution during the period in which it acquired historical significance.
- General demolition guidelines:
 - Significance – the Commission should consider whether the building or structure is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.
 - Contribution to the Historic Character – the Commission should consider whether the building or structure contributes to the historic character of the Old Northside and to the historic character of its immediate environment.

Context

The subject property sits in a residential context. To the north is a 1990’s single family dwelling and a heavily altered 1898 church structure which has been converted into a residence. To the south is a modern single-family house, and an 1890s Victorian Cottage. To the east, across New Jersey Street, are more single-family dwellings, including modern and historic structures, as well as a historic apartment building.

STAFF RECOMMENDATION

Staff is in support of this request. The existing addition, while in part may be historic, has been heavily altered from the original porch that was in this location. Additionally its size, location and materials are consistent with other small additions the Commission has permitted to be demolished. Staff believes its significance and contribution to the overall historic character of the primary structure are minimal. The new addition’s location will be directly behind the body of the main structure and its size will be subordinated to the rest of the building.

STAFF RECOMMENDED MOTION

COA #2024-COA-014 (ONS)

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

DBNS: PERMITS MAY NOT BE ISSUED until stipulations numbers 1-3 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings including any changes required by the Commission at the IHPC hearing. *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 exposed or sheathed with sloping soffit board parallel to pitch of roof. Soffits may be vented.
5. Siding and trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted.

6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

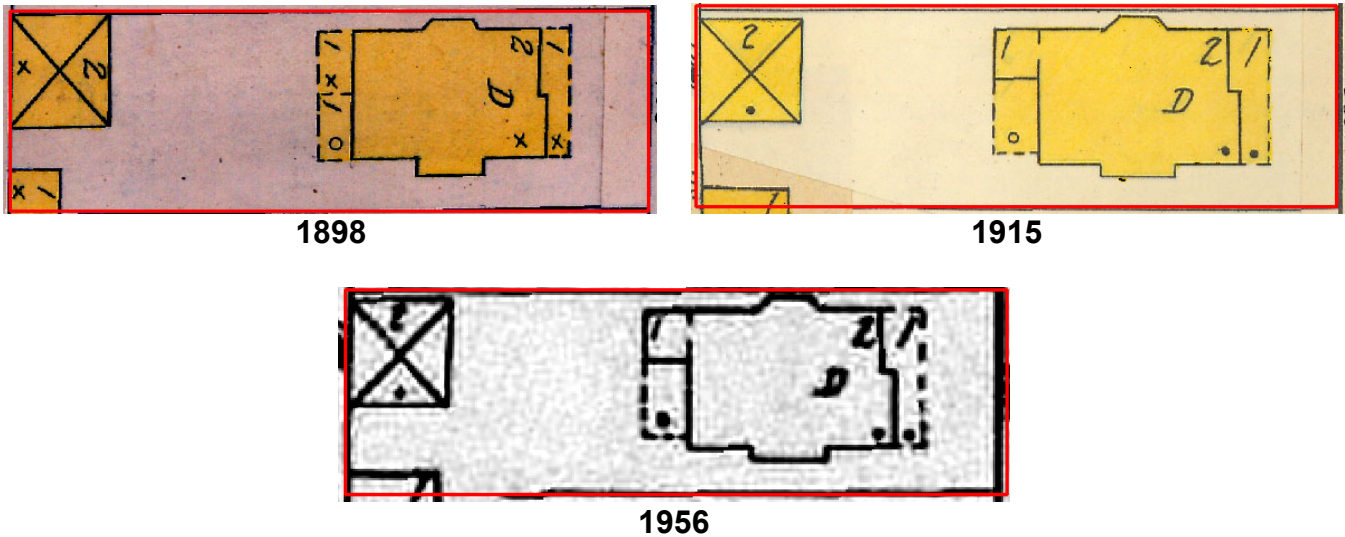
NOTE: Owner is responsible for complying with all applicable codes.

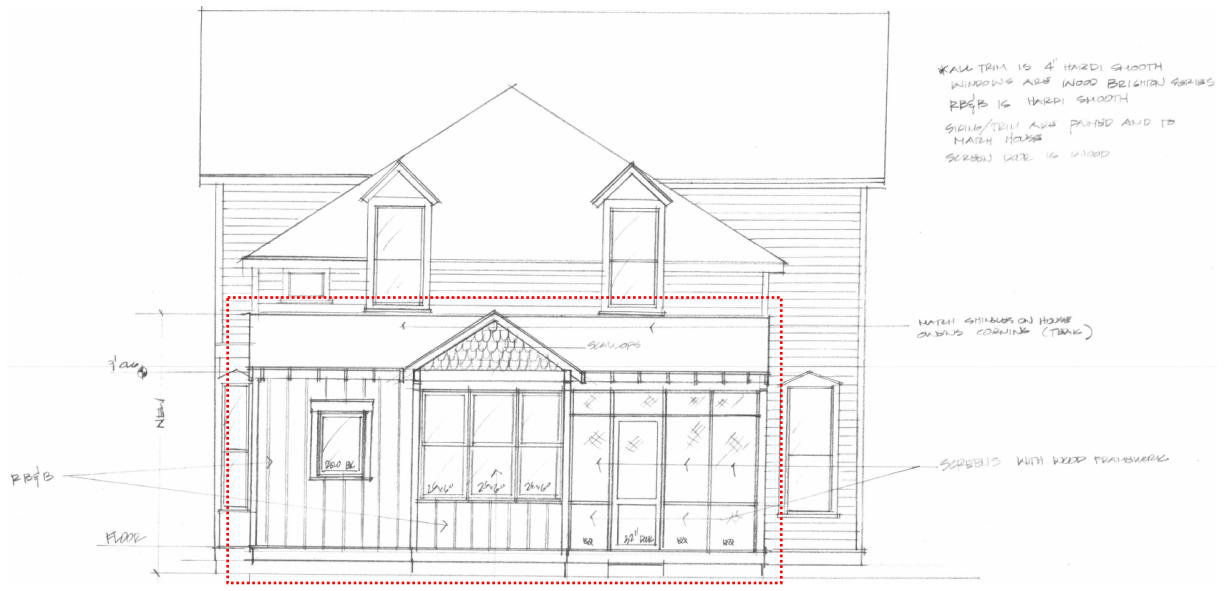
EXHIBITS

LOCATION OF SUBJECT PROPERTY

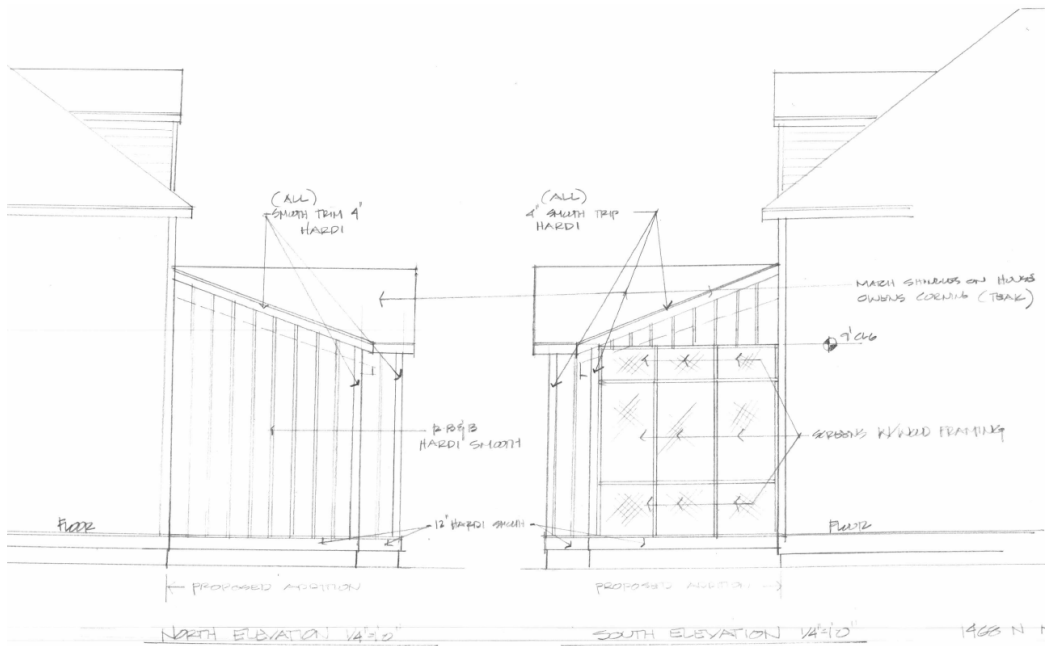


HISTORIC MAPS





Proposed west/rear elevation



Proposed north (left) and south (right) elevations

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IHPC STAFF REPORT SUMMARY

Hearing Date: May 1, 2024
Case Type: Expedited
Continued From:
Case Number: 2024-COA-091 (HMP)
Property Address: 2056 Central Ave.
Historic Area: Herron Morton Place
Township: Center
Council District: 13
Applicant: Jason Wolfe
Owner: GOLDEN RATIO HOMES LLC (Tina Pasquinelli)
Request: Construct 2-story, single-family house and detached, 3-car garage.
Staff Recommendation: APPROVAL
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

The subject property is currently a vacant lot. Previously, it was the location of a 1-story, frame, prefabricated, shotgun-style house that was constructed in 1985. Approval for the demolition of this house was granted at the June 6, 2023, IHPC Administrative Hearing. The 1985 house replaced a 2.5-story, frame, single-family house, that was constructed sometime between 1889-1898. According to aerial photography, the historic house was demolished sometime between 1972-1979.

REQUEST

House

The request is to construct a 2-story, frame, single-family house. The main roof form is a large hipped roof. The hip is bisected on the north and south sides by smaller gable roofs. The front (east) elevation is bisected by a projecting, gable-front bay, that extends out 12 feet from the main body of the house. The front elevation is arranged symmetrically – except for the 1-story, L-shaped front porch. The front porch covers the entry on the south side of the front elevation and extends out and over to the north end of the projecting bay. The north quarter of the front elevation is not covered by the porch. The porch features simple, square columns that support a nearly flat roof. A porch skirt encloses the underside of the porch.

The rear (west) elevation of the house does not feature the same symmetry as the front. A deep, flat-roofed, 1-story, porch extends across the rear elevation. The house will be clad in smooth, fiber-cement siding and trim. A majority of the siding will be a 4-inch-exposure lap. The upper portions of the front bay and rear, along with the side gables, will feature reverse board-and-batten. A 10-inch band board will separate the lap siding from the reverse board-and-batten. The support columns of the covered front and rear porches will be wrapped in smooth, fiber-cement trim. Dimensional, asphalt shingles will cover the roof. Entry doors will be fiberglass, and the windows will be Anderson 100 Series Fibrex casement and fixed units.

The proposed house features a blend of design elements that are reflective of both the new construction to the south and historic house to the north. Important elements, such as header heights, sill heights, roof heights and pitches, and eave heights of the proposed house reflect both the modern and historic houses. The heights of these features sometimes differ between the new and historic. For instance, the eave, window header and sill heights more match the lower eave, header and sill heights of the historic house. At the same time, the roof peaks and pitches are very similar amongst the new and historic construction, and the proposed matches that uniformity. The porch roof height is also relatively uniform, so the proposed porch height is complementary to the existing porches.

Garage

The garage is a simple, side-gable design, with smooth, fiber-cement, lap siding to match the house. The roof has a steep pitch to match the house, and it will be covered in dimensional asphalt shingles to match the house. Two, plain, smooth-panel overhead garage doors are located on the alley (west) elevation. A single, man/service doors is located on the north side of the east elevation, and a casement window is located slightly to the south of center on the east elevation. The north and south elevations are identical and do not contain any openings.

Site Plan

The house is nearly centered on the lot. It has a 5-foot setback from the north and a 7-foot setback from the south. The body of the house will be in line with the properties to the north and south. The front porch may project slightly farther forward than the porches on either side. The garage is centered on the lot, with a 5-foot setback from the north and south. It will also have a 5-foot setback from the alley to the west.

Context

The subject property is located on the very eastern boundary of the Herron-Morton Place District. The context of this section of the 2000 block of Central varies widely in design and character. Directly to the south are two, newly-constructed, traditionally designed, frame, 2-story, single-family houses. The applicant designed those two houses for the same property owner. Directly to the north are two, historic, frame, 2-story, late Queen-Anne/Free-Classic houses. There are only two vacant lots remaining in this block. The other historic and non-historic houses in this block range from 1-2 stories. The historic houses are generally Queen-Anne or Free-Classic in style. There are also traditionally-designed, modern residences several properties to the south.

The context across the street, to the east – outside of the historic district, is much more varied. It consists mostly of somewhat traditionally-designed new construction and historic houses that range from poor to good condition. The structures are between 1-2 stories. A few of the historic structures across the street have also been given unsympathetic updates. There is also one, out-of-place, modern, contemporary-designed, shed-roof house to the southeast.

HISTORIC AREA PLAN RECOMMENDATION

The Herron-Morton Place Preservation Plan offers the following recommendations for new construction:

- **Basic Principle:** *New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Herron-Morton Place can be interpreted properly.*
- **Context:** The subject site is an *isolated site*.
 - *This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.*
 - *The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must 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 not allow appropriate setbacks, a variance may be needed.*
- *If setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.*
- *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

Staff is recommending approval for this request. Staff believes that the massing, height, material uses and setbacks of the proposed, 2-story house and detached, 3-car garage are sensitive to the houses and accessory structures that surround it and meet the intent of the guidelines in the *Herron-Morton Place Historic Area Plan*. Staff feels that the house's traditional shape and detailing, as well as its simple, modern design elements, would make it a successful fit within this block which contains a mixture of modern and historic dwellings.

STAFF RECOMMENDED MOTION

COA #2024-COA-091 (HMP):

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

DBNS: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings including any required changes requested by the Commission at the February 7, 2024, hearing.

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 durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch) and approved by IHPC staff prior to installation.

7. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.

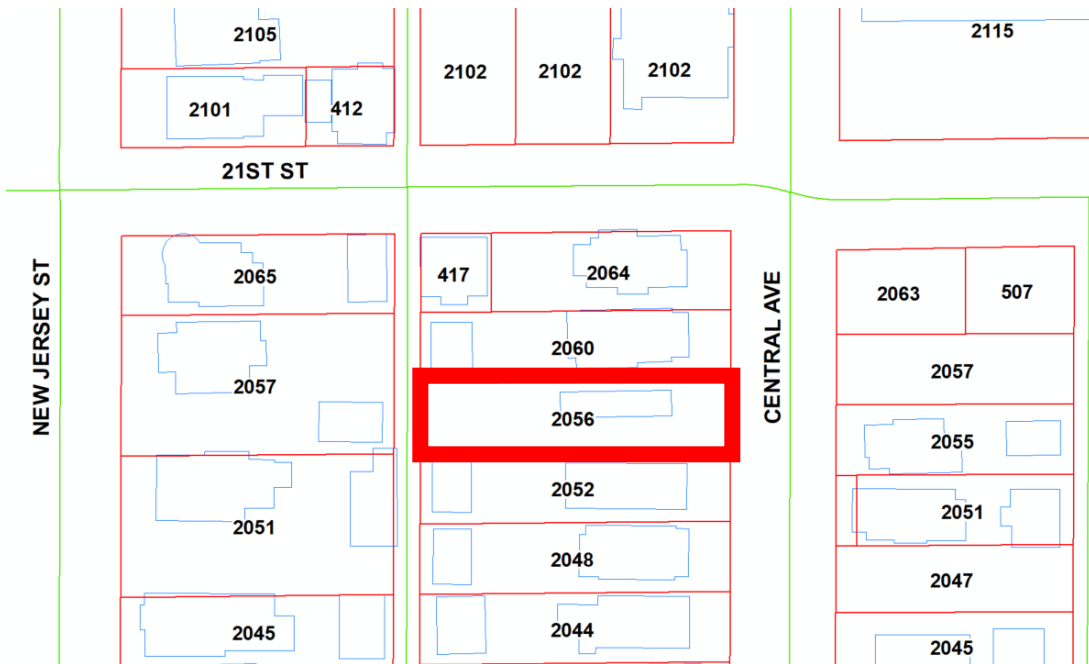
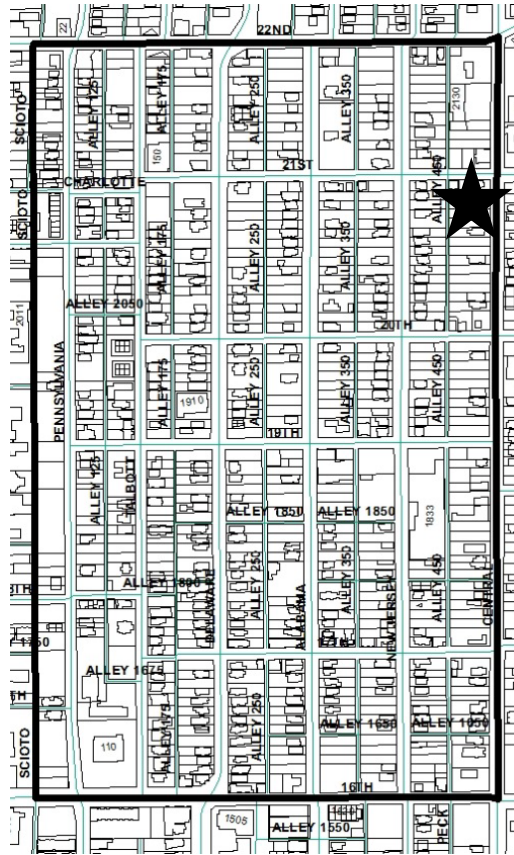
8. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.

9. Foundation shall be smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.

10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

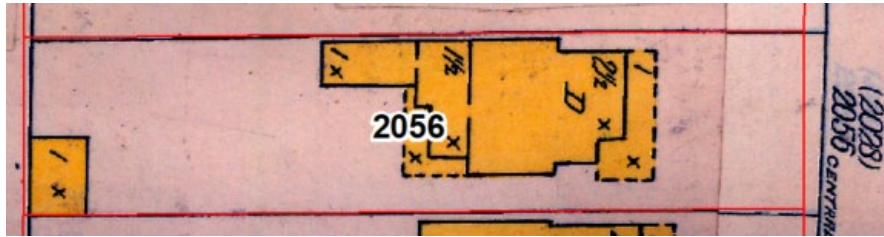
NOTE: Owner is responsible for complying with all applicable codes.

LOCATION OF SUBJECT PROPERTY IN HERRON-MORTON PLACE

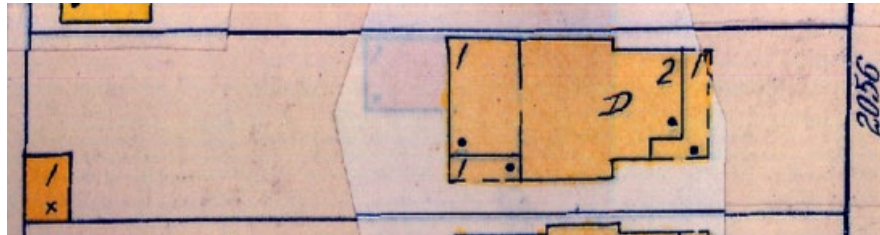


Subject property is outlined

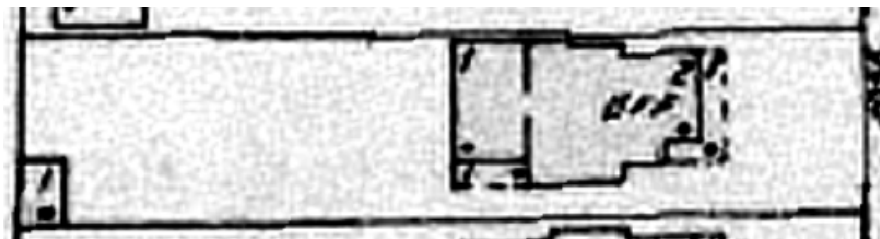
SANBORN MAPS AND AERIAL PHOTOS



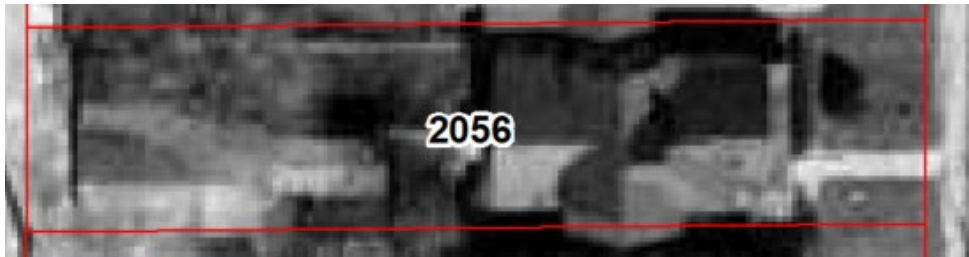
1898 Sanborn



1915 Sanborn



1956 Sanborn



1972 aerial photo



1986 aerial, after prefabricated house was constructed in 1985

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 Central from subject site

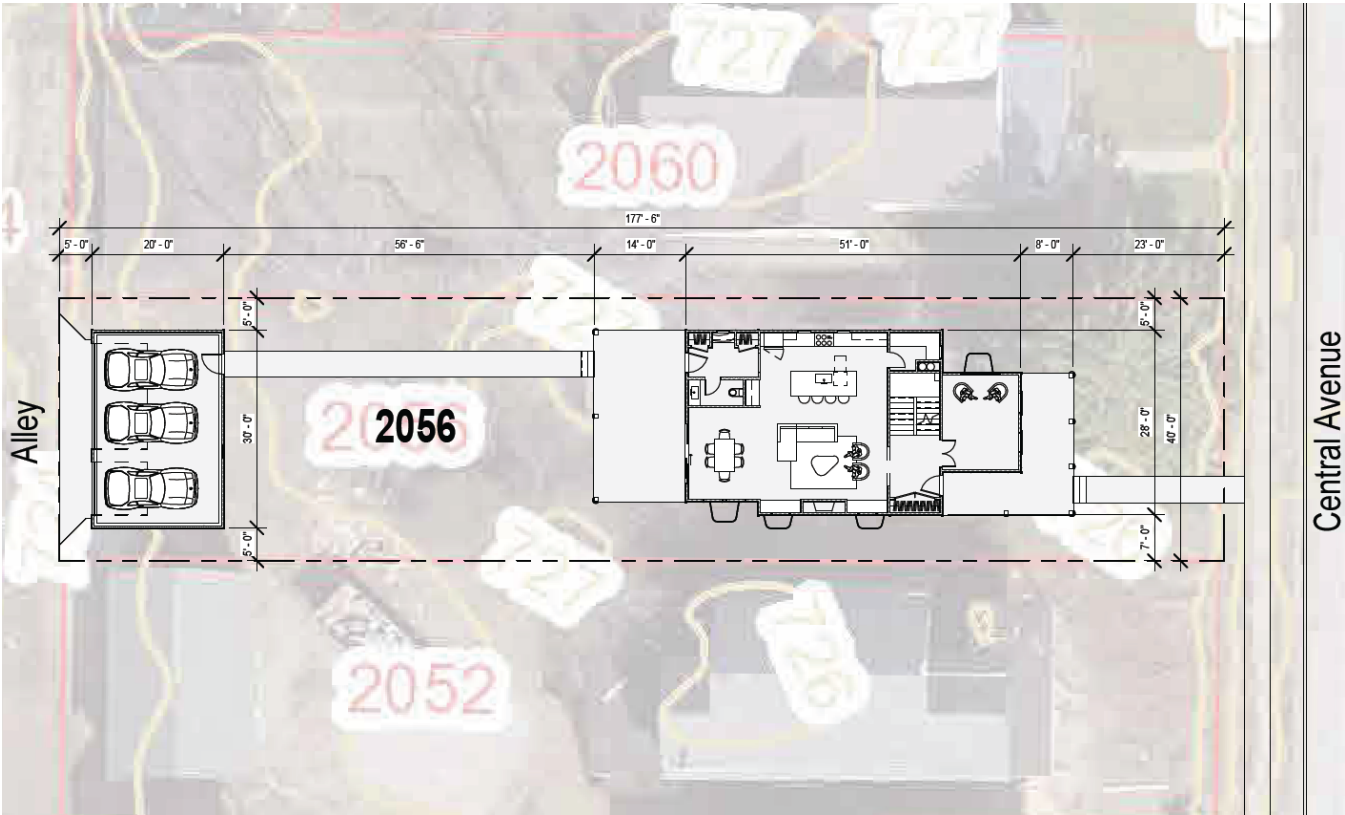


Looking northeast, across Central from subject site



Looking southeast, across Central from subject site

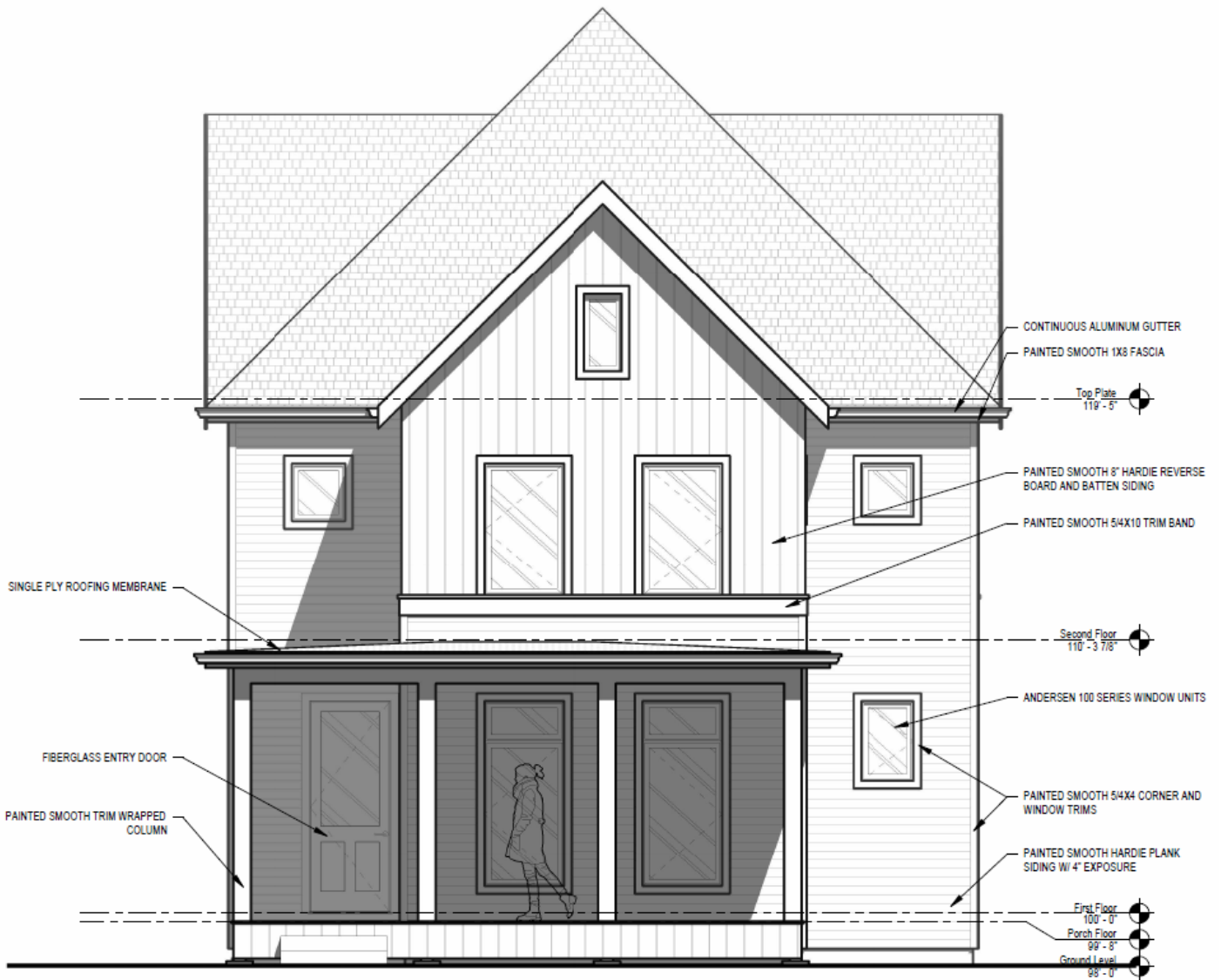
PLANS



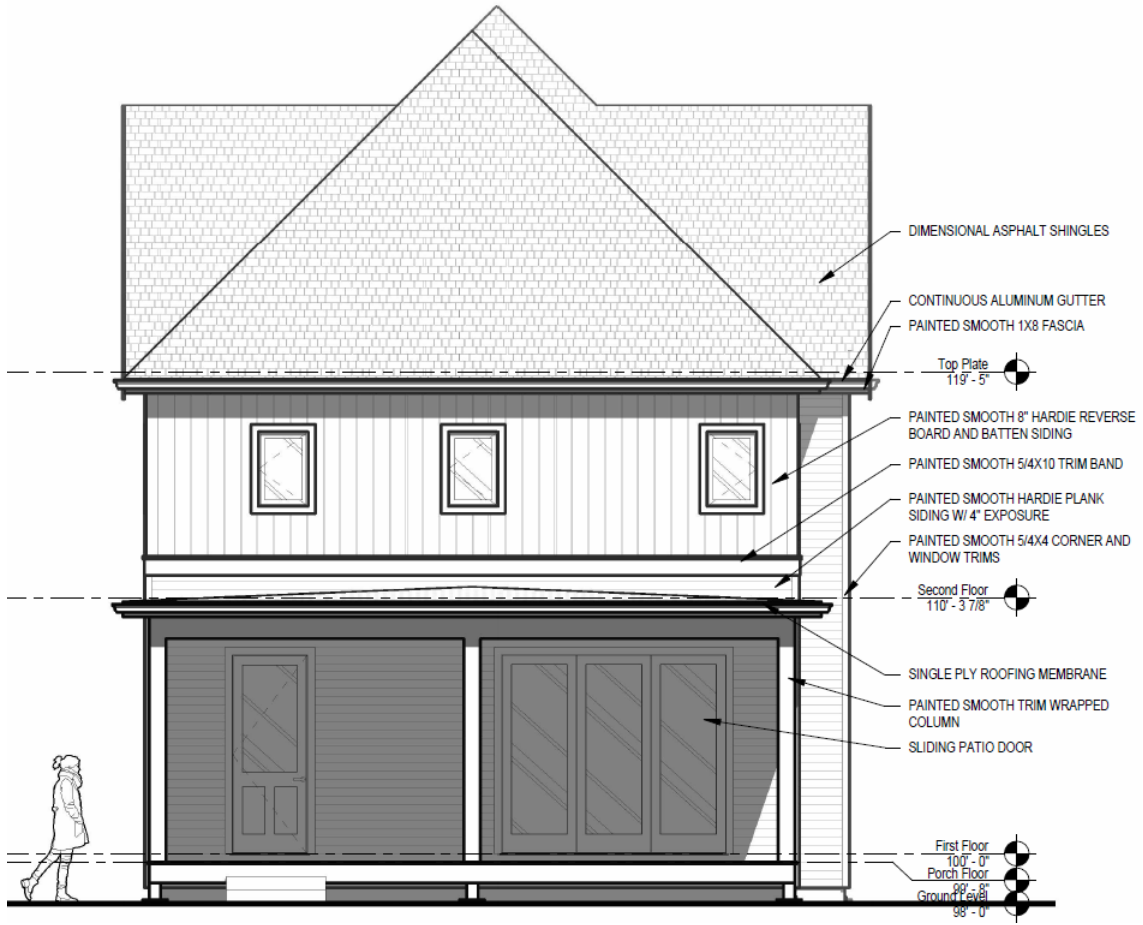
Site Plan



Streetscape – proposed house is outlined



Proposed front (east) elevation



Rear (west) elevation

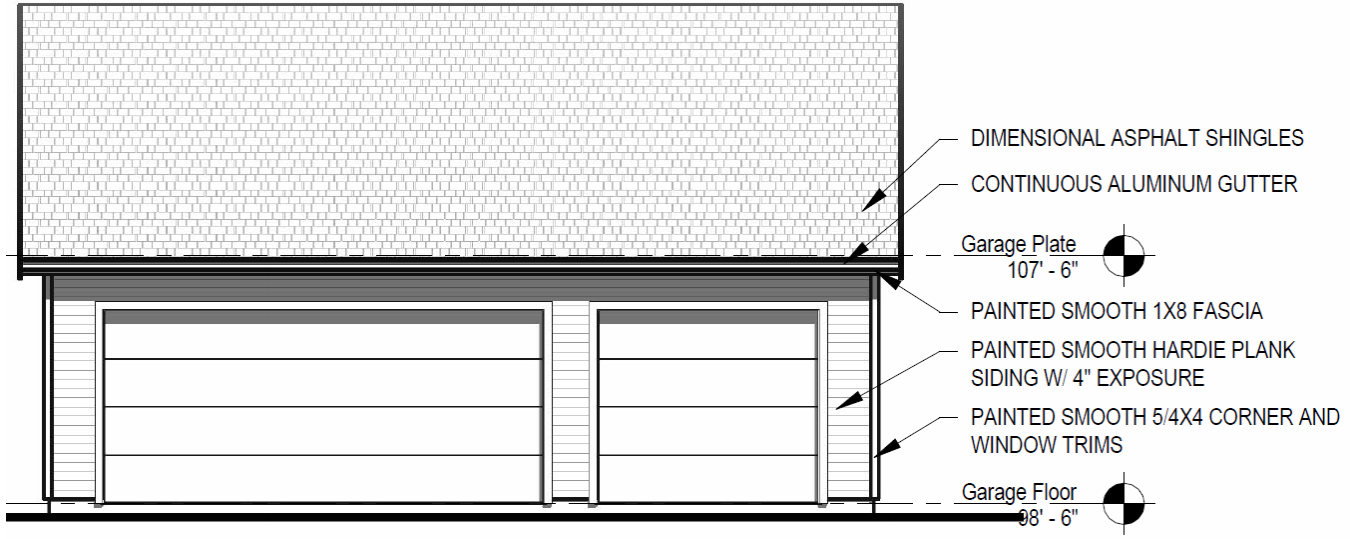


North elevation

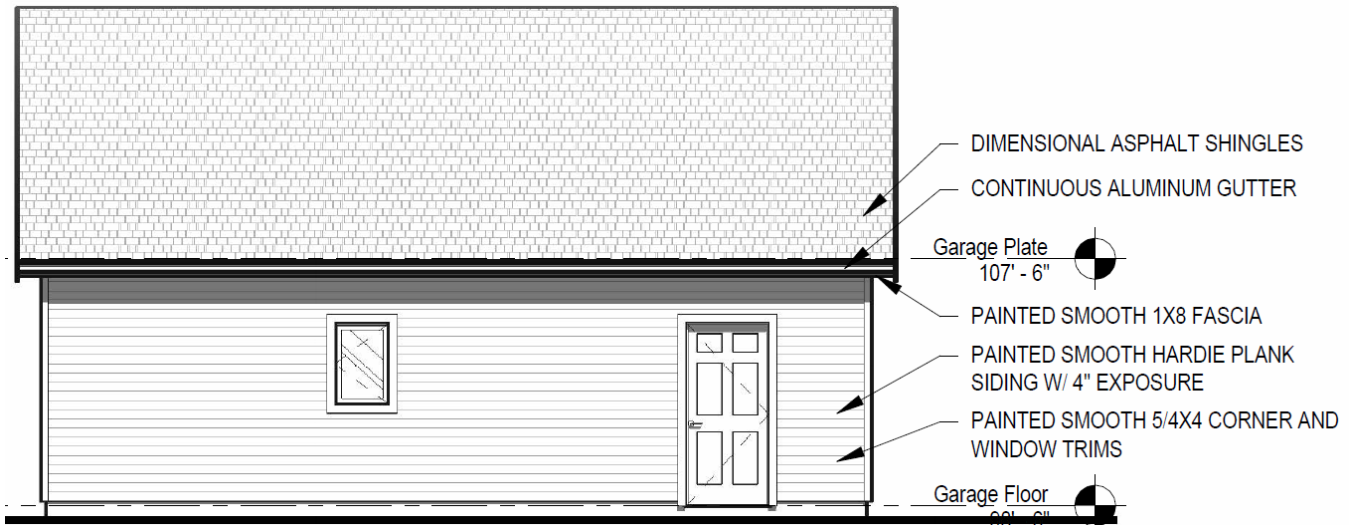


South elevation

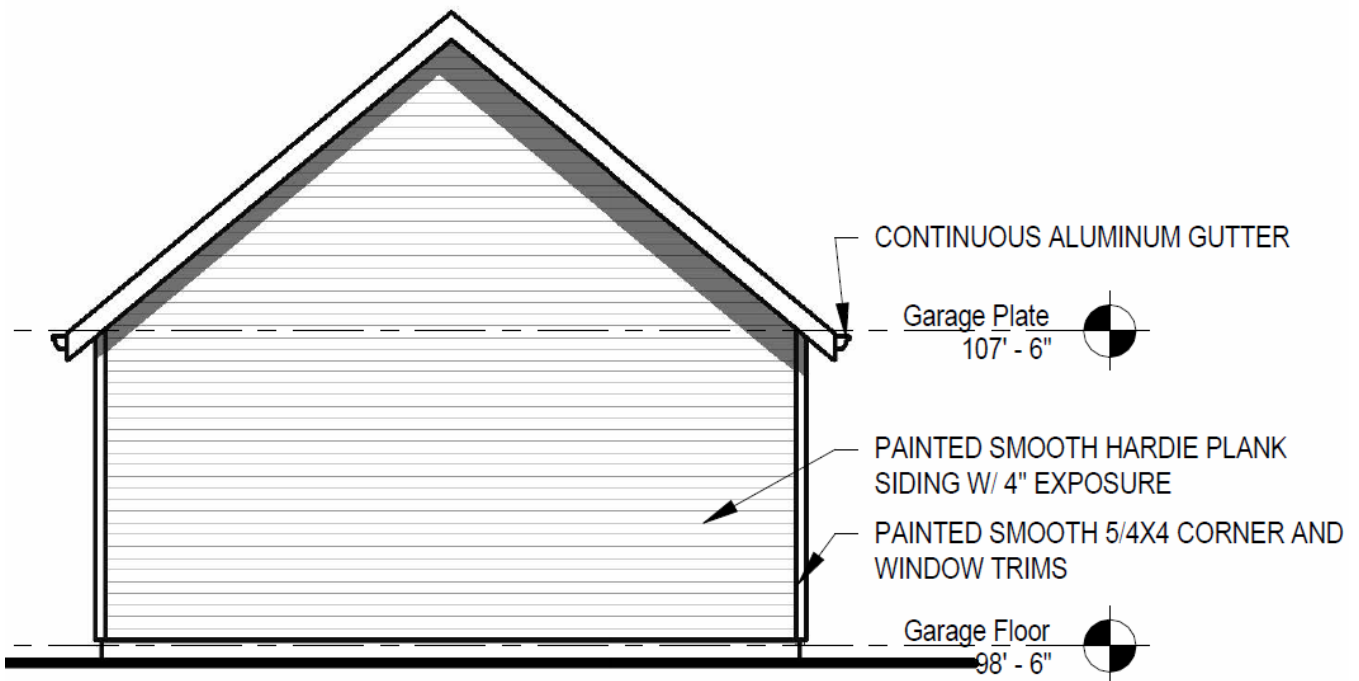
GARAGE



West (alley) elevation

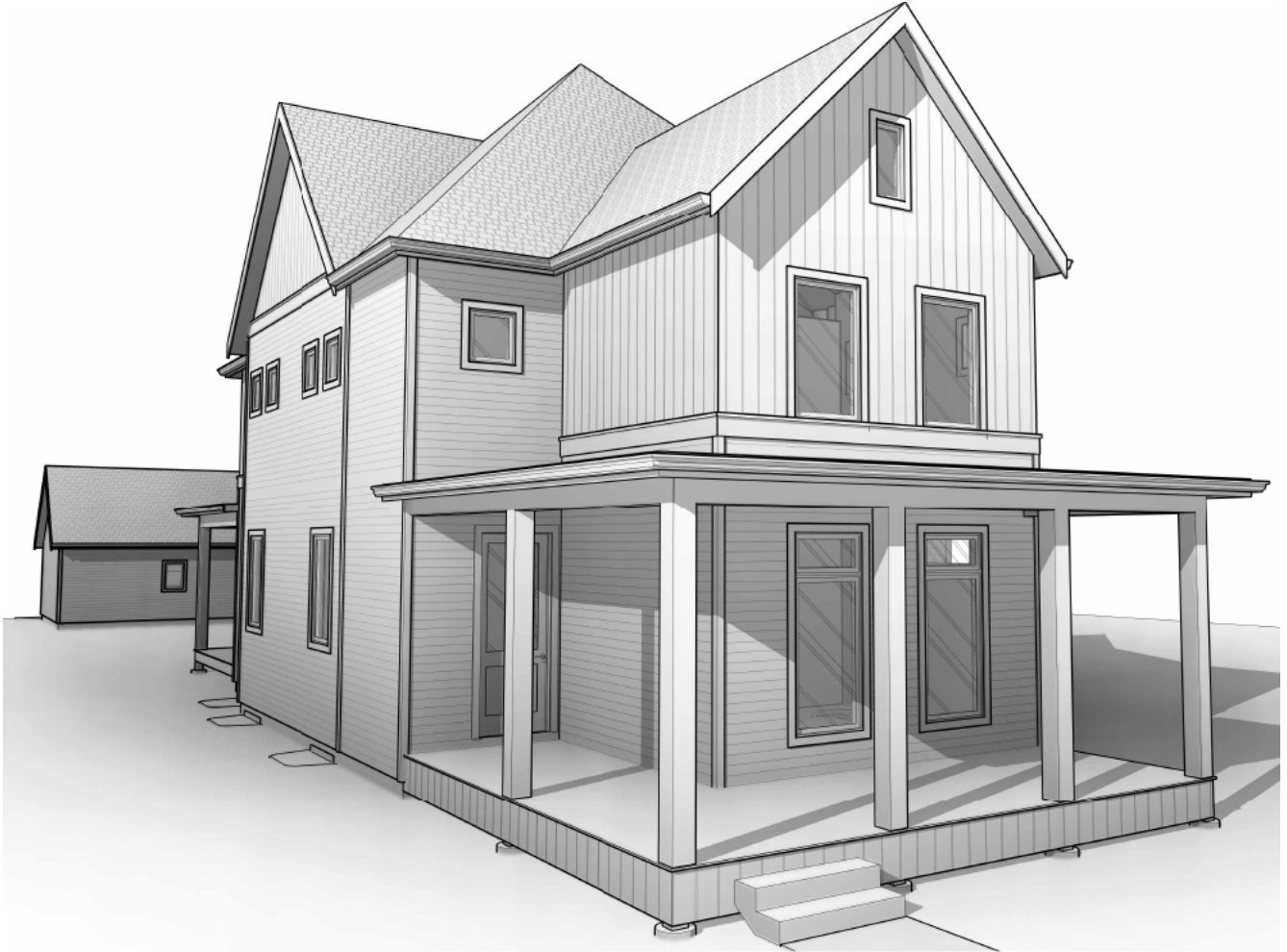


East elevation



North and south elevations

3D PERSPECTIVE



SUPPORT LETTER



Indianapolis Historic Preservation Commission
200 East Washington Street, Room #1801
Indianapolis, IN 46204
Attn: Dean Kessler, Architectural Reviewer
RE: 2056 N Central Ave | 2024-COA-091 HMP

RECEIVED

April 22, 2024

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

April 21, 2024

Dear Indianapolis Historic Preservation Commission:

The Historic Preservation and Land Use Committee of Herron-Morton Place (LUC) is writing in unanimous support of the proposed new construction of a single-family home at 2056 N Central Ave. LUC believes the proposed home fits in well with the existing structures, both new and historic. Key to the LUC's support for this proposal is that it marks a welcome departure from the repetitious floorplan and near-identical design of homes previously built in the neighborhood by Golden Ratio Homes, LLC.

For new construction, many homes in Herron-Morton Place have expressed both the interests and tastes of their first occupants, as well as the creativity of their builders. This made each and every one of them different in a variety of (sometimes unexpected) ways. Herron-Morton's Preservation Plan recommends "creativity and original design" in new construction (7-37), and for the most part, we have benefited greatly from the resultant cohesive eclecticism of our streetscape. Historically, if you were dropped down like a pin in any place in our neighborhood and turned 360 degrees, no two views would be the same.

When Golden Ratio Homes LLC was new to building in the neighborhood, LUC supported these applications, as they met the context-specific standards of cohesive design in the Preservation Plan. Now, however, Herron-Morton Place has 29 Golden Ratio homes, and most of them have noticeably similar design. The number of these homes, the developer's propensity to put them on contiguous lots, and the similarity of design runs contrary to the Historic Preservation Plan's recommendation that new construction homes be creative and original.

In more recent years, LUC expressed concern to both IHPC and the applicants about the repetitious design of these proposals. The applicants graciously met with LUC and discussed our concerns. LUC is grateful to the applicants for hearing and

Herron-Morton Place Neighborhood Association ❖ *Herron-Morton.com*



RECEIVED

April 22, 2024

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

heeding our feedback, and for presenting a fresh new design with 2056 N. Central Ave. LUC is also grateful to IHPC Staff for attention to our concerns, and for Staff's guidance and collaboration with the applicants, which is reflected in the revisions made to the first draft that have greatly improved the final submittal.

We look forward to receiving creative, original, fresh designs from the applicants in the future and commend the petitioner and their team for their efforts and willingness to collaborate to achieve better outcomes for Herron-Morton Place.

Submitted respectfully, by the

Historic Preservation and Land Use Committee of
Herron-Morton Place



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 2024
Case Type:	Expedited Case
Continued From:	
Case Number:	2024-COA-104 (MCD) & 2024-VHP-005
Property Address:	136 East Market Street
Historic Area:	Monument Circle District
Township:	Center
Council District:	12
Applicant:	Ryan Niketh
Owner:	EHP Indy Hotel LLC
Request:	Install sidewalk café, and a Variance of Development Standards to permit the café to be within 8 feet of an obstacle.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The subject property was built in 1898 and designed by local architect Louis H. Gibson. In 1920, the People's Bank moved into the building and at this time the original storefront was altered. In 1975, the building underwent another renovation, including work that completely stripped the front façade of the building, changing its architectural style from decorative and Chicago School influenced, to unornamented and modern. Sometime after 2000, the first-floor façade was renovated again with the installation of brick and limestone piers.

At the February 2019 IHPC hearing the Commission reviewed request 2019-COA-005 for a variety of work to the subject property including a sidewalk café along Market Street. The Commission suggested that the café railing be metal or glass. At the time of that review a sidewalk café railing of metal and translucent panels was selected and approved. That approval has since expired and final plans for the café were not submitted. Upon review of the most recent submittal, it was determined a variance was required.

REQUEST

Sidewalk Café

The applicant is requesting approval to install a 200 square foot sidewalk café on along the Market Street. The café would be enclosed by a 3.5 foot tall, black, metal railing and would have five two-top tables in it.

Variance of Development Standards

All sidewalk café barriers are required to be at least eight feet from any obstacle within the public right-of-way. Examples of objects that are considered obstacles include tree grates, building standpipe, hydrant, crosswalk, driveway, alleyway, access ramp, parking meter, landscape bed, street tree, signpost, utility pole, or similar obstacle.

The applicant is requesting a variance of development standards to permit the proposed café to be 6 feet and 6.14 feet away from two at grade tree grates near both ends of the café space (east and west corners). The café will meet all other development standards and will be at least 8 feet from all other right-of-way obstacles.

HISTORIC AREA PLAN RECOMMENDATION

Monument Circle District Preservation Plan – Public Infrastructure and Streetscape

- Encourage physical development worthy of its unique location in Monument Circle District, the most historically significant public space in Indiana.
- Respect the historic views and vistas, both horizontal and vertical.
- Discourage building structures into the public rights-of-way.

Wholesale District Historic Area Plan – Sidewalk Cafes

(the Monument Circle District guidelines are supplemented by the Wholesale District Plan)

- When considering sidewalk cafes, allow at least eight feet of unobstructed area for thru-pedestrian traffic.
- The outdoor eating area should remain adjacent to the building wall and be protected by a canopy or awning.
- Barriers should be open, low, removable and compatible with the architecture of the building.

STAFF RECOMMENDATION

Based on previous approvals by the Commission for similar requests and the following reasons, staff is in support of the proposal:

- The overall size of the public right-of-way in this location is 19.27 feet.
- The requested variance is needed for café's proximity to two at grade tree grates. The café would be 1.86 feet to 2 feet too close to these grates. Staff believes this variance request is minimal, especially considering the grates are at grade.

STAFF RECOMMENDED MOTION

COA: 2024-COA-104 (MCD)

To approve a Certificate of Appropriateness to install a sidewalk café and for a Variance of Development Standards, per submitted documentation and subject to the following stipulations:

1. The café must be located within the boundaries approved at the time of the sidewalk café's original installation, and is subject to all requirements of the city's right-of-way inspectors.
2. No signage in the sidewalk café shall be installed without further approval (including be not limited to railing signs, umbrella signage or advertising, banners, or pennants).
3. Furniture must be secured or removed when cafe is not open and removed in off-season.
4. No damage to the public sidewalk is permitted.
5. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.

NOTE: Additional approval is needed for the establishment of a sidewalk café. Contact the Permit Office (317.327.8700) to obtain a sidewalk cafe license prior to cafe installation.

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

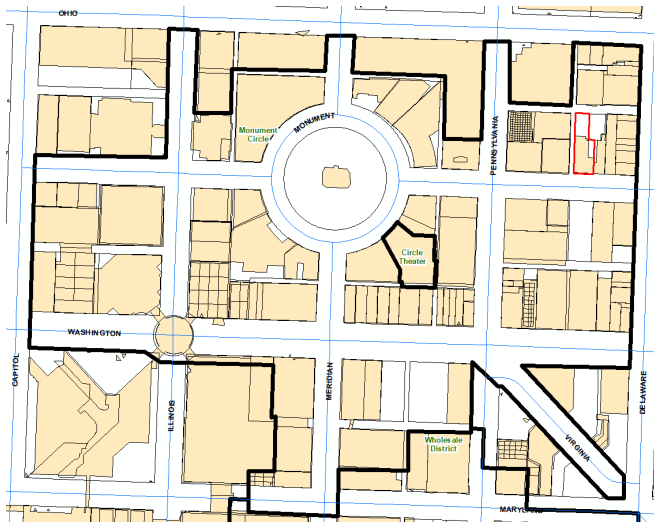
NOTE: Owner is responsible for all easement, right-of-way, public safety and accessibility issues.

VARIANCE PETITION: #2024-VHP-005

To approve a Variance of Development Standard to permit a sidewalk cafe to be within 8 feet of an obstacle, per submitted site plan.

EXHIBITS

SUBJECT PROPERTY



EXISTING CONDITIONS



South/front elevation

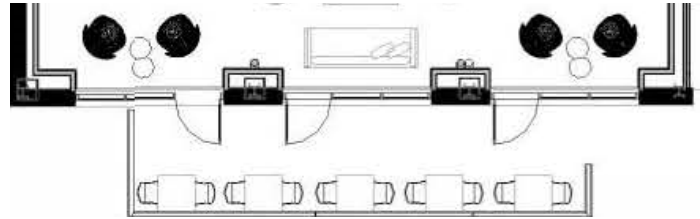


Existing sidewalk conditions

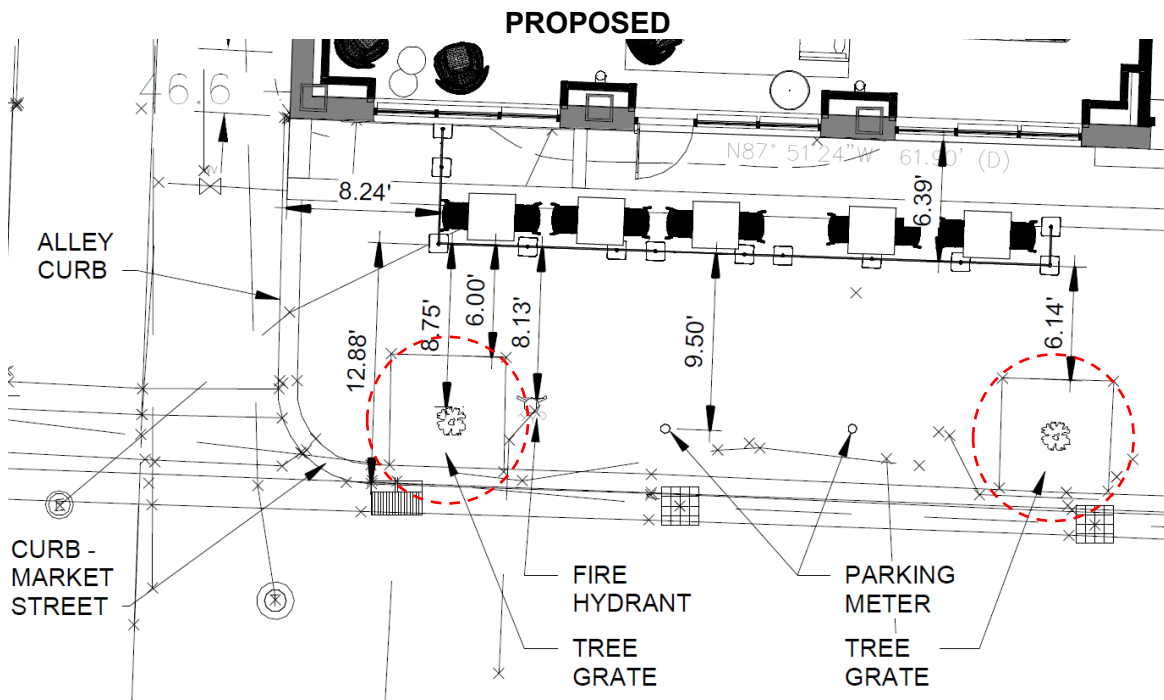


Tree grates outside of café space

PREVIOUS CASE DOCUMENTATION



Previous approved railing and preliminary site plan of café layout



Proposed café layout (tree grates circled)



Proposed café railing design (NOTE: the railing will have a black finish)

FINDINGS OF FACT

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

The current ordinance around development standards for a sidewalk cafe states, "a sidewalk cafe enclosed by a fence shall be eight feet from any building, standpipe, hydrant, crosswalk, driveway, alleyway, access ramp, parking meter, landscape bed, street tree, sign post, utility pole or similar obstacle." Our proposed sidewalk cafe will be 8 feet from all obstacles, with the exception of the square steel tree grate which surrounds the sidewalk trees in front of the sidewalk cafe. It is for this reason that we are seeking a variance to allow a six foot gap from the sidewalk tree grate to the cafe fence. The grant will not be injurious to public health and safety because it will still allow six feet of sidewalk clearance, as well as an additional one foot and eight inches of steel grate between the tree and the sidewalk which is load bearing if it were to be walked on.

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:

The use and the value of the area adjacent to the property included in the variance will not be impacted in an adverse manner because we are simply requesting a variance for a six foot distance from the cafe fence to the tree grate (two feet less than the ordinance of eight feet.) The sidewalk will still be used as intended, and there will be an eight foot distance from the fence on the sidewalk to all other obstacles such as the alley, trees, fire hydrant, standpipe, the curb, and parking meters in accordance with the current ordinance. The only impact will be that there will be a six foot distance from the fence to the tree grate which surrounds the tree with our filed variance.

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

The strict application of the current zoning terms will result in practical difficulties to the property because there is physically not enough space on the sidewalk to place a sidewalk cafe without filing for a variance. With the current zoning terms, no business on this stretch of market street can have a sidewalk cafe, which would arguably deter both small and large businesses alike from re-purposing vacated buildings in this area to bring life back into empty buildings in this historic district. By adhering to the current zoning, the petitioner's business will miss out on potential outdoor dining revenue as well as street dining visibility for passing pedestrians which could also have an impact on revenue generation.



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

IHPC STAFF REPORT SUMMARY

Hearing Date: May 1, 2024
Case Type: Expedited
Continued From:
Case Number: 2024-COA-105 (HMP)
Property Address: 2108 N. Alabama St.
Historic Area: Herron Morton Place
Township: Center
Council District: 13
Applicant: Jonathan Morgan
Owner: Edith Glover
Request: Demolish non-historic rear deck and pergola; and construct rear addition with covered porch.
Staff Recommendation: APPROVAL
Staff Reviewer: Dean Kessler

BACKGROUND OF PROPERTY

The subject property is the location of the 2-story, frame, 1895, Kiger-Noble House. The house appears to have constructed in the Free-Classic style when it was originally built. Since then, the house has been significantly altered. By 1925, it had been converted into two apartments. The upper apartment was divided into 3 units between 1956 and 1969. By 2003, the house had been returned to a single-family residence. The house features full-width front porches on the first and second floors of the east elevation. Fish-scale siding above the second-floor windows complements the siding below.

Photographs illustrate that the roof was drastically altered between 1969 and 1986, possibly due to a fire. The reconstructed roof was built with an unusually low pitch. The rear, west side of the house has been added onto several times over the past century, and the additions have also been altered over time. At the January, 2007 Commission hearing, the Commission granted Edith Glover, the current owner, approval for a 1-story, rear addition with large, wood deck. The approval also included the enclosure of a rear porch under an historic second-story addition. In September of 2008, the Commission approved a second-story addition over the 1-story addition approved in 2007. An enclosed, 1-story, rear, shed-roof porch was approved at an Administrative Hearing in 2014 and was constructed at the south side of the 2007 rear addition.

The lot to the south has become part of this property. It is fenced and is used as a side yard. It was once the location of a large, 2-story, frame, single-family house. The historic house, along with a large, 1.5-story carriage house, was demolished sometime between 1970-1972.

REQUEST

The request is to remove the existing, non-historic rear deck and pergola and construct a 1-story addition with covered porch in the same location, with the same footprint. The addition will house a new sunroom. The design

of the proposed addition is simple and discreet. It is located behind the house and away from the side street to limit its visibility. The addition will use smooth, fiber-cement siding and trim, with a siding exposure to match the existing on the house. Double-hung windows will be located on the south and rear, west elevations. The existing windows on the rear, west elevation will be salvaged and reused in the addition. There will be no openings on the north elevation.

A shallow-sloping, hipped roof will cover both the addition and porch. The porch will feature five, square, fiber-cement-wrapped, 6" x 6", support posts with simple bases and caps. A simple wood balustrade, made up of evenly-spaced, square balusters, will surround the two open sides of the porch. An opening in the balustrade at center of the south side of the porch will allow access to the porch.

HISTORIC AREA PLAN RECOMMENDATION

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

Additions:

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

STAFF RECOMMENDATION

Staff believes the proposed addition and porch are appropriate and meet the intent of the Herron-Morton Place Historic Area Preservation Plan. Staff is recommending approval for the following reasons:

1. The addition will be located completed behind the main body of the historic house.
2. The 1-story addition is appropriate in scale, height, size and mass and does not overpower the historic house.
3. There will be no major alterations to the roof structures. The roof form/shape and slope will be maintained.
4. The smooth, fiber-cement siding and trim materials will mark the addition as a product of its own time, while also being complementary to the historic wood siding and trim materials.

STAFF RECOMMENDED MOTION

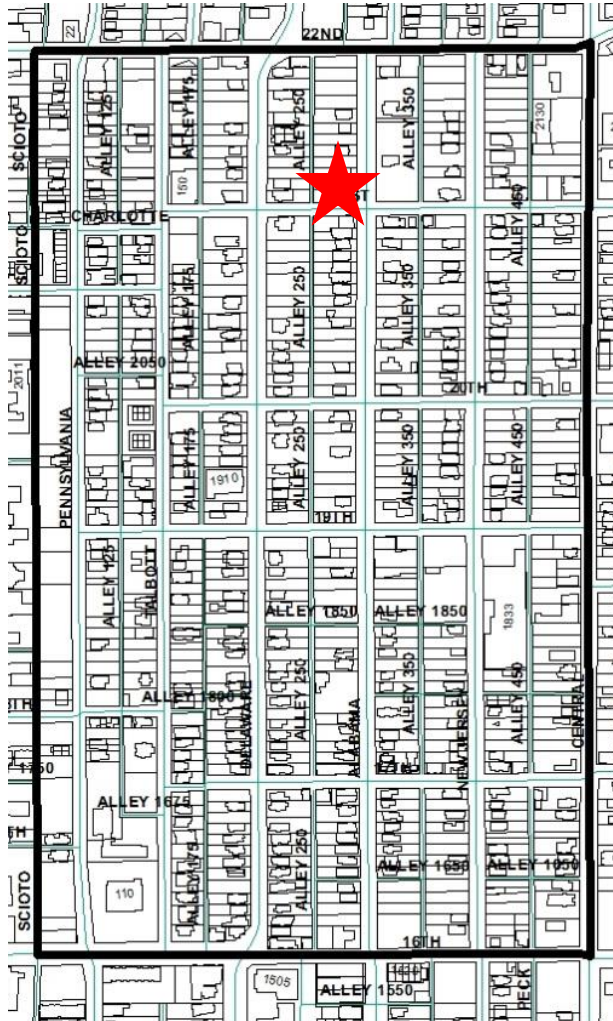
COA #2024-COA-105 (HMP)

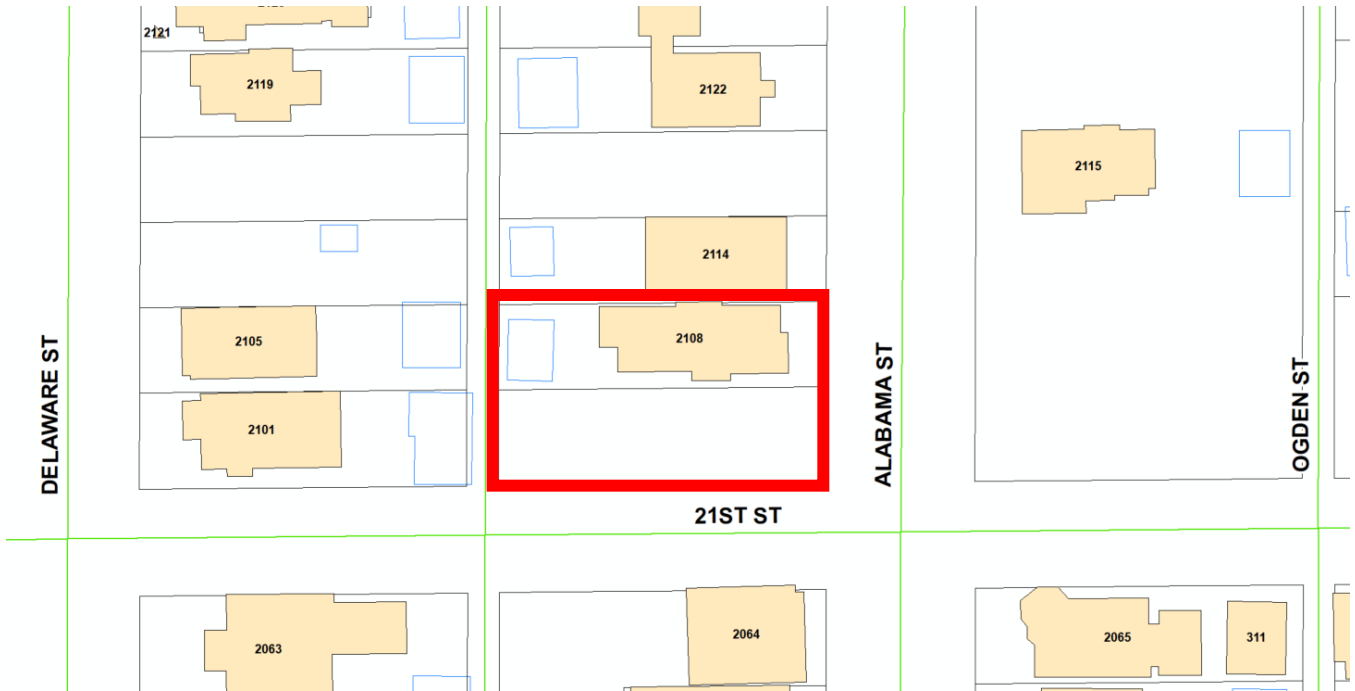
DBNS: Stipulations number 1 and 2 must be fulfilled prior to issuance of permits.

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. **Foundation shall be concrete block, smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.**
4. **Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
5. **Siding and trim materials shall be wood or fiber cement shall have a smooth texture and be free of major imperfections. Rough-sawn and faux grain finishes are not permitted. Lap siding exposure must match the exposure of the existing lap siding.**
6. **All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**

7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
 8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.
 9. Notify IHPC staff prior to making unexpected repairs.
- NOTE: Owner responsible to comply with all applicable codes.

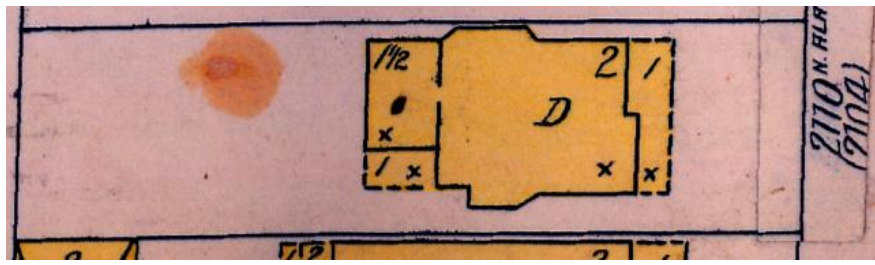
EXHIBITS
LOCATION OF SUBJECT PROPERTY IN HERRON-MORTON PLACE



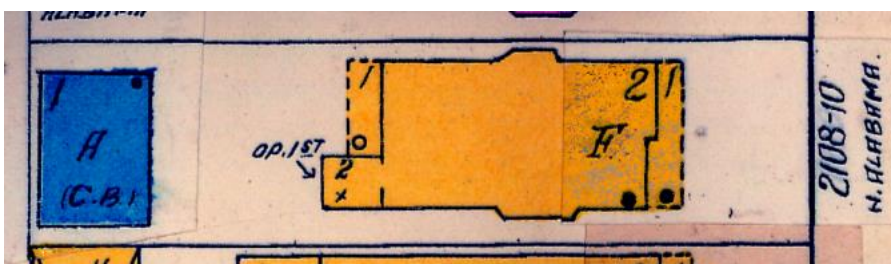


Subject property is outlined.

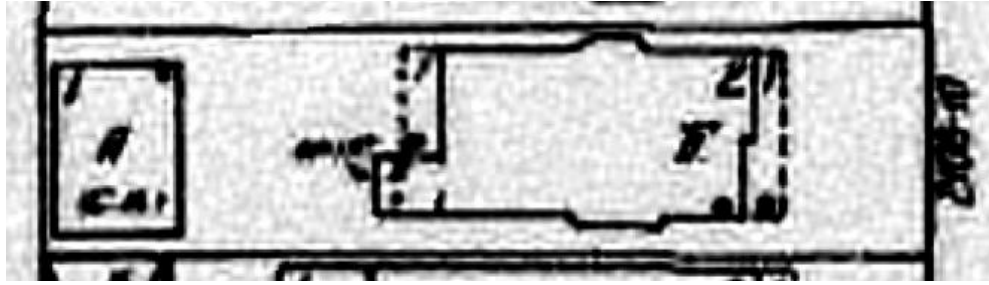
SANBORN MAPS & AERIAL PHOTOS



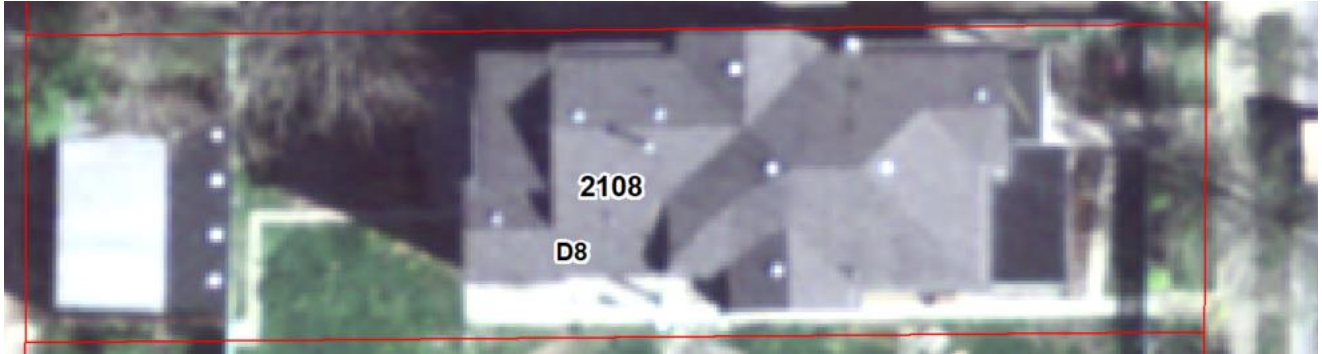
1898



1915



1956



2007 aerial photo – before construction of first-floor, 1-story, addition approved in 2007.



2008 aerial photo – after construction of first-floor, 1-story, addition approved in 2007.



2010 aerial photo – after construction of second-story addition approved in 2008.



2015 aerial photo – after construction of shed-roof, enclosed porch, approved in 2014.

PHOTOS OF SUBJECT PROPERTY

57204

1	Address	2108-10 N. Alabama Street	13	2 1/2	21N 3E	\$11,500.00
3	Style	Duplex 4 Apts.	style code	82	rms	brm
5	Listing Office	Olga E. Krause	tel:	547-4764/c	loc:	02
7	Salesman	Geneva Barnes	tel:	251-6533	1 sq mile code	1 6 6 6
9-5-69						1 8 8 9
1-5-70						
code	120	MULTIPLE LISTING ASSOCIATIONS OF THE INDIANAPOLIS REAL ESTATE BOARD 200 Bankers Trust Building, 632-7311, Indianapolis, Ind. 46204				sale price: date sold: terms: c/b
Information herein listed is believed to be accurate but is not warranted.						
computer features	legal desc: Lot 109 Morton Place					
11. occ-immed-30 days	x	lot size:	40' x 153'5"		reason selling	Moving to Mobile Home
12. gar	x	age:	Old	condition:	xcellent	sq. feet: size 1st floor size 2nd floor

1969-1970 real estate listing document of subject property



2022 Google Street View image of front (east) elevation



North elevation



Front (east) and north elevations



2022 Google Street View of south elevation – addition to be built here

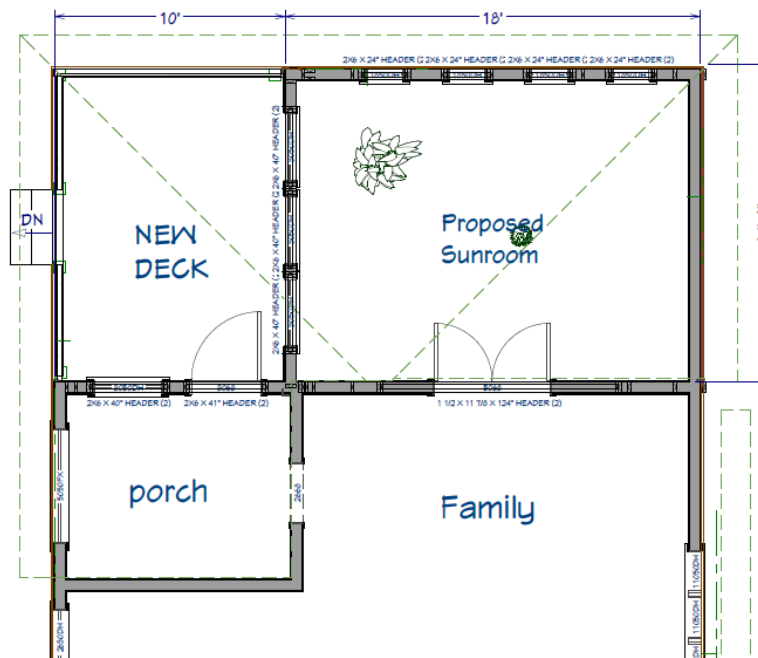
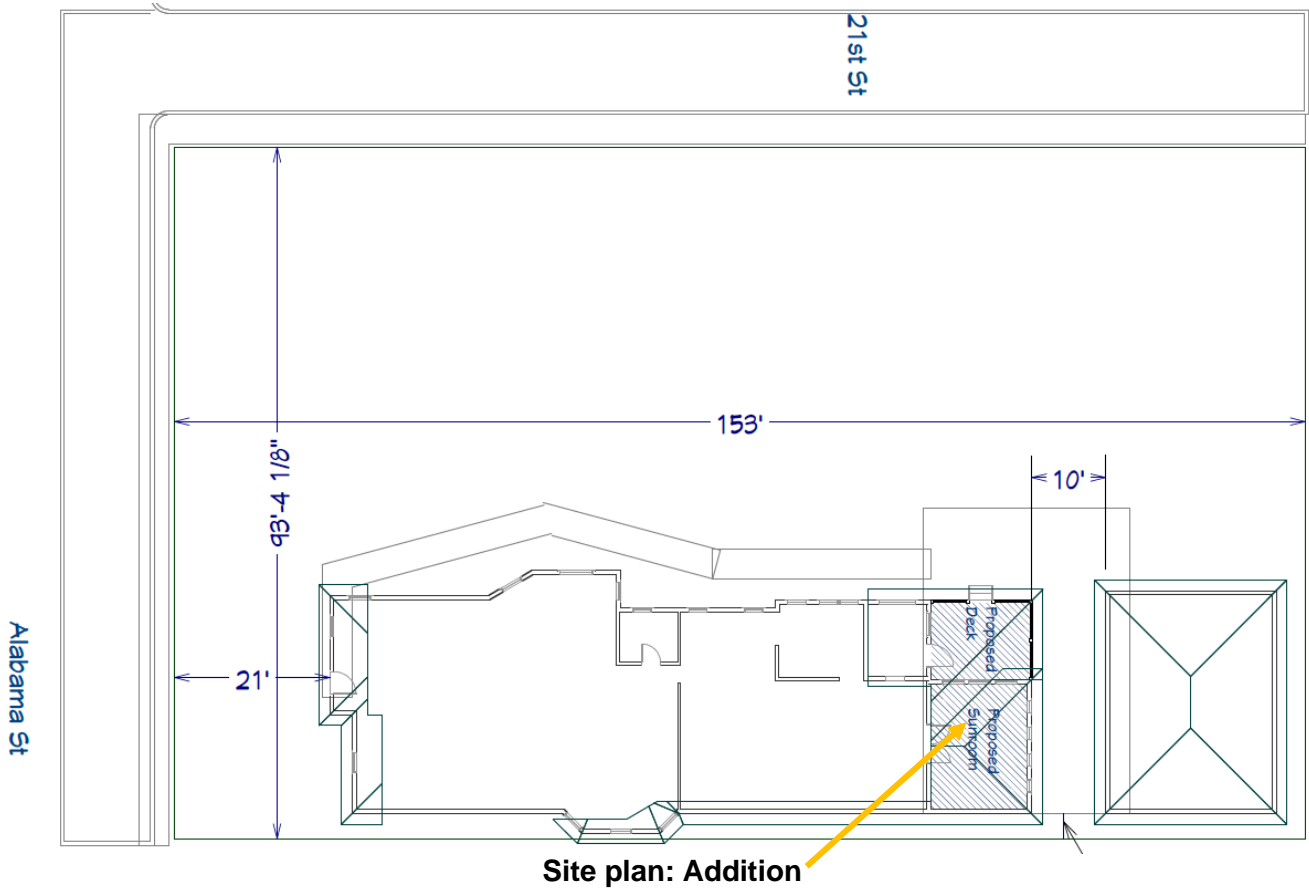


Rear (west) elevation – location of proposed addition. Locations of 2007, 2008 and 2014 additions.



Rear (west) 2007 and 2008 additions.

PLANS



Floor plan

Proposed Sunroom

Install Handle cement siding
 Match color and overlap
 aluminum frame with
 tie hung windows
 existing windows on Westside
 of west side sunroom
 Use lumber for structure,
 tie for decking, fascia and stair treads
 trim - will match the style, molding and color
 front porch. Columns will be 6" x 6"
 material is smooth cement board. Board that
 is to match the color of the home
 ea - made of wood and will be painted to
 the color of the home and the columns



Addition: South elevation



North Elevation: Addition



West (rear) elevation: Proposed addition is on first level only.

RENDERINGS OF SOUTH ELEVATION







Indianapolis Historic Preservation Commission
200 East Washington Street, Room #1842
Indianapolis, IN 46204

Attn: Dean Kessler, Architectural Reviewer

RE: 2108 N Alabama Street 2024-COA-105 (HMP)
April 22, 2024

Dear Indianapolis Historic Preservation Commission:

The Herron-Morton Place Land Use Committee (HMP-LUC) is writing in support of the proposed new sunroom at the rear of the historic home at 2108 N. Alabama Street.

The proposed addition, which will replace the existing deck with pergola, fits in well with the existing home and garage.

Please let us know if there are any questions.

Submitted respectfully, by the

Historic Preservation and Land Use Committee of
Herron-Morton Place

RECEIVED

April 23, 2024

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 2024
Case Type:	Continued Case
Continued From:	January 3, 2024; February 7, 2024; March 6, 2024; April 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 previous approval to eliminate all brick pavers from scope on Illinois and Capitol and install stamped concrete gutters
Staff Recommendation:	CONTINUANCE OR APPROVAL
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

At the March 2024 IHPC hearing the Commission provided feedback on the above request. The Commission expressed concerns about the removal of the brick gutters from the project, especially on Illinois Street. A preference for maintaining the gutters in the project, over the initially proposed brick intersections was noted. The Commission recommended the applicants look at alternative funding sources for the project, including private entities. The Commission requested staff review the district boundaries to confirm where the boundary line is located on Capitol Avenue.

FROM MARCH 2024 STAFF REPORT

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

In March 2023 the Commission approved 2022-COA-447 to repair and restore bridges, construct stairs, elevator tower and plaza space on the Meridian Street bridge, complete street and sidewalk improvements, and to install art and lighting. At the March 2023 hearing the Commission required that the project include the continuation of the brick street gutters, even where the roadway widths would be altered.

REQUEST

Due to costs and concerns about their maintenance, the applicants are requesting to remove all brick pavers from the street and sidewalk scope of the project on Illinois and Capitol. On Illinois, the applicants propose installing stamped, colored concrete gutters to replace the brick gutters. The concrete would be stamped in a brick pattern. The applicants are proposing no decorative materials for the gutters on Capitol.

HISTORIC AREA PLAN RECOMMENDATION

Indianapolis Union Railroad Station District Plan

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

Wholesale District Plan – Public Space/Infrastructure Guidelines - Street/Sidewalk Surfaces

- The current widths of the streets and sidewalks should be maintained. It is encouraged to eventually return street surfaces to original brick paving thus creating a visual tie to the Monument. Brick Streets could take various forms including total brick, brick centers of streets, or brick gutters. Sidewalks should remain concrete as they were in the early 20th century.

STAFF RECOMMENDATION

It is recommended in the district plan to return street surfaces to brick paving. The plan provides flexibility on how this can be achieved by permitting various brick street elements. The Secretary of the Interior's Standards for the Treatment of Historic Properties Guidelines for Restoration recommends recreating missing features in a historic district's setting. Staff defers to the Commission on if it finds the use of this alternative material to replicate the brick gutters to be an appropriate solution.

STAFF RECOMMENDED MOTION

To continue to the June 5, 2024 IHPC hearing.

OR

To approve a Certificate of Appropriateness to amend previous approval, 2022-COA-447, to eliminate all brick pavers from scope on Illinois and Capitol and install stamped concrete gutters on Illinois, per submitted documentation and subject to the following stipulations:

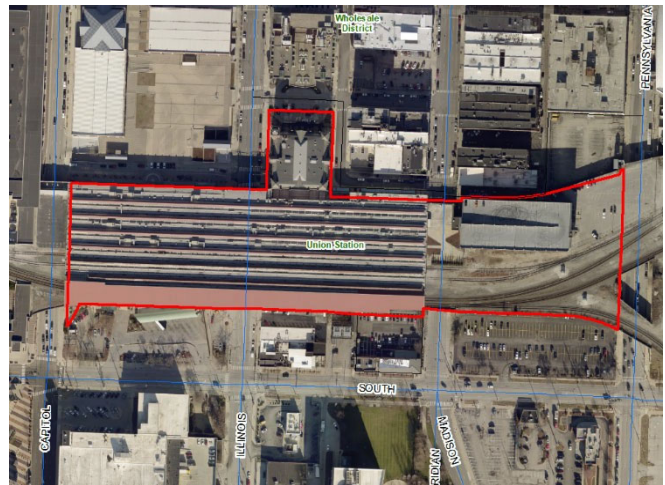
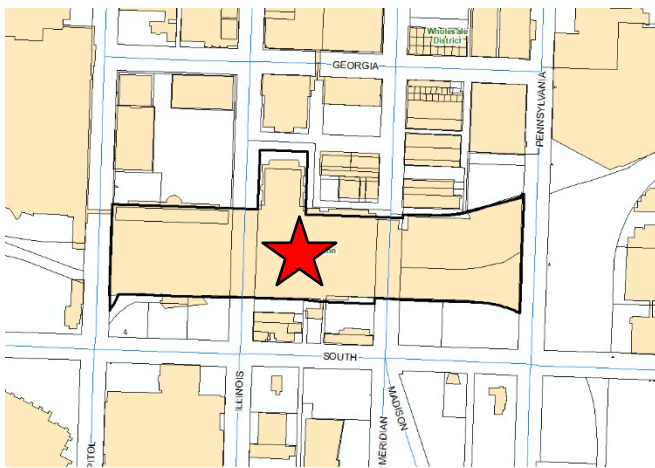
1. Finalized documentation on the stamped concrete pattern and color must be approved by IHPC staff prior to the purchase and installation of any materials. *Approved:* _____ *Date:* _____
2. Concrete surfaces shall have the lightest possible broom finish. Strokes must be straight with no curves or swirls.
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.

NOTE: See 2022-COA-447 (IURS) for additional stipulations.

EXHIBITS

LOCATION OF SUBJECT PROPERTY



UNION STATION DISTRICT DESCRIPTION & BOUNDARY MAP

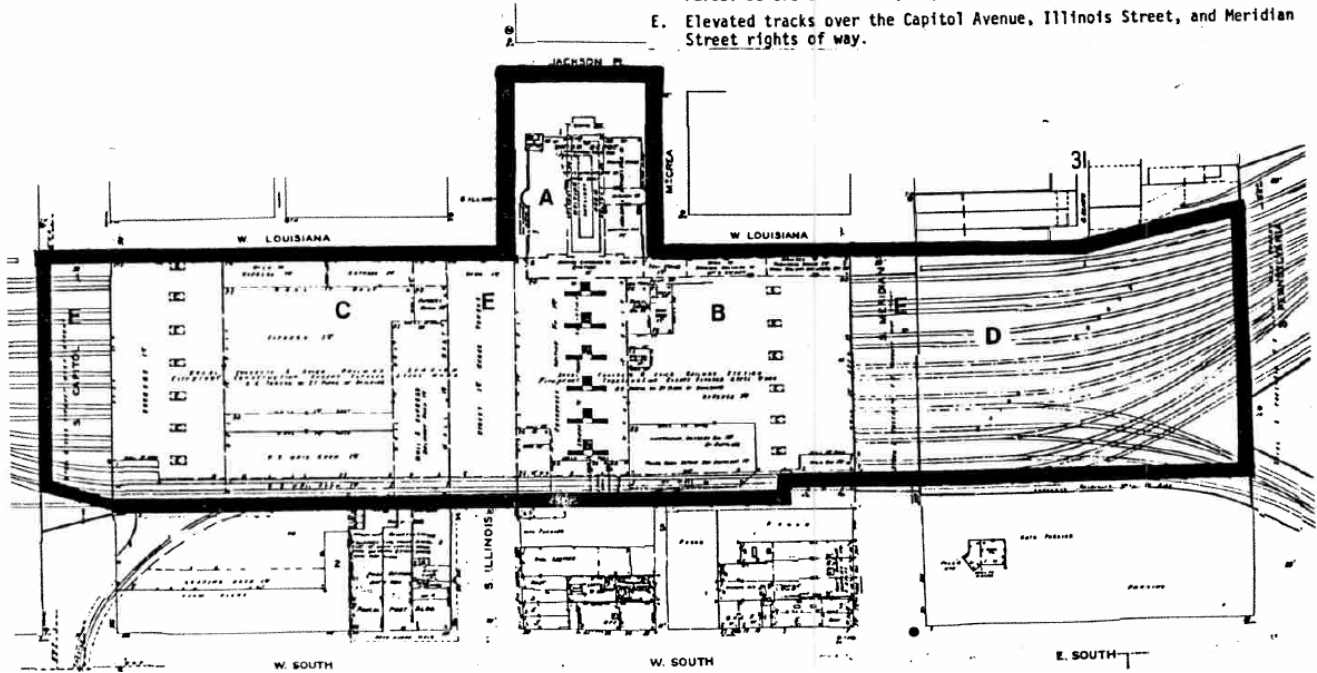
III. Legal Description

- A. 1888 Union Railway Station:
Lots 7, 8, and 9 of Morris' Subdivision of Square 87.
- B. Eastern part of Concourse and Train Shed:
Lots 1, 12, and parts of 11 in the middle section of the south one-half of square 96.
- C. Western part of Concourse and Train Shed:
Northwest, middle, and southwest parts of Square 95.
- D. Train Yards west of Train Shed:
North end, including triangular lot, part of Square 94.
- E. Train Yards east of Train Shed:
Lots 14, 15, and 21 of Square 97.

INDIANAPOLIS UNION RAILWAY STATION

May 1982

- A. 1888 Union Railway Station:
Parcel 80-119-21: Lots 7, 8, and 9 of Morris' Subdivision of Square 87.
- B. Eastern part of Concourse and Train Shed:
Parcel 80-120-1: Lots 1 and 12 and parts of the middle section of the south one half of Square 96.
- C. Western part of Concourse and Train Shed:
Parcel 80-98-1: northwest, middle, and southwest portions of Square 95.
- D. Train Yards east of Train Shed:
Parcel 81-171-1: Lots 14, 15, and 21 of Square 97.
- E. Elevated tracks over the Capitol Avenue, Illinois Street, and Meridian Street rights of way.



EXISTING SITE



1888 Union Railway Station (north elevation)



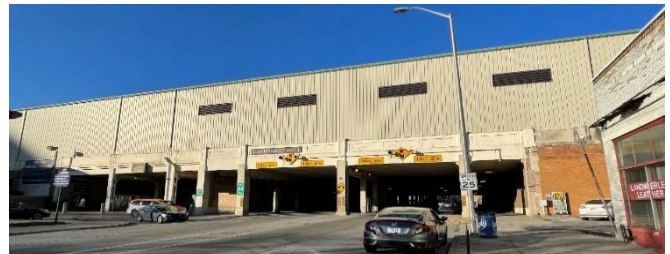
1916-1922 Concourse and Train Shed (north elevation, between Meridian and Illinois)



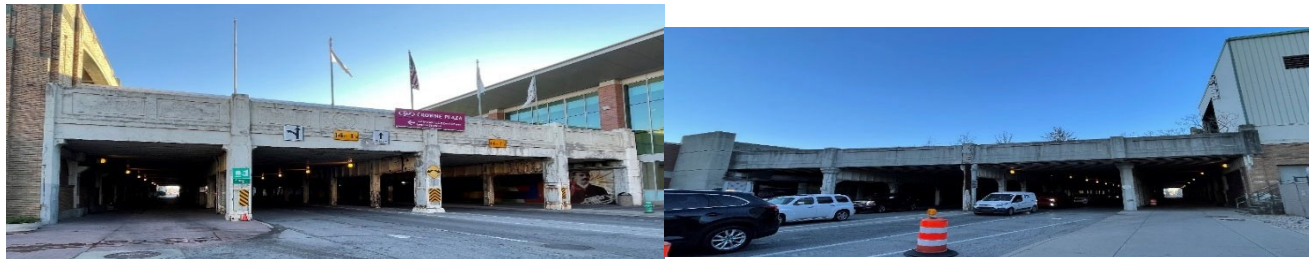
1916-1922 Concourse and Train Shed (north elevation, between Illinois and Capitol)



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



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



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

Existing brick gutter just north of Illinois Street underpass

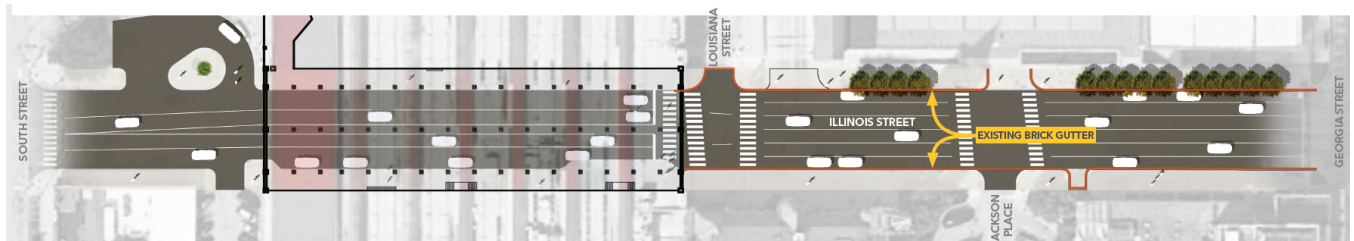


**Examples of existing brick gutter conditions provided by DPW
(photos of the areas along Meridian and Illinois, north of the project)**





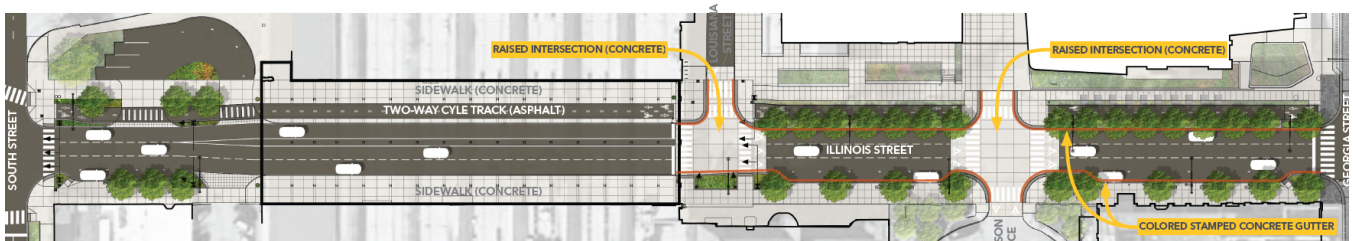
PROPOSAL



Existing Conditions – Illinois Street



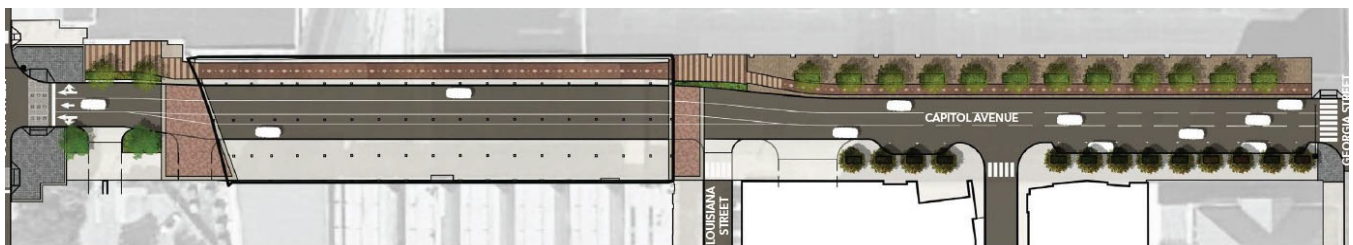
March 2023 Proposal – Illinois Street (brick gutters are not shown in these plans, but were required as part of the approval by the Commission)



Updated Proposal – Illinois Street (existing brick gutters to be removed and installation of stamped concrete gutters)



Existing Conditions – Capitol Avenue



March 2023 Proposal – Capitol Avenue



Updated Proposal – Capitol Avenue (no new installation of brick or stamped concrete)



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 2024
Case Type:	Continued
Continued From:	April 3, 2024
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:	Certificate of Authorization
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

Historically, there were dwellings facing East and Cleveland Streets on this lot. A large commercial building (the Rubber Stamp Building) replaced the residences around 1960. The commission approved demolition of this building in 2001. The parcel is currently used as a commercial lot (spaces are rented to nearby users) and is gravel/dirt.

History of parking lot

In March 2002, the IHPC granted a Certificate of Authorization to improve and expand an existing parking lot and install landscaping. At the time, it was a parking lot comprised of old pavement from a smaller parking lot, and a building foundation filled with hard packed gravel. The approval had a stipulation that read: "The parking lot shall remain in place for a period of three years from the date of approval. This time period may be extended with further approval by the IHPC." That three-year time limit was worked out with the Lockerbie Square People's Club, which had concerns about prolonging the use of the property as a parking lot, since residential use is recommended for the site in the Lockerbie Plan.

That 2002 variance expired before the current owners (not the owners that brought through the 2002 variance) came back in late 2020 with another variance request. A Certificate of Authorization was

eventually granted in March 2021, and a temporary variance to allow the gravel parking surface (expired December 31, 2023).

In 2021, the commission also indicated that when the applicant returned, they needed to have a better idea of timing for redevelopment of the site.

REQUEST

The request is to obtain another temporary variance (up to and including, December 31, 2026) for the gravel parking surface.

HISTORIC AREA PLAN RECOMMENDATION

- *Off-street parking should be at the rear of the properties, oriented towards alleys, and screened if appropriate.*
- *Surface parking for multi-family development should be hard surfaced and appropriately screened from the view of any street or adjoining property. The use of appropriate marking should be considered where parking space location is ambiguous.*

The property is recommended for residential use.

STAFF RECOMMENDATION

The zoning code requires that a parking lot be hard surfaced with asphalt, concrete, or pavers. The variance petition is to allow the parking surface to remain as-is (gravel) until the end of 2026.

While a parking lot is not consistent with the Lockerbie Square Plan, the fact exists that it has been used as a parking lot for over 20 years. Allowing the gravel surface to remain, rather than forcing asphalt or pavers, will hopefully allow for easier redevelopment of the site, which is the ultimate goal.

Improved landscaping would help screen the lot.

The State statute reads: “... the Commission shall issue a certificate of authorization... [if it] finds an application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial.”

Reasons to Approve a Certificate of Authorization:

Staff believes that, due to the existing and proposed screening, and the length of time the property has already been used as a parking lot, the continued use, for a limited amount of time, would be an insubstantial effect. The applicant states that the required landscaping was installed but much of it died. A new landscaping plan has been proposed, and a landscaping maintenance plan. A stipulation with a deadline date and sign-offs after install are included staff’s recommendation.

Staff does believe that a long-term plan needs to be developed for the site. The current owner purchased the lot in 2016.

STAFF RECOMMENDED MOTION

2024-COA-055 (LS)

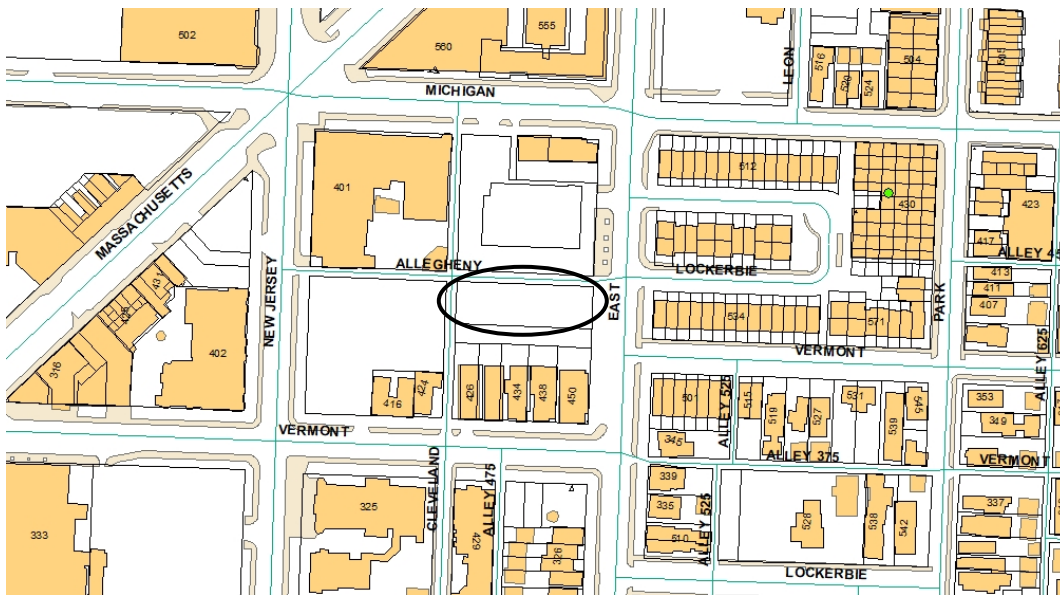
To approve a Certificate of Authorization to temporarily retain an existing parking lot with a gravel surface, and for a Variance of Development Standards, subject to submitted plans, and subject to the following stipulations:

1. Landscaping as approved must be installed no later June 30, 2024.
Approved plans: _____ Date: _____ Install Completion: _____ Date: _____
2. The owner shall come back to an IHPC hearing under Old Business in one year (May 7, 2025), for an update on action towards redevelopment of the site.

2024-VHP-004:

To approve a temporary Variance of Development Standards to allow a temporary parking surface (up to, and including, December 31, 2026).

EXHIBITS



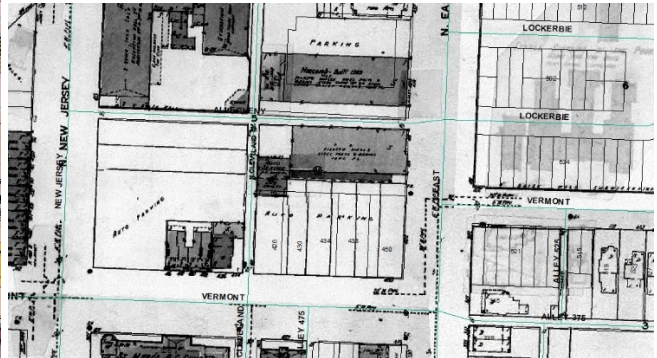
Location of subject property



Aerial view of subject property



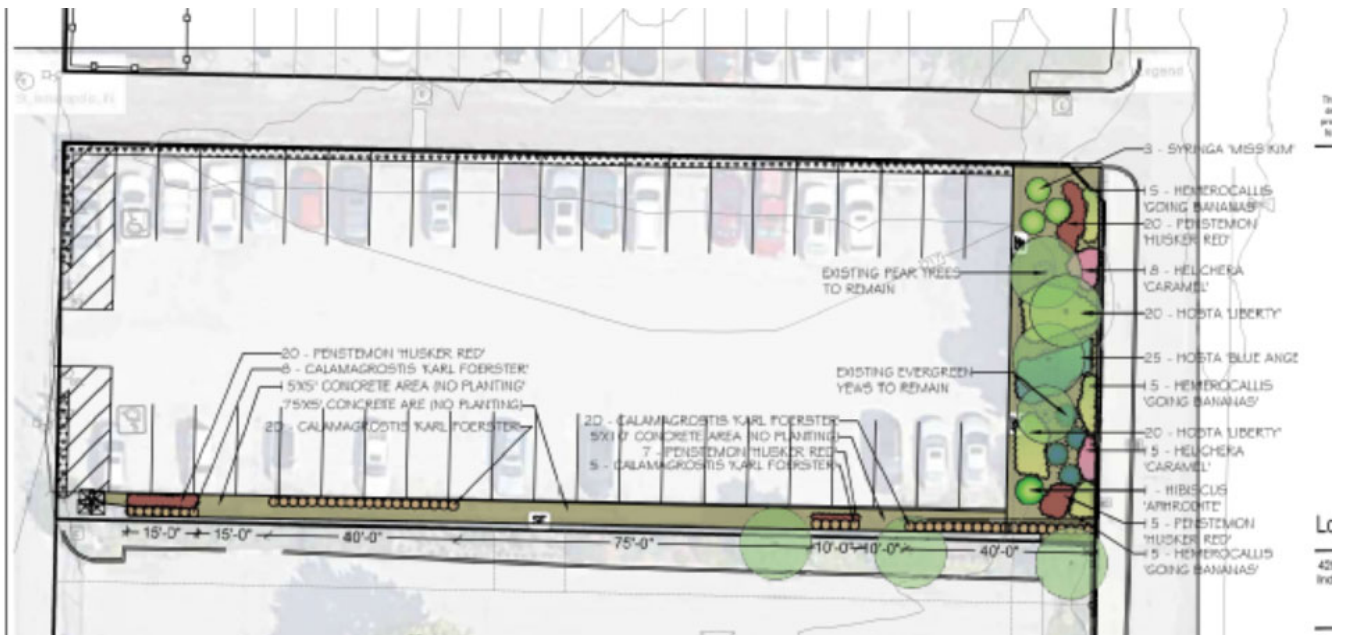
1898 Sanborn



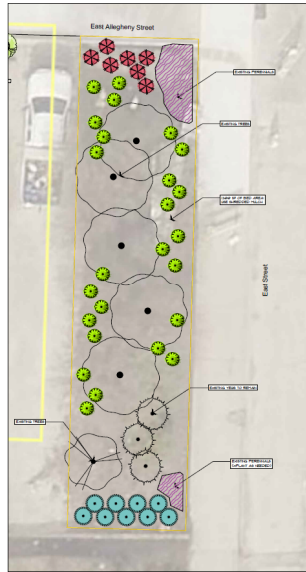
1956 Sanborn



Subject parking lot



Approved landscaping, 2021



PLANT SCHEDULE EAST BY BED :

PHOTO	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GRASSES					
		<i>Chasmanthium latifolium</i>	Northern Sea Oats	1 gal.	25
		<i>Panicum virgatum</i> "Northwind"	Northwind Switch Grass	3 gal.	9
		<i>Panicum virgatum</i> "Shenandoah"	Shenandoah Switch Grass	3 gal.	7

ENGLEDOW GROUP
1100 DOW STREET
CHICAGO, ILLINOIS 60606

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PROJECT:
CITIMARK
East Alighery Street
& East Street Lot

PREPARED FOR:
CITIMARK
Indianapolis, Indiana

ISSUED:
April 5, 2024

SHEET TITLE:
Landscape Plan



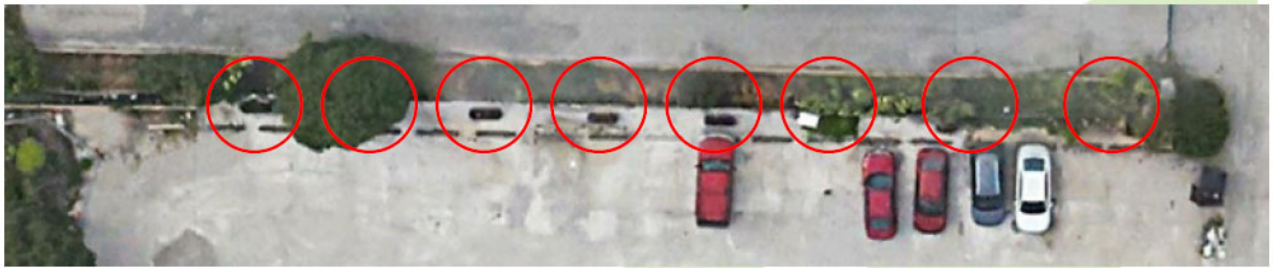
SHEET NUMBER:
L.100

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

Spring 2024 Quote: \$7,980.00

These plants were chosen for adaptability for a part sun / part shade bed with a lot of tree roots near or on the surface. Northern Sea Oats is especially adaptable and will spread to fill in the bed over time. Northwind grass had the required height to screen the fence and concrete retaining wall on the south end of the bed. Shenandoah Grass tolerates part shade while providing some foliage color.

Proposed landscaping, 2024



Summer & Winter container plans in submittal packet

January 10th, 2024

Marjorie Kientle
536 East New York Street
Indianapolis, IN 46202

Indianapolis Historic Preservation Commission
Department of Metropolitan Development
City of Indianapolis,
200 E Washington Street
Suite 1842
Indianapolis, IN 46202

RE: 420 N East Street

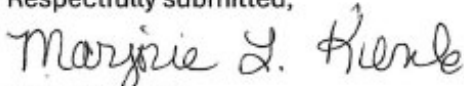
Dear Case Reviewer,

It has come to the attention of Lockerbie Square's Land Use Committee that the agreement with Gershman Partners & Citimark regarding 410 N East Street is approaching its end. The Land Use Committee, led a discussion at the January neighborhood meeting concluding that we would encourage IHPC to extend the agreement for two years with the following stipulations:

1. That the planting along East Street be weeded and updated and that the edge on the northside of the lot along the brick street be edged with plants or stone that would present a better visual environment.
2. That in the second year, an application for a COA for residential use is to be submitted.

The neighborhood understands that Gershman – Citimark has many other projects, most much larger ventures than 420 N East would allow. However, we strongly encourage pursuit of a small but appropriate residential structure to address this open tooth in the urban wall of one of Indianapolis' iconic historic neighborhoods.

Respectfully submitted,



Marjorie Kientle
Lockerbie Square Land Use Committee

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	MAY 1, 2024
Case Type:	NEW
Continued From:	
Case Number:	2019-COA-009 Amended
Property Address:	1 & 15 N. Pennsylvania Street
Historic Area:	Monument Circle District
Township:	Center
Council District:	12
Applicant:	Branden Burke
Owner:	1NP LLC
Request:	2-year COA to amend previously approved plans
Staff Recommendation:	Approval
Staff Reviewer:	Emily Jarzen

BACKGROUND OF PROPERTY

Background of 1 N. Pennsylvania.

The Oddfellows Building at 1 N. Pennsylvania was built in 1907-1908 and designed by Rubush and Hunter. At 14 stories, it was the tallest building in the state at the time of its construction. The south and west facades are clad with Indiana Bedford limestone, but a remodel in 1963-1964 by First Federal Savings and Loan stripped all the limestone and ornamentation off the first three floors and re-clad them with polished granite, and doors and windows with brushed metal frames. The arches of the 14th floor windows were removed when the ornate 1300-seat auditorium was dismantled for mechanical equipment. Much of the building's façade details, including geometric shapes, cartouches, lion heads and face masks between the fourth and fourteenth floors remain intact, although some window openings have been replaced or covered.

Background of 15 N. Pennsylvania

Realtor and developer August M. Kuhn built this building specifically for a jeweler tenant. It was built in 1897-98, and was designed by Vonnegut and Bohn, with a Gothic Revival character inspired by Venetian models. It is a two-story buff masonry building with terracotta panels and accents. The 1st floor storefront has been remodeled and is composed of larger masonry units with metal and glass windows and doors. The building retains its original elements above the first floor, with the top three windows framed by terracotta mullions and Gothic blind arches. Within these arches are Renaissance-style portrait tondi depicting Mercury, the god of commerce, and a male and female framed in

wreaths. Foliar moldings decorate the panels. More wreaths encircling shields decorate the brick above and the crenellated parapet.

BACKGROUND OF KIMPTON HOTEL PROJECT

This project was reviewed in 2019, with a preliminary review in February 2019, and approval in August 2019.

The OddFellows Building (1 N. Pennsylvania Street) is to be converted into a boutique hotel with restaurant space on the ground floor and a bar/lounge/ballroom on the top floor. 15 N. Pennsylvania Street (two-story building) will be used as lobby space for a new elevator and stair for this use.

The following work remains unchanged since 2019:

- Remodel of the 1960's lower-level façade
Much of the granite from the 1960's storefront will be retained on the storefront, and insulated metal panels are to be added to create arched elements along with sign bands. A flat roof metal canopy will be located on the west façade, as well as a revolving door.
- Restoration of Arched Windows
The original arched windows on the upper floor were removed and replaced with metal vents when the former ballroom was converted to a mechanical room. The applicant plans to restore the openings to match the original shape, style and dimensions of the original windows.
- New Windows
The applicant is requesting to replace the existing non-original fixed windows on floors 3-11 on the building with new double-hung windows to mimic the original configurations and proportions.
- General Repair and Restoration
The exterior of the building will receive repairs and restoration where needed. The upper floor louvers will be removed, the south façade Centier sign has already been removed, and the applicant will restore the masonry.
- Rooftop Addition
The rooftop addition will be used for an indoor/outdoor bar/lounge and ballroom. The addition is clad in dark finished metal panels and has a flat roof that projects out over the glass walls. There will be a glass railing behind the decorative historic parapet wall.
- Signage
Some placeholder images are on the drawings. There is a stipulation for final approval for the new hotel signs.
- Façade Illumination
The applicant plans to install façade illumination on both buildings. A final lighting plan will need to be submitted with the final drawings. Staff believes simple white, non-colored illumination highlighting the architectural details is what would be most appropriate. LED illumination may be considered if the coloration of the lighting is soft with warm undertones.

15 N. Pennsylvania (2-story building): Kimpton Hotel Elevator/Stair Addition and Façade Restoration

This building is connected to 110 E. Washington Street, and the north, south and east walls are shared walls with the adjacent buildings, effectively making the front elevation the building's only elevation. Behind this a 15-story, 21,000 square foot elevator/stair addition is to be constructed, attached to the

north wall of the Oddfellows Building. A new aluminum storefront will replace the existing and allow entry to the stair/elevator lobby. The addition is to be a curtainwall with an aluminum composite metal rainscreen system. It sits back 6' from the edge of the building. An upper level sign is to be located on the north façade.

AMENDED REQUEST

The original plans called for maintaining and restoring the façade of 15 N. Pennsylvania in place.

After closer inspection, it has been recommended to dismantle and reconstruct the façade. It will be disassembled, catalogued, stored & reconstructed. The reasoning for this change is concern that even with shoring, the façade risks damage if kept in place. Details of the reasoning and plans for the work are included in the submittal packet. Storage of the materials is proposed for the General Contractor's yard.

The request is for a 2-year COA. Financing has been secured and the project is ready to move forward. The applicant believes that 2-years will get them to completion.

STAFF RECOMMENDATION

Staff cautiously recommends dismantling and reconstruction: the only thing this building really is due to alterations and shared walls *is* the façade. If the addition approved in 2019 might endanger that, staff is in support of the cautious approach to protect and reinstall the materials to ensure survival and longevity. A deadline for completion of the work along with a sign-off at completion is in the COA stipulations.

STAFF RECOMMENDED MOTION

COA#2019-COA-009 AMENDED (MCD)

To approve a 2-year Certificate of Appropriateness for:

- 1 N. Pennsylvania St - remodel of lower-level storefront; alteration of openings; general repair and restoration of all facades; construct rooftop addition; signage
- 15 N. Pennsylvania- dismantle and reconstruct historic façade; construct 15-story addition at north side of 1 N. Pennsylvania Street; signage
- Façade illumination on both buildings;

as per submitted documentation and subject to the following stipulations:

BNS: Stipulations number 1 and 2 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings, reflecting any changes directed at the May 1, 2024 IHPC Hearing.
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. Material mock-ups must be constructed for review and approval by staff, and IHPC members given the opportunity to view and provide comments to staff.
Approved _____ Date _____
4. The facade at 15 N. Pennsylvania will be disassembled and catalogued per the submitted packet as presented on May 1, 2024, stored at the Summit Construction yard, 1107 Burdsal Parkway, & reconstructed per the reconstruction plans. Care shall be taken when removing any façade material to avoid risk of damage. In the event material loss occurs upon removal or reinstallation, the applicant shall contact IHPC staff and matching materials shall be used for replacement.
5. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
6. Changes to the design must be approved by IHPC staff prior to commencement of work.
7. Final signage design to be reviewed and approved by IHPC staff prior to purchase or installation. *Approved: _____ Date: _____*
8. Final window and door specifications shall be submitted to IHPC staff for review and approval prior to purchase or installation. *Approved: _____ Date: _____*
9. All replacement materials shall match the original materials for which they replace. All new materials shall have the same color, surface texture, and method of construction.
10. All new, repaired, and/or rebuilt elements shall replicate the documented historic appearance of said elements.
11. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
12. Notify IHPC staff prior to making unexpected repairs.
13. Historic façade of 15 N. Pennsylvania must be rebuilt per specifications and to match original no later than May 1, 2026. *Approved: _____ Date: _____*

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

EXHIBITS



Location of subject property



1908



2017 Google Street View



1916 Bass Photo of southwest corner of 1 N. Penn and a view of 15 N. Penn to the left.



Historic window detail



1 N. Pennsylvania, from Washington Street, south and west façades



Subject properties, west façades. North façade of 1 N. Pennsylvania visible.



TWO-STORE FRONT, INDIANAPOLIS, IND.
VANRISUT & BORN, ARCHTS.

15 N. Pennsylvania, as featured in an 1898 issue of *American Architect & Building News*



15 N. Pennsylvania Street



2018 photo of the front elevation (2018 listing)



Project Renderings
Additional drawings in submittal packet





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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 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; February 7, 2024
Case Number:	2022-COA-112B (IRV)
Property Address:	5270 East Washington Street
Historic Area:	Irvington
Township:	Warren
Council District:	14
Applicant:	Luis Gomez Original Violator: Sylvia Garcia
Owner:	Patrium LLC Original Violator: JGSC LLC
Request:	Work started without approval: replace historic tile roof on house with alternative material
Staff Recommendation:	Hear from applicant and continue to June 5
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

In November of 2021, IHPC staff began conversations with the previous owner, JGSC LLC, on the existing tile roof and its condition. The roof tiles were deteriorated, and the owners were exploring the idea of an alternative material for replacement to simulate the tiles. In March 2022 the subject property was a victim of arson. The fire damaged much of the eastern side of the house including the roof. The previous owners had no insurance on the property. The case was docketed for the May 2022 IHPC hearing to request approval for the replacement of the tile roof on the house with an alternative, faux tile material. Prior to the hearing staff visited the subject property and discovered that the historic tile roof had been removed from the house. No notifications were submitted to DBNS, and no permits were pulled for this work. The owner began investigating the possibility of reusing tiles salvaged from the original roof and buying new matching tiles to replace those that were damaged beyond repair. There were also concerns about the structural integrity of the building and so they contacted engineers to have an assessment of the building completed.

At the May 2023 IHPC hearing one of the previous owners came before the Commission for an update. Staff was recommending the Commission provide comment on the possibility of approving an alternative

roofing material in the event the owners were unable to obtain funding to reinstall the tiles and purchase new matching tiles. At the hearing the owner testified that she planned to reinstall the tile roof, and didn't wish to install an alternative material. The Commission split the original case, 2022-COA-112 into two parts. Part A was approved, which required the owner shore up roof structure of the house to keep it from collapsing by the June 7, 2023 IHPC hearing. Part B was continued to the July 5, 2023 IHPC hearing. It was staff's understanding that the structure was reenforced as was required. The previous owner did not follow through on their application for roofing or correcting the violation. Staff filed a complaint with the City Prosecutor in May of 2023 and the house was later sold in late January 2024.

The current owner spoke with IHPC staff in January of 2024, prior to purchasing the property, about the IHPC review process and the violation case on the roof. After the property was purchased, staff and the owner began communicating on additional work planned for the house, the necessary reviews for that work and how to proceed with the roof. On February 9, 2024, IHPC staff issued a COA to the owner to repair the fire damage to the roof structure and decking in preparation for the final roofing material. Additionally, we began reviewing some of the additional work planned for the property. Staff discussed the potential of a temporary approval for an asphalt material for the roof, so the house could be sealed while working through the review of a final roofing material, but that was not pursued by the owner.

In late March early/late April, through discussions with the owner and a site visit, it was determined that work had been taking place on the property without approval. This work includes the following: replacement of wood siding and trim, tuckpointing the porch and foundation, replacement of doors, demolishing the front porch step wingwalls, soffit replacement, and altering openings. A stop work order was issued. Staff is currently working with the owner to gather the necessary documentation needed to complete the review of those items, as well as additional work they wish to do on the property. Some of the work that has been completed will likely be in front of the Commission for review at a future IHPC hearing.

REQUEST

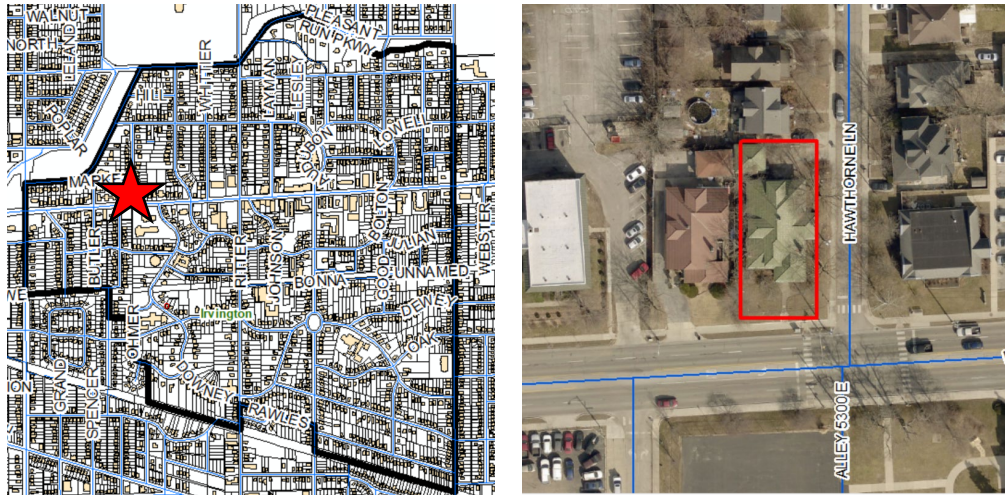
Due to the cost of the tile material, the installation costs, and additional structural work that would be needed to handle the load of reinstalling a tile roof, the applicant is requesting to replace the tile roof on the house with metal panel roofing. The metal panels are shaped to simulate the French tiles and are green in color. **As of April 24th, IHPC staff conducted a site visit and learned the applicant has already started replacing the roof with the metal panel roofing. DBNS has been contacted for enforcement. A photo is included at the end of this report of the work already completed.**

STAFF RECOMMENDATION

Continue the request to the June 5th IHPC Hearing and contact the City Prosecutor to provide an update for their pending enforcement case.

EXHIBITS

LOCATION OF SUBJECT PROPERTY



EXISTING SITE



West elevation



North elevation

Images of property prior to tile roof removal – taken 3/10/2022





April 24th photo of metal roof installed



Proposed metal panel material



**Proposed material sample on top,
bottom the historic tile**

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	May 1, 2024
Case Type:	Work Started Without Approval
Continued From:	March 6, 2024; April 3, 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:	Maintain parking lot on eastern edge of parcels installed without approval, a Variance of Use to permit a commercial parking lot in D3 & a Variance of Development Standards to allow the use of gravel as the permanent parking surface.
Staff Recommendation:	Discuss proposal and neighborhood comments, provide feedback and continue.
Staff Reviewer:	Shelbi Long

BACKGROUND OF PROPERTY

The subject property consists of two vacant lots. Based on historic maps, the northern lot (7307) was once the location of a one and a half story frame dwelling and one story garage. That house was demolished by 1972. An accessory structure was on the site until the late 1990s. The slab of that structure still appears to be on site today. The southern lot had a stable in its southeastern corner, but it was demolished in the early 20th century.

In the fall of 2012, the owners began using the subject property for parking and installed a sign for their landscape business located on the lot to the east of the subject property, 4502 W. 73rd Street. IHPC staff informed the owners that using the site for commercial parking was not permitted and that the off-premise sign would need to be removed. The owners agreed to remove the sign and to no longer use the site for parking. Based on aerial photography, vehicles have been parking on the subject property since at least the winter of 2020.

Between the spring and winter of 2021 gravel was added to the eastern edge of the two lots creating a parking lot adjacent to the alley. No COAs or permits were issued for this work. Based on the aerial photography, the site has also been periodically used for the storage of materials since the spring of 2020, as aerials show materials stacked on the concrete slab (most recently shown in March 2023

imagery). Staff asked the applicant about the storage of materials on the site and the applicant stated that the owners do not use the lots to store materials. Outdoor storage is not permitted in any dwelling district. It is only permitted as an accessory use in C5, C7 and industrial districts.

Site Context

The subject property sits near the northeastern corner of the conservation district. Most of the immediate surroundings within the IHPC district boundary are residential, other than the property to the east, 4502 W. 73rd Street, owned by the owner and where they operate their landscaping business. 4502 W. 73rd Street is zoned I2 and I3. To the north are several single-family homes. Directly to the west are single family homes and some vacant lots. The following block westward, beyond the homes and vacant lots, are church uses. To the south are additional single-family homes, which lead into a small historic commercial area of the district, which appears to now be used as offices.

REQUEST

Maintain Parking Lot

The applicant is requesting approval to maintain the gravel parking lot that was installed without approval on the eastern edge of the lots. This area is large enough for seven parking spaces and the alley would be used for access and maneuvering. A roll stop would be added to each space and the plan of operation states that the spaces would be marked at least twice a year to ensure proper sizing and configuration is maintained. The parking lot would serve employees of the landscape company across the alley at 4502 W. 73rd Street. As part of the proposal, additional landscaping would be installed along the west side of the parking lot.

Variance of Use to Permit a Commercial Parking Lot in D3

The subject property is zoned D3. "Parking Lot, Commercial" is defined as a parking lot that is a primary use of land. D3 does not permit the "Parking Lot, Commercial" use. The only zoning districts that permit "Parking Lot, Commercial" as a primary use are CBD-2 and CBD-3 (Central Business Districts). The applicant is seeking a Variance of Use continue to use the 7301 and 7307 lots as a parking lot.

The applicant has proposed a commitment that the variance be permitted as long as the landscape company operates on the 4502 W. 73rd Street, parcel #6001919. In the event the owner ceases to operate their landscape company on 4502 W. 73rd Street, the owner would be required to remove the gravel parking lot from the subject property and return the site to its unimproved condition.

Variance of Development Standards to Allow the Use of Gravel as a Permanent Parking Surface

For all uses, other than a select few within the DA zoning classification, a durable and dust free surface for parking lots must be provided. This surface material can be bricks, concrete, asphalt, or pavers. A gravel surface is not permitted for longer than one year after the commencement of the use. The applicant is seeking a Variance of Development to permit the parking lot area to remain as gravel.

HISTORIC AREA PLAN RECOMMENDATION

New Augusta Conservation District Plan – Zoning and Use Recommendations

- *Building Objectives*
 - Encourage new design that is compatible with and enhances the unique architectural and historic character of the district.
- *Land Use Objectives*
 - Maintain the current balance of residential and commercial buildings.

- *New Development Objectives*
 - Encourage new residential construction on vacant lots to be compatible with and enhance the unique architectural and historic character of the district.
- *General Neighborhood Character Objective*
 - Preserve and enhance the neighborhood character through landscaping and infrastructure improvements that are consistent with the semi-rural, small town character.
- *General Land Use & Development Recommendations*
 - New Augusta is being increasingly surrounded by suburban housing, commercial centers, office and industrial development, which potential threatens New Augusta’s historic character. The primary land use and development objective identified by residents and property owners is to maintain the current mix of residential and commercial uses. Another concern is the conversion of house to commercial use and future development of vacant lots for commercial use.
 - Support construction of compatible single-family housing on vacant lot to strengthen the existing residential core.
 - Discourage the conversion of residential buildings to commercial uses.
- *Zoning Recommendations*
 - D-3 (medium density residential): Most of New Augusta is zoned D-3. A D-3 property should not be rezoned unless the existing building on it was built for non-residential use and rezoning is necessary to allow a use appropriate to the building and compatible with the neighborhood.
 - C-1 (exclusively office uses) is appropriate for the non-residential buildings along 73rd and 72nd Street and for residential buildings along 71st that have been converted to office use.
 - C-3 (neighborhood commercial) is inappropriate for the district as it permits many commercial uses that are not compatible with the neighborhood. The plan states that C-3 allows far too intense of uses and should downzoned.
 - C-7 (high intensity commercial) is also inappropriate for the district and noted as being incompatible with residential development and allows for most types of commercial development. That plan states that all C-7 in the district should be rezoned.
 - I-2-U and I-3-U (light and medium industrial urban districts): at the time the district plan was written, there were two properties zoned industrial within the conversation district, including the site the owner’s landscaping company is on, 4502 W. 73rd Street. The plan recommends that if these sites ever become vacant that they should be rezoned for uses more compatible to the surrounding residences.
 - I-2-U and I-3-U have been replaced with I2 and I3 districts. The urban component of those districts has been replaced by the Compact and Metro Context Areas. New Augusta is within the Compact Context Area which is defined as: areas were generally platted and developed before 1945 and areas platted after that date that are generally characterized by smaller platted lots, narrower platted streets, greater walkability, a more varied mix of uses, and a need to promote redevelopment of lots and parcels that may not meet modern platting standards.
- *Recommended Zoning*
 - Subject property: D-3
 - 4502 W. 73rd Street (site of owner’s landscaping company): D-3

New Augusta Conservation District Plan – Parking Lot Standards

- *Recommended*
 - Physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area.
 - Lights installed adjacent to residential properties should be low and shielded.

- Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
- A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees and/or an architectural screen wall or fence and/or a plant material screen
- Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.
- *Not Recommended*
 - New curb cuts whenever existing curb cuts or alley access is available.
 - Residential or suburban fencing styles, including chain link, for installation around a parking lot.

Regulations from the Indianapolis-Marion County Consolidated Zoning and Subdivision Ordinance

- *Current Zoning: D-3*
 - *D-3 Permitted Primary Uses (district plan recommended zoning for subject property):* Single-Family Detached Dwelling, Manufactured Home, Two-Family Dwelling, Group Home, Greenway, Park or Playground, Garden as a Primary Use, and Wireless Communications Facility.
 - D3 does not permit any commercial or industrial uses other than a Wireless Communications Facility.
- *Proposed Use: Parking Lot, Commercial* – a parking lot that is a primary use of land.
 - Parking Lot, Commercial is only permitted as a primary use in Central Business Districts 2 and 3 (urban core, high density districts).
- *Parking Lot Design:* for all uses other than Agricultural, Animal Related, and Food production uses located in the D-A zoning district, parking lots shall provide a durable and dust free surface: brick, concrete, asphalt, permeable pavers or pavement. A gravel surface may be used for a period not exceeding one year after the commencement of the use for which the parking areas is provided, where ground or weather conditions are not immediately suitable for permanent surfacing required by the Zoning Ordinance.
- *4502 W. 73rd Street (site of owner’s landscaping company that would use the parking lot):*
 - Current use - Commercial and Building Contractors defined as an establishment or activity that supplies materials and labor to fulfill work at a remote site, typically a building trade or activity associated with construction or maintenance. This definition may include offices for operation of the contracting business but does not include retail sales of goods to the public, unless such retail sales are permitted by the district.
 - Commercial and Building Contractors parking requirements: a minimum of 1 off street parking space per 1,000 of total floor square feet (no maximum or bicycle parking required).
 - The building at 4502 W. 73rd Street is approximately 6,200 square feet. Therefore, 6 off street parking spaces are required.
 - The existing parking lot on the 4502 W. 73rd Street site provides 25 spaces (one is for designated visitor parking; four company cars are also parking in the lot).
 - The owner had 25 employees as of February 12, 2024 (which as considered their slow season) and they average 3 to 5 customers visiting the site on a daily basis.

STAFF RECOMMENDATION

Due to the complexities of this case and that it has incited a lot of discussion from those in the neighborhood, staff recommends the Commission hear the case testimony from the applicant and surrounding neighbors, discuss the proposal and then continue the case to allow time for any additional information or documentation to be gathered for the Commission’s review and for additional discussion with the neighborhood. Based on the district plan IHPC staff has concerns with this request and believes

it is inappropriate. We will detail out our specific reasons below for the Commission's consideration.

IHPC staff's thoughts on the request:

A primary goal in the designation of New Augusta was to protect the district from commercial encroachment and in turn further loss of the rural settlement atmosphere, one of the few remaining in all of Marion County. New Augusta is a conservation district, which limits the list of items that require IHPC approval. Staff believes this puts an even greater importance on the items that we do review. Commercial encroachment is what is being proposed with this request and it is inappropriate for the preservation of the district. As of late, there seems to be increasing interest in these types of requests within the district. In the last five years the IHPC has averaged only two New Augusta cases per year, and this is the third application since 2023 for commercial expansion into the conservation district.

1. The proposed use is in direct conflict with the district plan:
 - a. The New Augusta district plan is very clear on its objectives to prevent the encroachment of commercial uses into the district. The subject property is recommended in the plan for residential zoning and development. The proposed use of a commercial parking lot is only permitted as primary use in CBD-2 and CDB-3, both of which are far too intense for New Augusta. The only appropriate commercial zoning classification for the district per the New Augusta plan is C-1. C-1 is recommended only for specific properties (the subject property is not recommended for this zoning) and does not permit a commercial parking lot as the primary use of land. The proposed use is too intense for the site's zoning and per the district's development objectives. Removal of inappropriate commercial uses and the reestablishment and preservation of residential uses is another principal goal of the district plan. 4502 W. 73rd Street, the site to the east where the owner's landscape company is located, is also within the New Augusta district boundary. It is zoned I2 and I3, both of which are too intense for the district. The district plan recommends downzoning remaining industrially zoned parcels, the 4502 W. 73rd Street site specifically to D-3. It is inappropriate to permit the expansion of an already inappropriate use. The Findings of Fact for the proposed variance of use are not met, and staff finds no grounds for approving the request for the following reasons:
 1. The granting of this variance could negatively impact the safety and general welfare of the community by expanding the commercial use farther into the district and encouraging additional vehicle traffic into this predominately residential section of the district.
 2. There is nothing unique or peculiar about the subject property requiring that it must be used in this manner or preventing it from being used as one of the permitted uses of its zoning classification. The proposed need for this variance does not arise due to a condition of the subject property of this petition, but from issues with the lot to east that the owner's landscape company uses for their business, 4502 W. 73rd Street. Issues with a neighboring property are not grounds for approval of a variance on another.
 3. There is no unusual or unnecessary hardship from the strict application of the zoning code as the property could be used as one of many the permitted uses of its current zoning classification.
 4. Approval would substantially interfere with the zoning and development plans for the conservation district as the request is to permit the introduction of a commercial use and expansion of an existing inappropriate use into the district, both of which are too intense for the zoning classification of the subject property and the district as a whole.

The commitment proposed by the applicant is also a concern to staff. Staff does not recommend supporting any land use petition solely based on its proposed temporary nature as that does not impact whether or not the request is appropriate. Temporary variances also tend to be problematic,

as the temporary nature of their approval tends to be forgotten about over time resulting in the use remaining after the temporary period has expired.

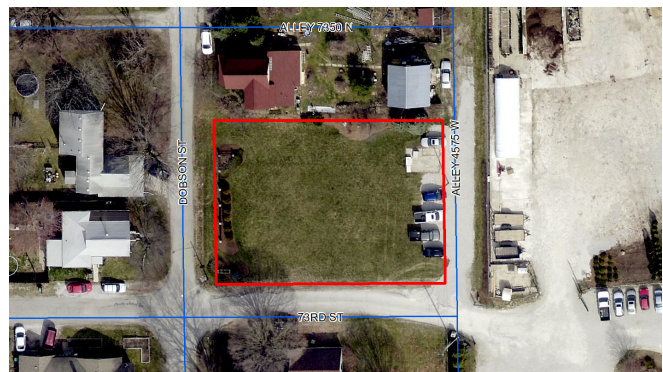
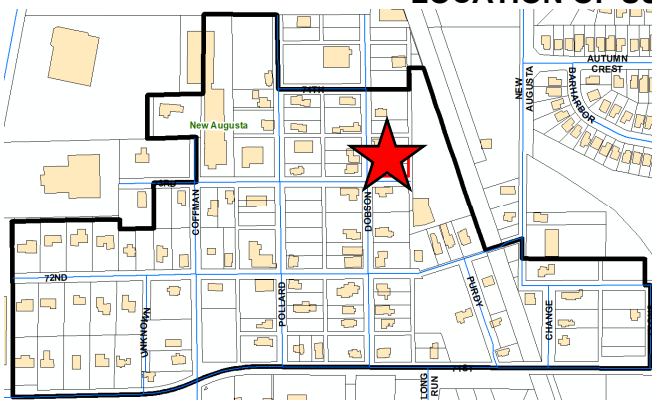
2. There is no basis for granting a Certificate of Authorization for the maintenance of a parking lot and the variance requests as:
 - a. No evidence of substantial hardship has been provided.
 - b. Denial will not deprive the owner of the use of the property. No evidence has been provided that the site cannot be used as one of the permitted uses of its zoning classification.
 - c. The approval would substantially impact the district as it would permit the further encroachment of a commercial use, the expansion of an existing inappropriate use, permit a use that is too intense for the site and for the district, and would stunt the goal for future appropriate development of the subject property. Site's that are established as parking lots, typically stay as parking lots. The owners are compliant with zoning code requirements for off street parking on their primary site, 4502 W. 73rd Street. If the owner needs to provide more parking for their employees to use, that should be handled on that site, not expand onto another property especially when that property is not zoned for or recommended for such a use. Staff recommends owners continue to study the layout of their primary site and existing parking to determine what improvements can be made to meet their needs on that site. Issues on one site cannot be used as grounds for the approval of a variance on another.

STAFF RECOMMENDED MOTION

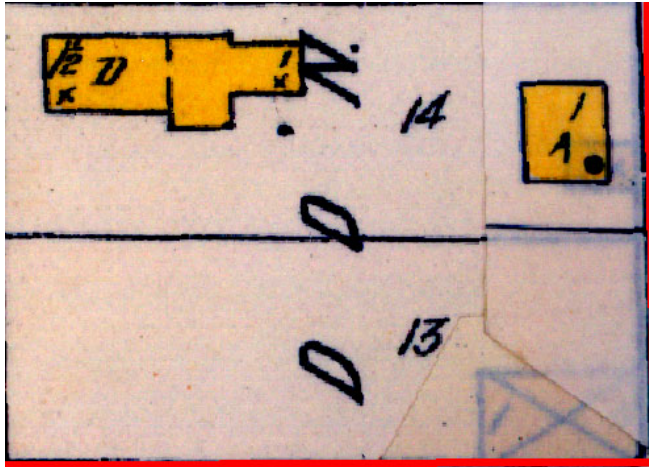
To continue to the June 5, 2024.

EXHIBITS

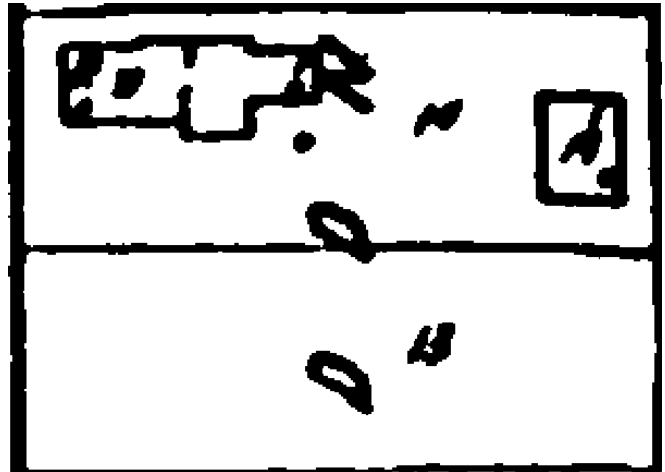
LOCATION OF SUBJECT PROPERTY



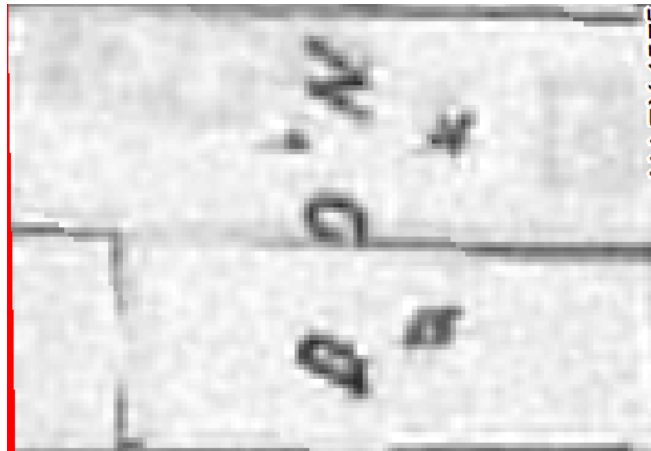
SANBORN MAPS & AERIAL PHOTOGRAPHS



1915



1956



1956 Revised



Spring 2020 – showing materials on site



Winter 2020 – showing site being used for parking



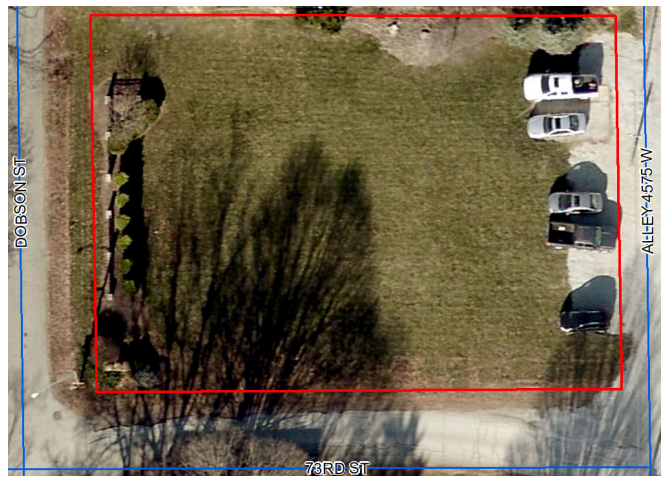
Spring 2021 – showing site being used for parking



Fall 2021 – gravel has been installed



Spring 2022 (showing items stored on the slab of previous outbuilding)



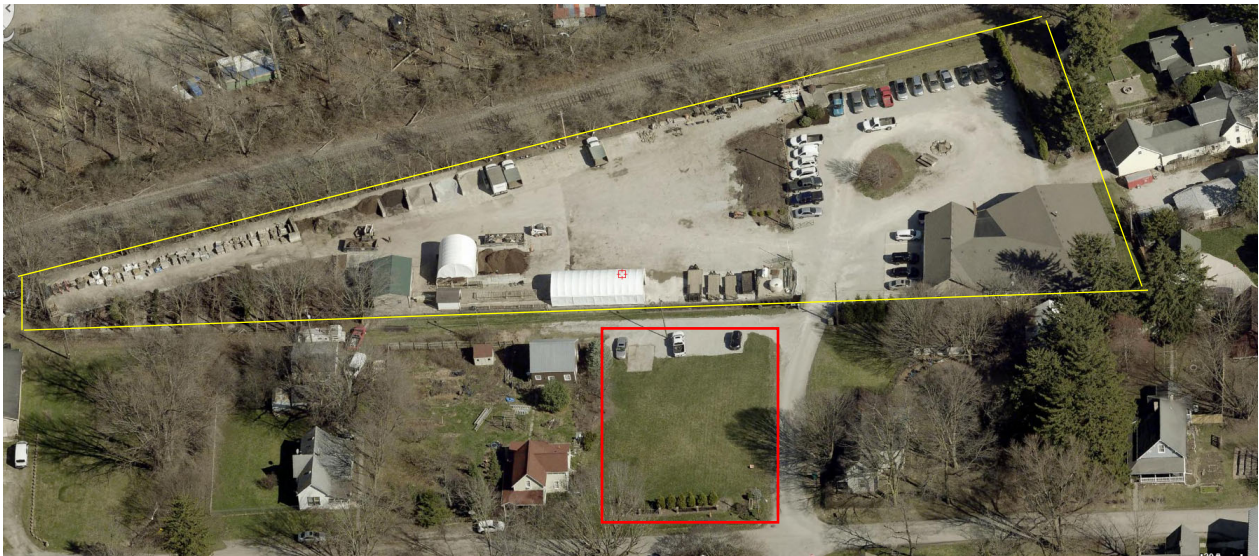
Fall 2022



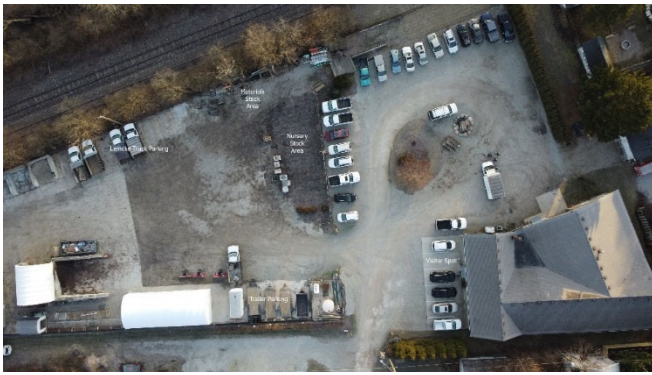
Spring 2023 (more items stored on slab)



March 2024



Subject property (red) and the primary site of the owner, 4502 W. 73rd Street (yellow)



Aerial views of parking lot on 4502 W. 73rd Street (the primary site for property owner) – showing existing parking spots for site

SITE & CONTEXT



Looking northeast at property – showing existing landscaping at western end



Looking northeast at property – existing landscaping to left of image



Looking southeast at property



Looking northwest at property



Property to the north



Properties to the northwest



Property to the south



Properties to the southwest

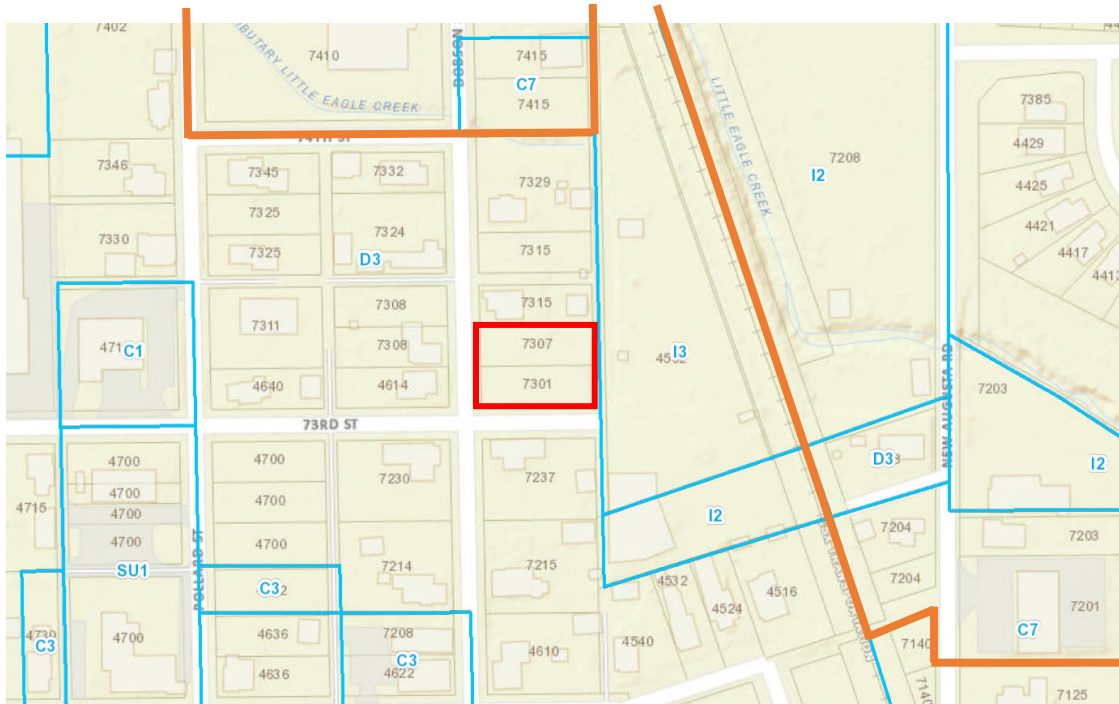


Properties to the west





**Existing condition of alley to the east
(showing portion of gravel installed for parking to the left of image)**



**Existing zoning map of subject property and immediate surroundings
(red box subject property, orange line district boundary)**

PROPOSED



PLAN OF OPERATION

Revised March 22, 2024

Lemlan, LLC, is the landowner for the subject properties and for the property from where Lemke Landscaping, Inc. operates with the common street address of 4502 W. 73rd Street. The parking lot is proposed to serve Lemke Landscaping employees during regular business hours. The revised site plan provides the opportunity to legally establish an area used for parking of seven (7) vehicles with a “head-in” parking configuration immediately adjacent to the alleyway. The lot is proposed to be improved with only gravel. The parking spaces will each have a roll stop and will be marked at least twice a year to ensure proper sizing and configuration will be maintained. The lot will be accessed only from the adjacent alley, which is also improved with only gravel.

The installation of the parking lot will allow for the designation of a handicapped space serving customers to the business located immediately adjacent to the building at 4502 W 73rd Street. The revised site plan includes additional plantings to screen the head-in parking from residential uses located on the west side of Dobson. This visual screening will help to prevent headlights shining into these homes when employees arrive on site and will help to create a visual separation from these parked vehicles and nearby residential uses which are separated by more than 100’ from the proposed gravel parking area.

It is not possible to accommodate the additional parking on the 4502 W. 73rd parcel for several reasons. First, this parking is proposed as employee parking, which arrives early in the day and departs at the end of the work day, so there is very little opportunity for turn over in these spots. The current parcel requires open circulation near the existing building for the daily loading and unloading of tools. The current parcel also has onsite well house in the middle of the current employee parking area which cannot be easily relocated to add additional on-site employee parking. The fenced area on the existing parcel is for the storage of materials and overnight storage of larger vehicles, so utilization of it for employee parking is also not feasible.

If approved, these improvements (including the planting of the new landscape screening) would be made to begin utilization as soon as practical as the spring and summer are the highest volume months for the business.

FINDINGS OF FACT PARKING LOT

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

The ability to have employee parking on this parcel will help with congestion on the business's primary parcel, where maneuverability near both the existing building and throughout the fenced area utilized for material and equipment storage must be maintained. Parking immediately adjacent to the alleyway will increase separation of the parking field from most nearby residential users and will allow for the future reusability of the parcel for residential purposes. The addition of landscaping near the parking field will shield headlights and visual impact to nearby uses.

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:

The proposed parking area will allow the continued utilization of the primary business parcel by a known and reputable operator. The parking area will be utilized only for employee parking, providing availability for parking closer to the primary building for customer use, thus decreasing pedestrian traffic from the parking lot to the main building. The parking area will not be used for parking of commercial vehicles, so the typical passenger vehicle parking will not be out of character for the nearby residential uses. The configuration for "head in" parking immediately adjacent to the alley decreases the area disturbed for the purposes of the use, increasing likelihood or reuse for a residential purpose in the future.

3. The need for the variance arises from some condition peculiar to the property involved and the condition is not due to the general condition of the neighborhood because:

But for the presence of the gravel alley on the east boundary of the properties at issue, the properties would be contiguous to a legally operating business operated by a reputable operator. The "off-site" parking needs of the business arise because of the unique configuration of the primary parcel in both shape (bound by the railway right of way) and because of the presence of a wellhouse which limits configuration of on-site parking. Thus, an off-site solution has been pursued. The property has been unimproved for nearly fifty years, so there is no disruption to existing residential uses on the subject properties.

4. The strict application of the terms of the zoning ordinance constitutes an unusual and unnecessary hardship if applied to the property for which the variance is sought because:

The intervention of the alley right of way makes this use considered a Commercial Parking Lot on these two parcels because they have no other "primary" use. If the parcels were contiguous to the primary business property and owned by the same entity (as these are in comparison to the primary business property), the parking use would be accessory. There is no mechanism to overcome this hurdle other than a variance of use. The use of gravel for the parking field will allow for easier reuse of the property for residential purposes if and when the need for overflow parking subsides.

5. The grant does not interfere substantially with the Comprehensive Plan because:

The use, while deemed commercial, is actually an accessory use. If the parking area was being used for a residential, arguably a variance would not be needed at this location because the configuration does not exceed lot coverage or other development standards. Other nearby users utilize property immediately off of the alley for the purpose of parking with a similar configuration. The Comp Plan calls for Village Mixed Use for these parcels which does not preclude commercial activity, but would place parking behind buildings, when possible. The layout of this parking has been structured to not have direct access off of street right of way, instead utilizing alley ways, which would be more typical in a development pattern where parking was behind buildings. In these ways, the layout is in compliance with the comp plan.

GRAVEL PARKING AREA

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

The proposed gravel parking area will be accessed from an existing gravel alley. The proposed use of the parking area is for employee parking for an adjacent business which no longer has adequate parking areas on the primary business parcels. Gravel parking areas for commercial and residential uses in the area are not uncommon. The proposed parking lot will be screened and buffered as required by the zoning ordinance so any dust generated on site should not travel off site because of screening. The configuration as head-in parking will be similar to other residential uses nearby and the minimal encroachment into the vacant residentially zoned lot will not impair future reuse of the property for residential uses.

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:

The site plan contemplates the addition of landscaping buffering to screen visual impact of cars parked in this location. The location of the proposed parking area provides the greatest possible setback from most adjacent parcels and existing residential uses on Dobson. The area is largely improved already with gravel parking areas and drive aisles, and the parking lot will be accessed from a gravel alley and the area sought to be legally established has been utilized similarly in the past.

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

The requirement to use hard surfacing would make reuse of the property at a later date more difficult and expensive to remove hard surfacing. The adjacent alley appears to have never been hard surfaced and the adjacent right of way also has lightly maintained hard surfacing. The request to provide for gravel parking areas utilized only for employee parking is in keeping in line with nearby development patterns. The revised site plan dramatically decreases the area to be covered by the proposed parking area, thus further decreasing the impact of allowing gravel as the permanent surface.

PROPOSED COMMITMENT

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A VARIANCE, SPECIAL EXCEPTION OR APPROVAL GRANT.

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the parcel of real estate:

Legal Description:

LOTS 13 AND 14 IN DOBSON AND HORNADAY'S ADDITION TO HOSBROOK, A SUBDIVISION IN MARION COUNTY, INDIANA RECORDED JANUARY 7, 1871, IN PLAT BOOK 3, PAGE 144 IN THE MARION COUNTY RECORDER'S OFFICE. (PARCELS 6000649 AND 6000650) HAVING A COMMON ADDRESS OF 7301 AND 7307 DOBSON, INDIANAPOLIS, INDIANA

Statement of COMMITMENTS:

1. The variances shall be valid so long as Lemcke Landscaping, Inc. operates on Parcel 6001919. Upon termination of operations by Lemcke Landscaping, Inc. on the adjoining property, Owner would be required to remove the gravel installed adjacent to the alleyway and return it to unimproved conditions.

These COMMITMENTS shall be binding on the owner, subsequent owners, and other persons acquiring an interest in the real estate. These COMMITMENTS may be modified or terminated by a decision of the Indianapolis Historic Preservation Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the grant of variance, special exception or approval of petition # 2024-VHP-002 by the Indianapolis Historic Preservation Commission or the Hearing Officer.

These COMMITMENTS may be enforced jointly and severally by:

1. The Metropolitan Development Commission and/or The Indianapolis Historic Preservation Commission;
2. The City of Indianapolis;
3. Pike Township Resident's Association;
4. Owners of all parcels of ground adjoining the real estate depth of two (2) ownerships, but not exceeding six hundred sixty (660) feet from the perimeter of the real estate. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various township assessors of the Marion County, which the current owners of record at the time the notice shall be sent. (This paragraph defines the category of persons entitled to receive personal notice of the variance, special exception or approval petition under the rules of the Board in force at the time the COMMITMENT was made).

PUBLIC COMMENTS

Please see submittal packet for letters of public comment