



Indianapolis Historic Preservation Commission (IHPC)
HEARING AGENDA

Wednesday, January 8, 2025, 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

NOVEMBER 6, 2024 IHPC HEARING MINUTES

DECEMBER 4, 2024 IHPC HEARING MINUTES

III. OLD BUSINESS – NO PUBLIC HEARING

2024-COA-188A (WP) 958 WOODRUFF PLACE MIDDLE DRIVE
ALI KHAN
Violation correction check in

Page 3

IV. NEW BUSINESS – NO PUBLIC HEARING

2025 OFFICER ELECTIONS

COMMISSION POLICY UPDATES

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

NONE

VI. EXPEDITED CASES

2024-COA-415 (IRV) 5929 DEWEY AVENUE
BRITTNEY SUTTLE
Demolish garage

Page 5
Submittals
Page 53

2024-COA-424 (WP) 730 WOODRUFF PLACE WEST DRIVE
JASON WOLFE
Construct new house with attached garage, install driveway and pool

Page 11
Submittals
Page 102

2024-COA-437 (LS) &
2024-VHP-011 524 EAST NEW YORK STREET
MADELINE SMITH
Construct carriage house and for a Variance of Development Standards for more square footage in a secondary dwelling unit than permitted

Page 21
Submittals
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2024-COA-438 (ONS) &
2024-VHP-012 1229 NORTH DELAWARE STREET
SONYA SEEDER
Variance of Use to allow employee office, conference space and lodging in D8

Page 27

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2024-COA-405 (WD)	125 SOUTH PENNSYLVANIA STREET LORI MISER Install 88'x25' window sign	<i>Page 33</i> <i>Submittals</i> <i>Page 127</i>
2024-COA-406 (LS)	544 NORTH PARK AVENUE MICHAEL MERCHO Amend approved plans for 544 N. Park Avenue building ("Liberty Place" development)	<i>Page 41</i> <i>Submittals</i> <i>Page 129</i>

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 8, 2025
Case Type:	Old Business
Continued From:	
Case Number:	2024-COA-188A (WP)
Property Address:	958 Woodruff Place Middle Drive
Historic Area:	Woodruff Place
Township:	Center
Council District:	13
Applicant:	Ali Khan
Owner:	AK Realty LLC
Request:	Violation correction check in
Staff Recommendation:	No recommendation – violation correction check in
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	Violation case check in.

BACKGROUND OF PROPERTY

Staff approved a railing mock-up for the front, second floor balcony. Staff and the owner are still working through details on the remaining elements for the correction work on the front elevation.

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 8, 2025
Case Type:	Expedited Case
Continued From:	
Case Number:	2024-COA-415 (IRV)
Property Address:	5929 Dewey Avenue
Historic Area:	Irvington
Township:	Warren
Council District:	14
Applicant:	Brittney Suttle
Owner:	Brittney Suttle
Request:	Demolish historic, detached garage
Staff Recommendation:	APPROVAL
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	This request meets the guidelines in the historic area plan and staff is recommending approval. Staff is not aware of any opposition.

BACKGROUND OF PROPERTY

The subject property is the site of a two story, frame duplex that was likely constructed shortly after the turn of the 20th century. The duplex and a one-story garage first appear on the 1915 Sanborn map. The garage remaining on site maintains much of its historic materials including wood siding and trim, soffits, and doors. However, the structure and its materials are deteriorated. The structure has a visible lean to it and is not used.

REQUEST

The applicant is requesting to demolish the garage structure. There is not currently a plan to reconstruct a new secondary building.

HISTORIC AREA PLAN RECOMMENDATION

General considerations for the demolition of accessory structures:

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

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

STAFF RECOMMENDATION

Staff is recommending approval. The garage does maintain its form and materiality, however its location on the site, size, design, and deteriorated state are consistent with other garages the Commission has permitted to be demolished in Irvington.

STAFF RECOMMENDED MOTION

COA #2024-COA-415 (IRV)

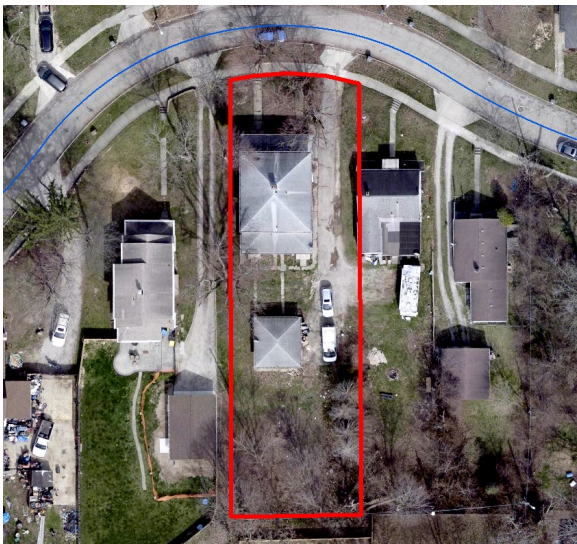
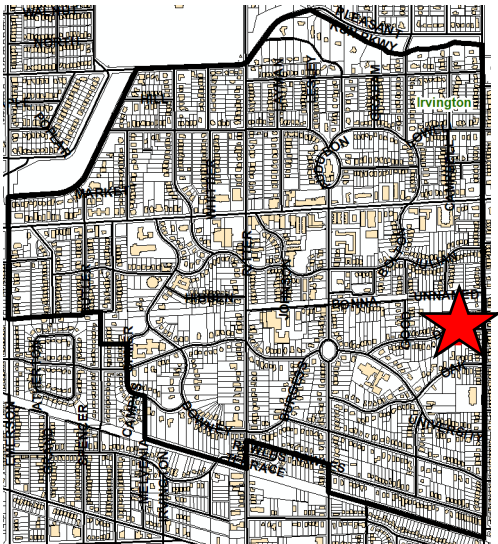
To approve a Certificate of Appropriateness to demolish historic, detached garage, per submitted documentation and subject to the following stipulations:

1. All debris from demolition work shall be removed from the site within 7 days of substantial completion.
2. All slab and subterranean foundations shall be removed from site.
3. Site shall be backfilled and graded to match existing grades and seeded with grass.
4. Any deviation from this approach shall be approved by IHPC staff prior to work taking place.

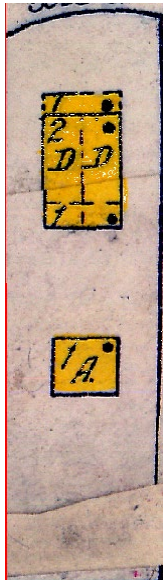
NOTE: Owner is responsible for complying with all applicable codes.

EXHIBITS

LOCATION OF SUBJECT PROPERTY



HISTORIC MAPS



1915



1956

SUBJECT PROPERTY



Front / north elevation



Views of garage from street

GARAGE



North / yard elevation



East elevation

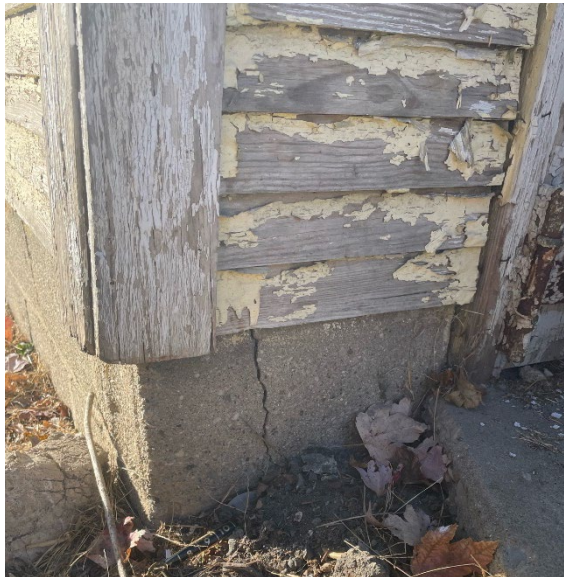


South elevation



West elevation

Examples of building's condition





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

IHPC STAFF REPORT SUMMARY

Hearing Date:	JANUARY 8, 2025
Case Type:	Expedited
Continued From:	
Case Number:	2024-COA-424 (WP)
Property Address:	730 Woodruff Place West Drive
Historic Area:	Woodruff Place
Township:	Center
Council District:	13
Applicant:	Jason Wolfe
Owner:	Kate & Adam Collins
Request:	Construct single-family house & attached garage; construct driveway and pool
Staff Recommendation:	Approval
Staff Reviewer:	Emily Jarzen
Case At-A-Glance:	Staff is recommending approval of the application. The design, massing and site work meets the guidelines in the Woodruff Place Plan, and the proposal is respectful of the neighborhood context.

BACKGROUND OF PROPERTY

Historically this was a slightly smaller lot than what exists today. Woodruff Place Cross Drive used to run to what is now the Arsenal Tech campus. It is unknown exactly when that was vacated, but aerial photos indicate significant overgrowth between 1972 and 1986. There was brick veneered residence on the site. Baist maps and historic aerials indicate that house was built between 1927 and 1937. The house was demolished between 1993 and 1995.

REQUEST

The request is to construct a single-family residence with an attached garage. The proposed garage is attached due to the existing sewer main, which is located towards the rear of the lot. Attached garages have been used along this side of street previously due to the site limitations.

The house design is transitional. It is a cross gable massing, with a wide frontage to reflect the neighboring context (the house to the south is an extremely large house). The gable is flanked by paired windows/panel systems. This is a modern interpretation of similar repetition and wings on historic buildings. The width of the front is enlarged with a one-story hipped roof wing on the south, which is

reflective of the wraparound porch extension on the historic house at 720. The house has a hipped roof front porch. Siding is smooth finish fiber-cement in a 4-4-4-8 exposure pattern. The windows are fixed and casements.

The rear façade features a series of stepped gables that are the lower rear sections of the house, and the attached 3-car garage.

The south elevation has a porch with a drop-down screen option. The north elevation steps down behind the main mass. There is a window/panel detail under a low shed roof dormer. The garage access is on this side of the home.

A concrete driveway and turnaround pad are designed on the north side of the lot. The intent is for a ribbon driveway back to the front house corner, and then solid concrete beyond. An in-ground pool is proposed behind the house.

HISTORIC AREA PLAN RECOMMENDATION

The New Construction Guidelines provide direction for reviewing this project:

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 the historic area can be interpreted properly.”*

Context:

- *“Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.”*
- *“Setbacks, orientation, spacing, height, outline, and mass are elements that generally relate to a building’s fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.”*

Style & Design:

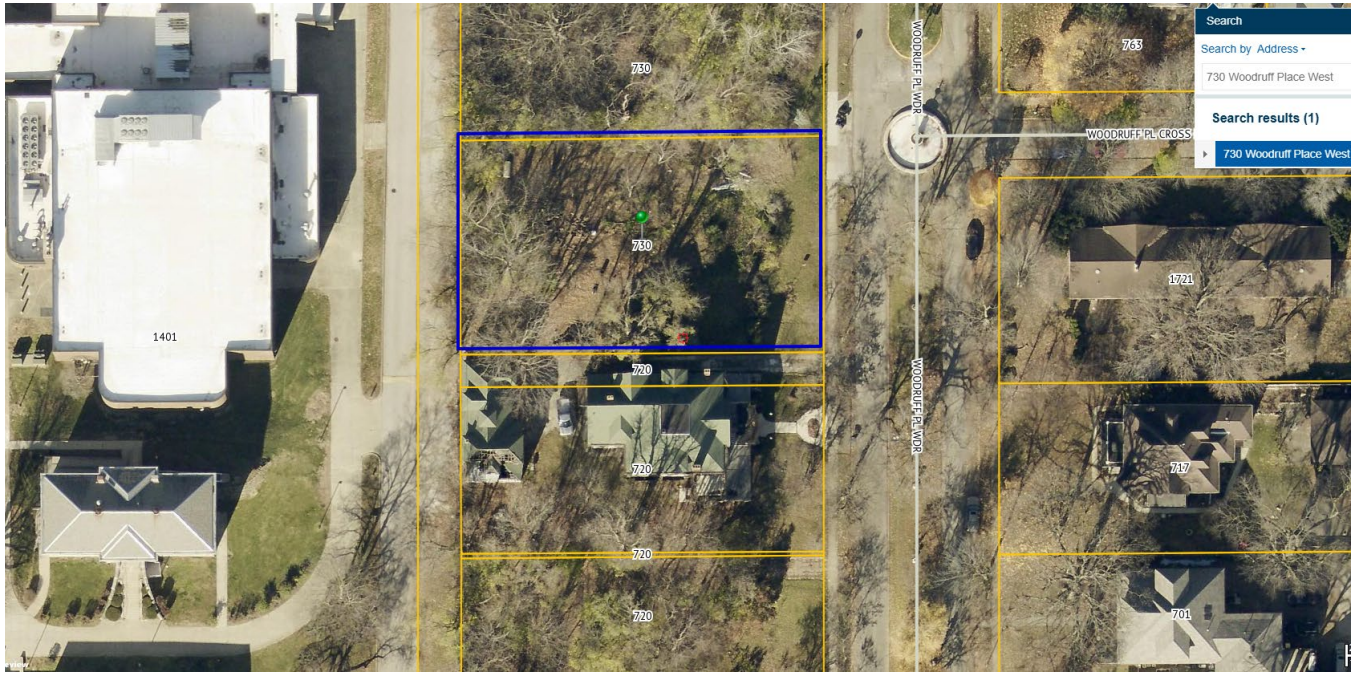
- *“No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorative.”*
- *“Surrounding buildings should be studied for their characteristic design elements. The 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.”*

Driveways:

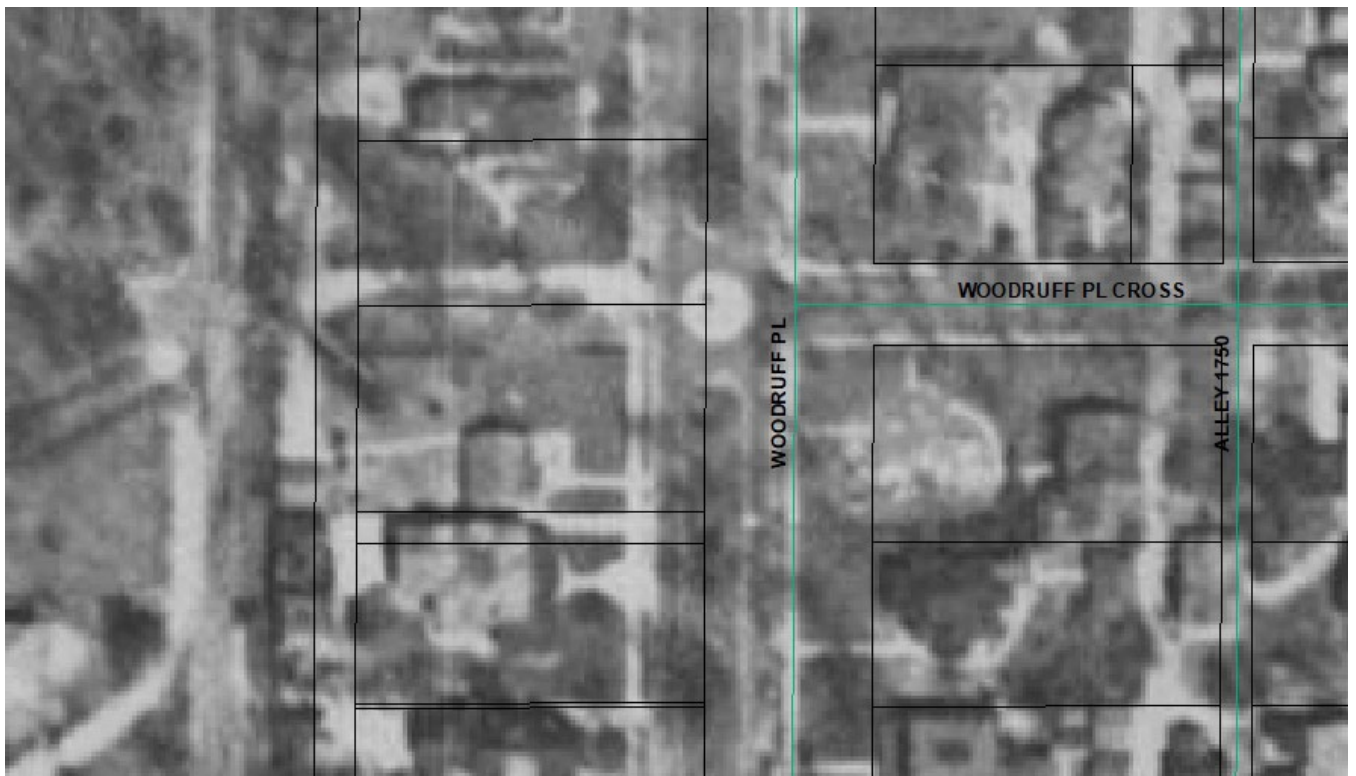
- Recommended: *“Use of traditional driveways when alley access does not exist (mostly along the west side of Woodruff Place West Drive).”*

STAFF RECOMMENDATION

Staff finds the design to be complementary and respectful of the massing and design elements of houses in Woodruff Place, and staff is recommending approval of the project. Several design changes were made to the final design based upon staff and neighborhood feedback.



Aerial of subject property



1937 Aerial



1972 Aerial



1986 Aerial



Subject lot, taken from across the street



Context to the south



Context to the north



Context across the street

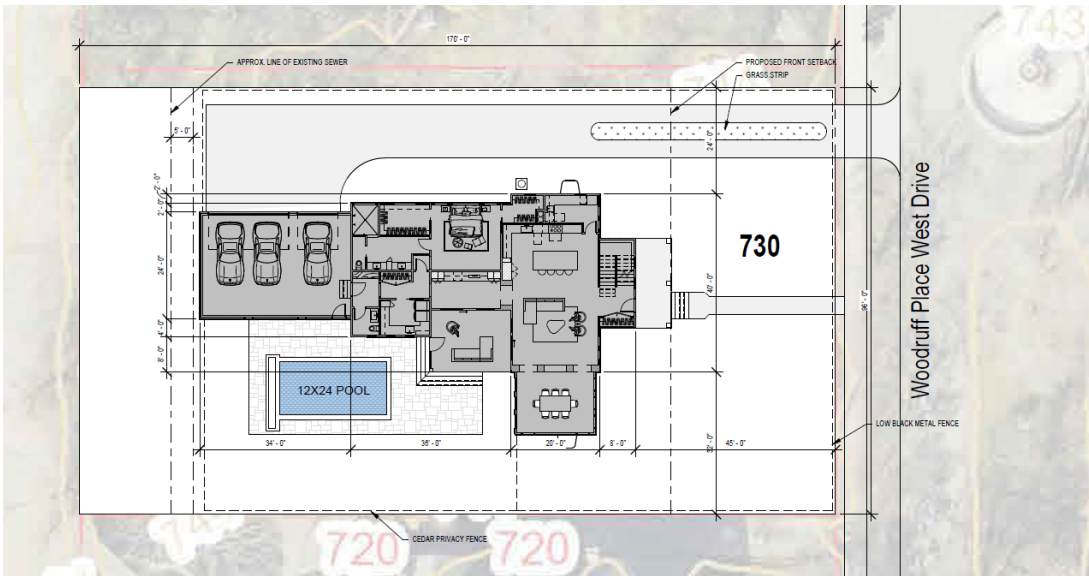


Context across the street

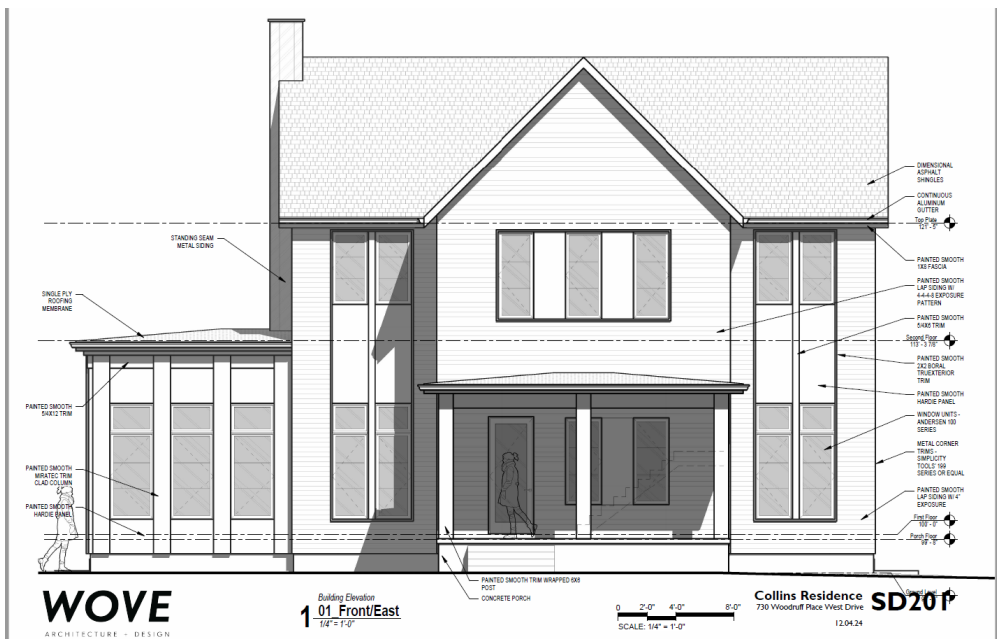
Proposed Plans
(Additional Drawings in Submittal Packet)



Proposed Streetscape



Proposed site plan



Proposed Front/East Elevation

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 8, 2025
Case Type:	Expedited Case
Continued From:	
Case Number:	2024-COA-437 (LS) & 2024-VHP-011
Property Address:	524 East New York Street
Historic Area:	Lockerbie Square
Township:	Center
Council District:	13
Applicant:	Madeline Smith
Owner:	Edward and Madeline Smith
Request:	Construct carriage house and Variance of Development Standards to allow more square footage in a secondary dwelling unit than permitted
Staff Recommendation:	Approval
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	This request meets the guidelines in the historic area plan and staff is recommending approval. Staff is not aware of any opposition. After docketing the variance case, it was determined the Variance of Development Standards was not required and so that aspect of this request has been dismissed.

WAIVER OF NOTICE

The applicant sent out their variance notice paperwork on time. The COA notice form was not included in that mailing. The applicant resent notice on December 20th and is therefore requesting a 4 day waiver of notice.

BACKGROUND OF PROPERTY

The subject property is a two story frame dwelling that was constructed between 1887 and 1898. Based historic maps and imagery it doesn't appear the property has had an accessory structure on site.

REQUEST

The proposed carriage house is a two story, side gable structure with open gables on the alley and yard side. The structure would be sided with smooth, fiber cement lap siding with a 4" reveal and fiber cement,

shake sidings in the gables, with 4", 6", and 10" trim elements. The carriage house would feature fixed and double hung windows, and single and double pedestrian and overhead garage doors.

Variance of Development Standards

It was initially believed a Variance of Development Standards was required for this request as the proposed square footage exceeds the maximum square footage allowed for secondary dwelling unit as determined by the zoning code. However, since the property is zoned HP-1, all development standards are established by the Commission when reviewing a project.

HISTORIC AREA PLAN RECOMMENDATION

Additions and Accessory Buildings

- Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
- Additions and accessory buildings should be discernable as a product of their own time.
- Avoid imitating historic styles and details, although they may be adapted and reflected.
- Avoid blocking the light of adjacent buildings.

STAFF RECOMMENDATION

Staff is in support of the request. The neighboring secondary structures are mostly larger, two story structures like what is proposed. The proposed carriage house would be secondary in scale to the primary building and staff believes the design is compatible.

STAFF RECOMMENDED MOTION

2024-COA-437 (LS):

To approve a Certificate of Appropriateness to construct a carriage house, per the submitted documentation and subject to the following stipulations:

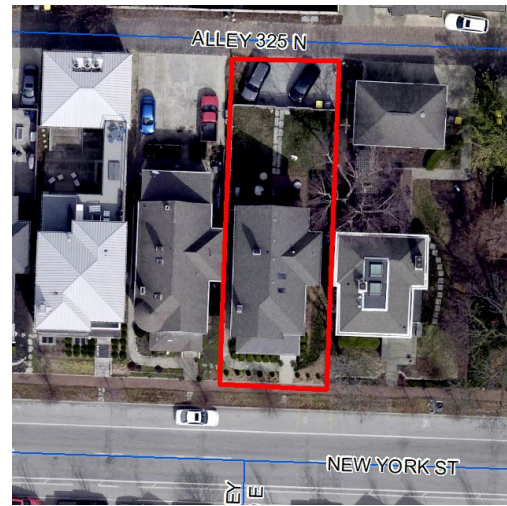
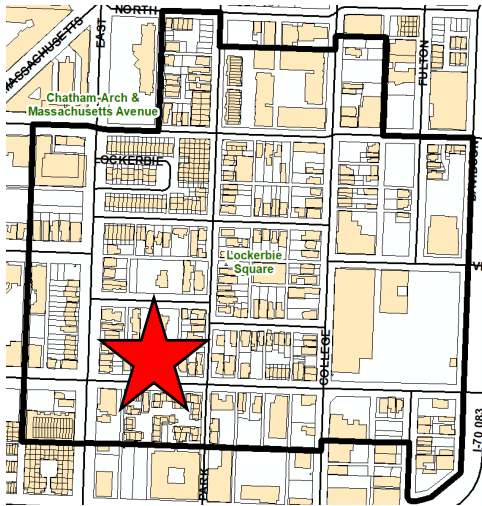
DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings reflecting any changes requested by the Commission at the 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 _____*

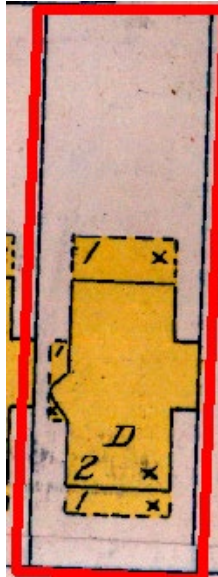
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

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

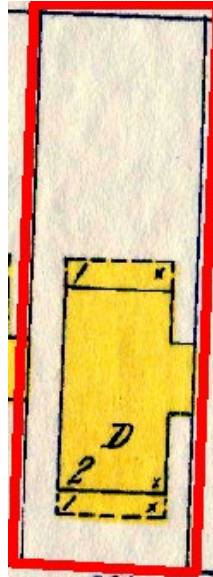
LOCATION OF SUBJECT PROPERTY



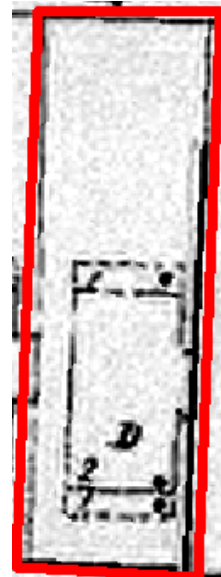
HISTORIC MAPS & IMAGES



1898



1915



1956

SUBJECT PROPERTY & CONTEXT



Front / south elevation

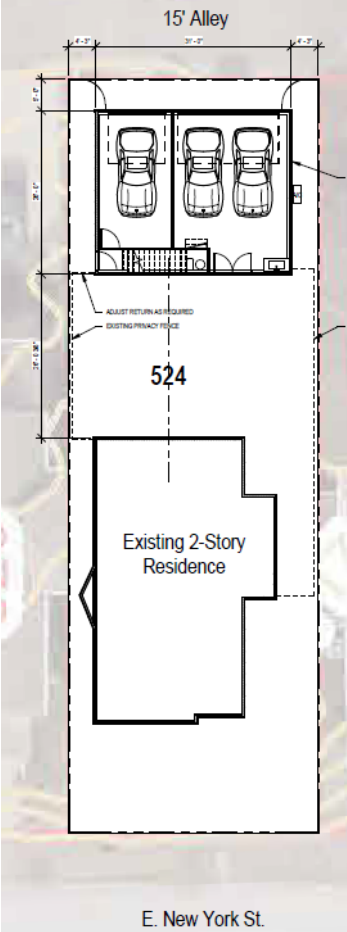


Rear of lot

Neighboring structures along Tippecanoe Street / alley



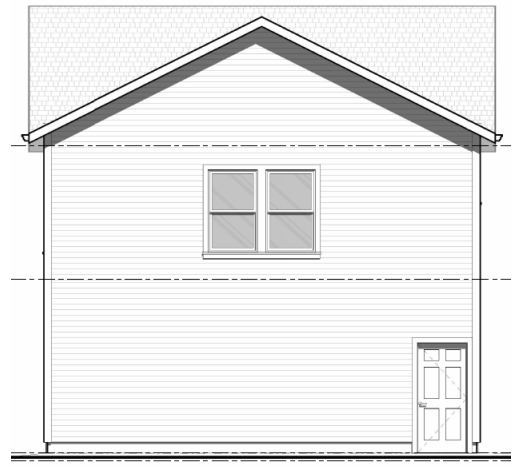
PROPOSED



Site plan



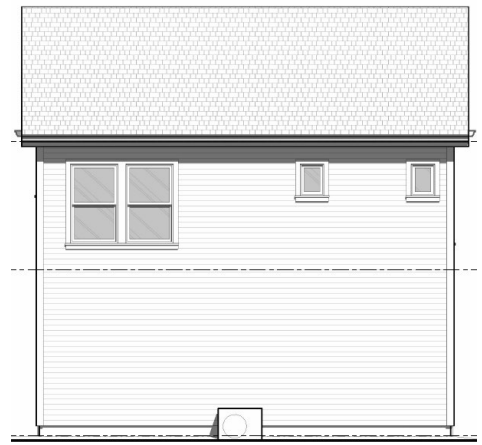
North / Tippecanoe Street elevation



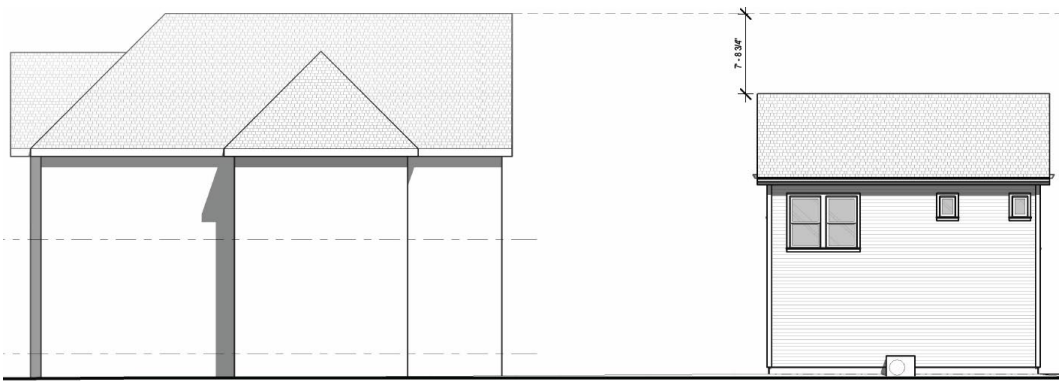
West elevation



South / yard elevation



East elevation



Eastern full site elevation

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 8, 2025
Case Type:	Expedited
Continued From:	
Case Number:	2024-COA-438 (ONS) & 2024-VHP-012
Property Address:	1229 N. Delaware Street
Historic Area:	Old Northside
Township:	Center
Council District:	13
Applicant:	Sonya Seeder
Owner:	Luke Leising
Request:	Variance of Use to allow employee office, conference space & lodging in D8.
Staff Recommendation:	Approval
Staff Reviewer:	Emily Jarzen
Case At-A-Glance:	This request is solely for a variance of use; no exterior work is proposed. Staff is recommending approval: the Delaware St. corridor in the Old Northside has a significant proportion of low-impact commercial and institutional uses. In this block is a church, a law office, and the Benjamin Harrison Presidential Site.

BACKGROUND OF PROPERTY

This 2 ½ story frame residence was constructed ca. 1880. It is 3 bays wide, with full gable roof. It has bracketed lintels and door surround. It has gabled dormers on the side facades. The house has been used residentially with a home law office component by the previous owner.

REQUEST

The request is for a variance of use. There is no exterior work currently proposed at the property. Guidon Design, with offices at 1221 N. Pennsylvania, plans to use this property for overflow meeting and office space for their employees. It will also be used for lodging employees when they come in from out of town.

HISTORIC AREA PLAN RECOMMENDATION

“The residential, D-8 classification of Delaware Street should be retained and strengthened. Variances should be granted only for light office uses for existing buildings and should expire when the variance applicant ceases his use of the property.”

STAFF RECOMMENDATION

Staff is recommending approval of the application: the proposed is a light office use, with a residential component (employee lodging). The plan of operation satisfies the guidelines in the neighborhood plan. The Delaware St. corridor in the Old Northside has a significant proportion of low-impact commercial uses. The area will not be negatively impacted, due to surrounding uses. This block has a neighboring law firm, the Benjamin Harrison Presidential Site, and Trader’s Point Church.

STAFF RECOMMENDED MOTION

COA #2024-COA-438 (ONS):

To approve a Certificate of Appropriateness for a Variance of Use.

VARIANCE #2024-VHP-012:

Variance of Use to allow employee office, conference space & lodging in D8, subject to the submitted Plan of Operation dated November 7, 2024.

EXHIBITS



Location of subject property



Aerial view of subject property



Subject property



Context to the south



Context to the north



Context across the street

Plan of Operation

11/7/2024

L6 Ventures
Luke Leising
1229 N Delaware St.
Indianapolis IN

RE: Plan of Operation - Variance of use for 1229 N. Delaware, Indianapolis, IN 46202

To Current Planning Staff:

L6 Ventures submits this Plan of Operation to support its request for a variance of use (the "Variance") for the property located at 1229 N. Delaware St. (the "Subject Property").

Workforce: L6 Ventures will have no full-time employees at the Subject Property. The Subject Property will be used to support the business functions of Guidon Design Inc., located at 1221 N. Pennsylvania St, a Service-Disabled Veteran Owned Small Business with approximately 80 employees (hereinafter "Guidon"). The specific uses are set forth in the Processes Conducted on Site section of the Plan of Operation. Guidon operates during normal business hours. No parking impact is expected in regard to the Subject Property as Guidon employees currently park nearby Guidon's offices or at a leased parking lot north of 13th on Talbott St.

Clients and Customers: L6 will have one client, Guidon, who will use the building as set forth in this Plan of Operations. Occasionally, outside consultants may be present at the Subject Property during normal business hours.

Processes Conducted on Site: The property will be used to support Guidon's business operations as overflow conference room space. A portion of the existing building will remain residential for occasional use by visiting Guidon employees.

Materials Used: The property will have materials used consistent with light commercial office space. Outdoor maintenance will be provided by Guidon and upkept to standard.

Shipping & Receiving: The Subject Property will not regularly receive shipped goods.

Waste: The Subject Property will generate waste consistent with light commercial office space. Waste will be handled by Guidon.

Parking: There are two (2) parking spaces on-site.

Sincerely,

L6 Ventures



Luke Leising, AIA PE

Findings of Fact

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

there are no planned alterations to the exterior of the building and the proposed office use is consistent with how other properties in the immediate area are used.

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

nearby properties are being used in a similar manner. An adjacent property, 1219 N Delaware, is used as a law firm and other nearby properties are used for professional service related businesses and/or business and residential uses.

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

the property will be used for both residential and business purposes for a private business with its principal office location at 1221 N. Pennsylvania St (Guidon Design). However, the zoning classification of property would not allow for the business use of the property which use is not dissimilar to that of nearby 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 property could not be used for business purposes. This is an undue hardship because neighboring properties are used for business purposes and the Comprehensive Plan calls for mixed use properties.

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

the Comprehensive Plan calls for the area in which the Subject Property is located to be Urban Mixed-Use. While the building at the Subject Property does not fully align with the definition of Urban Mixed-Use, the proposed Variance of Use aligns more closely with the Comprehensive Plan than the current single family dwelling.



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	JANUARY 8, 2025
Case Type:	Continued Case
Continued From:	DECEMBER 4, 2024
Case Number:	2024-COA-405 (WD)
Property Address:	125 S. Pennsylvania Street
Historic Area:	Wholesale District
Township:	Center
Council District:	18
Applicant:	Lori Miser
Owner:	MARION COUNTY, CONVENTION & RECREATION, FACILITIES AUTHORITY, ATTN: JOHN P KLIPSCH, Andy Mallon
Request:	Install 2,200 s.f. window cling.
Staff Recommendation:	DENIAL
Staff Reviewer:	Morgan Marmolejo
Case At-A-Glance:	The request does not meet the plan.

BACKGROUND OF PROPERTY

The subject property is currently Gainbridge Fieldhouse, a 243,500 square foot indoor arena. Construction for the fieldhouse started in 1997 and was completed in 1999. The site went through renovations between 2020 and 2022.

REQUEST

The applicant is proposing to install an 88-foot long by 25-foot tall window sign on the west façade of the building. The window cling is to be installed from December 2024 until April or May of 2025. There is visibility from the interior of the building to the exterior through the window, but not from the exterior to the interior. The cling will not block light from filtering into the building.

HISTORIC AREA PLAN RECOMMENDATION

Wholesale District Historic Area Plan

Window Signs – Window signs are signs that are affixed to or located on the interior side of a window, in such a manner that the purpose is to convey the message to the outside. It is suggested that these signs be handpainted or silkscreened to the glass. Size and scale of the sign should relate to the window opening size. The sign should allow eighty percent (80%) visibility through the window.

Signs within Designated Historic Districts

The following regulations shall pertain to Primary and Secondary signs in all districts. Any Primary or Secondary sign erected on a building or lot located within a federally designated historic district or locally designated historic district – as established by, and under the jurisdiction of, the Indianapolis Historic Preservation Commission (IHPC) – shall be exempt from the provisions of this chapter. The type, number, area, height, illumination, and location of such signs located within such locally designated historic districts shall be as determined by the IHPC. The specific standards and requirements for on-premises signs shall be as set forth in and specified by the grant of a Certificate of Appropriateness following all procedures set forth by the IHPC.

Sign Ordinance

Window Sign: Any sign, accessory to the primary use of land, placed, attached, or painted on a window surface.

Secondary Building Signs in CBD-2

- Maximum of 20% of all window area per window, maximum 100 sf.
- Subject to additional transparency requirements of Section 740-303F.
- Window signs are calculated separately and shall not be included in the total area of other signs permitted.

The proposed sign is 73% of the window area and exceeds the maximum amount of 100 sf by 2,100 sf. There are no additional transparency requirements for CBD-2 Districts.

The proposed sign would need a variance for the size of the sign if outside an IHPC district.

STAFF RECOMMENDATION

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

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

Reasons for Recommending Denial of a Certificate of Appropriateness or Authorization to install a window sign:

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

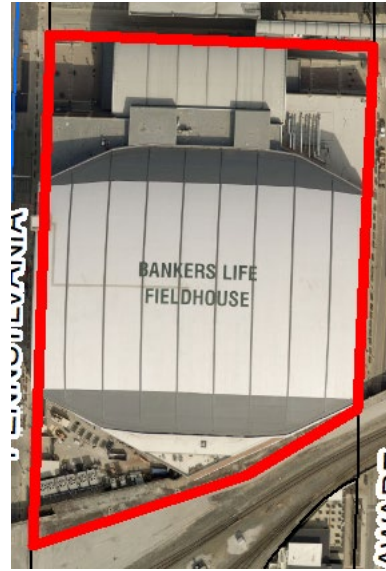
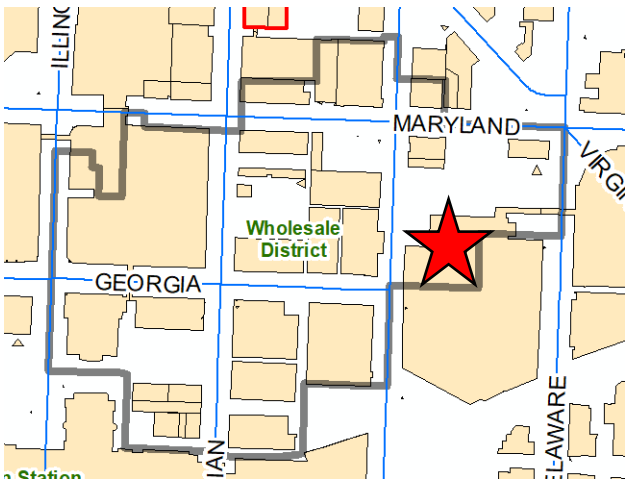
1. Staff believes the window sign is in conflict with the Plan. The Plan recommends against signs that do not relate to the opening size, not allowing eight percent (80%) visibility through the window, that are not handpainted or silkscreened to the glass, and the total surface area of ALL signs, on a building, occupy more than fifteen percent (15%) of the building façade.
2. Any hardship in this situation is self-imposed and could have been avoided had the owner applied for the necessary approvals prior to the ordering and production of the window cling.
3. Denial would not deprive the owner of reasonable use and benefit of the property.

STAFF RECOMMENDED MOTION

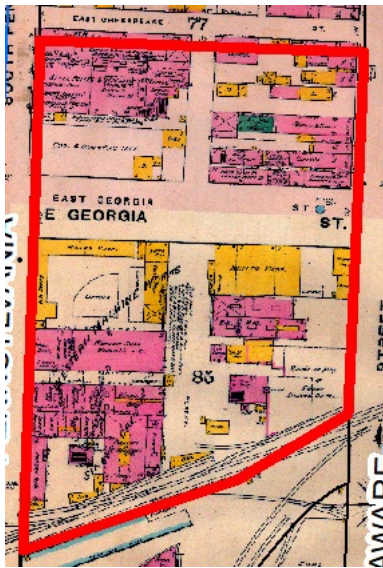
COA #2024-COA-405 (WD)

To deny a Certificate of Appropriateness or Authorization to install a 2,200 square foot window sign.

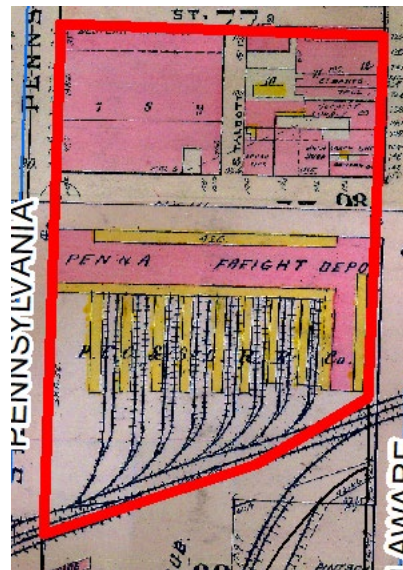
LOCATION OF THE SUBJECT PROPERTY



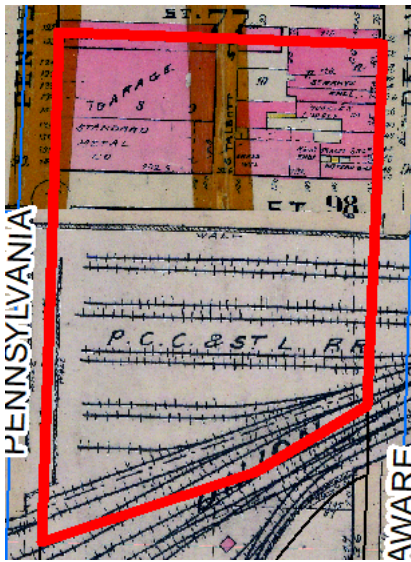
HISTORIC MAPS



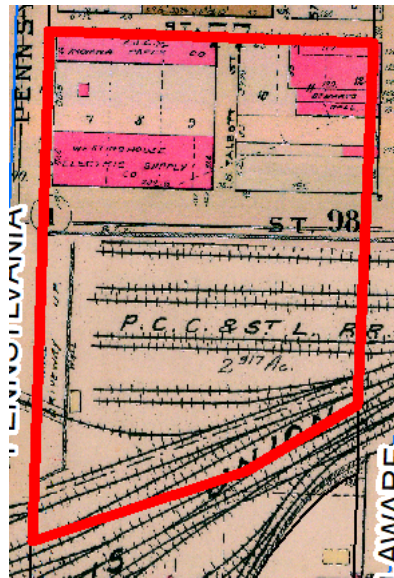
1887 Sanborn



1916 Baist



1927 Baist



1941 Baist

SUBJECT PROPERTY



FILLER IMAGE WILL REPLACE WITH NEW ONE



WINDOW WITH UNAPPROVED SIGN MAY 2024



Property to the north



Property across the street to the south



Property across the street

PROPOSED



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	January 8, 2025
Case Type:	Continued
Previously Heard:	December 4, 2024
Case Number:	2024-COA-406 (LS), originally part of 2017-COA-535 (LS)
Property Address:	544 N. Park, part of Liberty Place project
Historic Area:	Lockerbie Square
Township:	Center
Council District:	13
Applicant:	Michael Mercho
Owner:	SIG LLC
Request:	Amend previously approved plans
Staff Recommendation:	Approval, with changes
Staff Reviewer:	Emily Jarzen
Case At-A-Glance:	This request is to amend previously approved plans. The original plans were brought through by another developer. Staff is recommending design changes.

DECEMBER HEARING

Revised plans were reviewed at the December 4, 2024 IHPC hearing. The commission continued the case to January for revisions. Comments by commission members included:

- There is no articulation to break up the massing.
- There is a lack of detail.
- The flat massing needs broken down, particularly on the north elevation.
- The divider between the rooftop spaces is too large. Perhaps it could be flush or angled.
- There was a lot of glazing on the North Street façade of the 2018 design that provided interest.
- It feels heavy.
- A variety of potential design solutions were mentioned: texture, sills & headers, canopies, bays.

BACKGROUND OF PROPERTY

This project has a long history, with more than one owner, multiple extensions, and multiple amendments:

2017-2018

Brought through for approval by Litz + Eaton and approved in January 2018.

August 2019

First Amendment: 2017-COA-535 (Amended) was reviewed and approved. This changed the design of the 537 Leon Street building.

2019

Construction started (foundation holes dug) but stopped during legal disputes.

2020

First Extension: The ownership was transferred to the current owner, who still intended to build the project. A 2-year extension was granted to the new owner in May.

2020-2022

The owner ran into unanticipated delays. These included:

- The drawings done by the previous developer were incorrect and needed to be redone.
- Code changes.
- Significant delays in structural and drainage permit review. The drainage permit was finally issued on 4/20/22, and the structural permit issued on 4/29/22.
- Due to the North Split work, there was a 3-month delay to get a right-of-way permit for E. North Street utility work.

June 2022

Second Extension: A two-year extension was granted.

May 2023

Amended plans for 527 E. North Street approved by IHPC.

Only one building (527-539 E. North Street) has been completed so far.

REQUEST

The owner is requesting design changes from the 2018 design. The reasoning for the changes:

- Desire not to use stucco, since it is not well-suited to Indiana's climate.
- Floor plan driven: there were items that required variances from state code in the building already constructed (based on the previous developer's plans). The originally designed narrow stairs and hallways are problematic from a code and buyer perspective.

The primary material is brick. The roof will be dark metal. NewTechWood (a high-density polyethylene plastic and wood fiber product) was approved for the building already constructed. The owner is requesting to use this product again for the vertical elements.

REVISIONS from December 4, 2024:

The front façade has additional texture and color. The sills and headers are more prominent, and the bays now have a two-story inset, with a dark color brick. The divider between the balconies is now angled.

The north elevation has additional, larger windows added. There is a band of dark colored brick to match the front façade inset, and there are two patterned brick insets also utilizing the dark brick.

The west elevation has additional vertical siding. This is similar to the rear façade of the building already constructed.

There are no changes proposed to the south elevation from December.

PRESERVATION PLAN

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Lockerbie Square can be interpreted properly.

STAFF RECOMMENDATION

Staff is recommending some design changes. While overall the design is in keeping with the other new build on the project site, there are some elements that would better meet the comments the commission made in December:

- Change the dark brick on the front façade to a limestone or cast stone, or a buff colored brick.
- Introduce a flat-roof canopy over the front doors.
- Make the change in color on the North Street façade more integral to the design.

STAFF RECOMMENDED MOTION

2024-COA-406 (LS):

To approve amendments to previously approved plans (544 N. Park Avenue Building only), per the submitted plans and subject to the following stipulations:

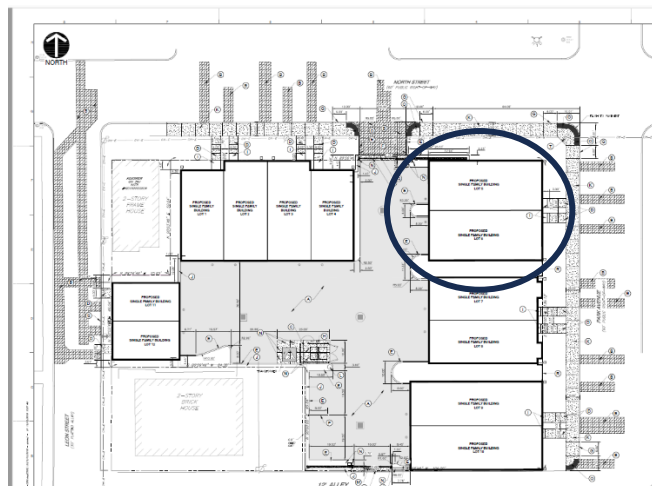
BNS: Stipulation numbers 1, 2 & 3 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings, including any changes directed by the commission at the January 8, 2025 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 building 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. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch).
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Foundation shall be smooth concrete, or finished with an approved masonry veneer. Stamped concrete is not approved under this certificate.
9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.
10. The COA shall expire on December 3, 2029 (per 2017coa535 Extension).

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

EXHIBITS



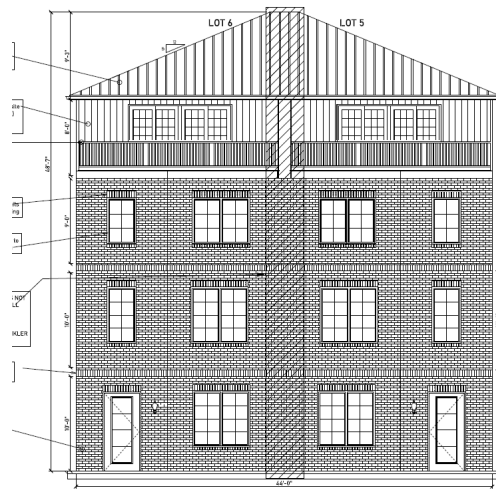
Site plan for project with subject building circled.

Photos of subject site





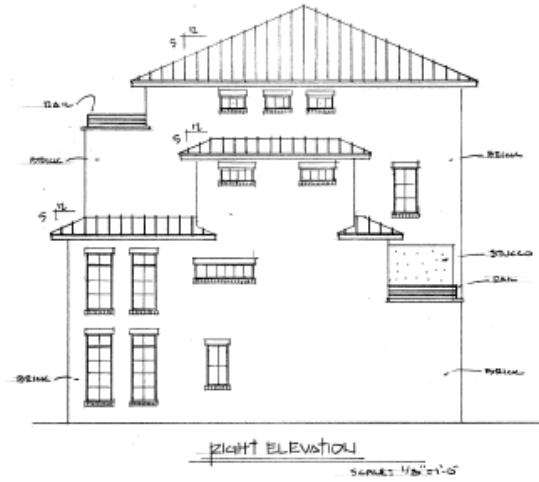
East Elevation, 2018 Approval



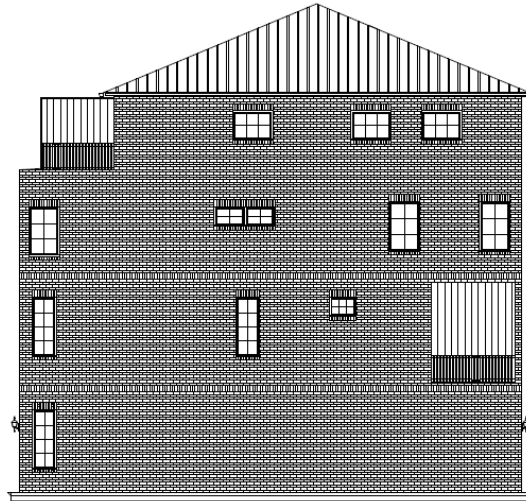
December 2024



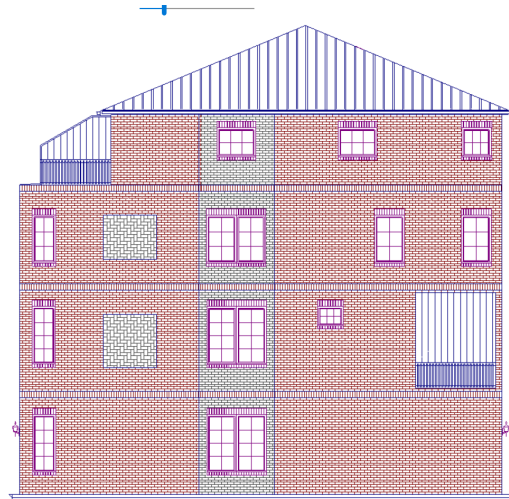
January 2025 Revised



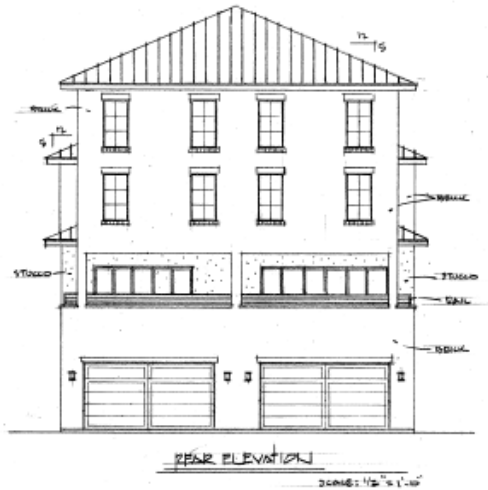
North Elevation, 2018 Approval



December 2024



January 2025 Revised



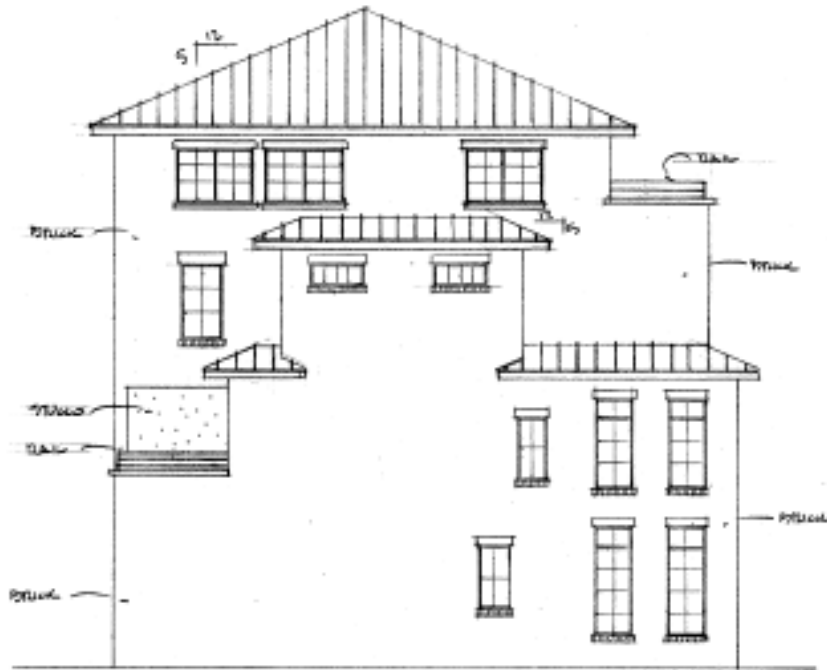
West Elevation, 2018 Approval



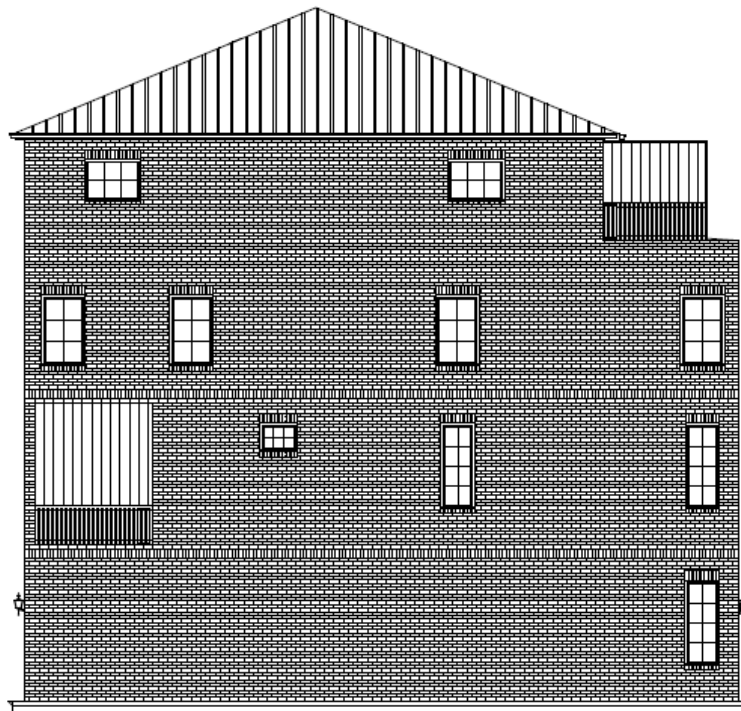
West Elevation - December 2024



January 2025 Revised



South Elevation, 2018 Approval



SOUTH

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

South Elevation – December 2024
No Changes



2018 Rendering from approved plans (544 on the corner)



December 2024 Rendering



January 2025 Update

Material examples



Roof



Brick



Vertical siding