



## Indianapolis Historic Preservation Commission (IHPC) **HEARING AGENDA**

Wednesday, June 4, 2025, 5:30 P.M.  
2nd Floor, Public Assembly Room, City-County Building  
200 East Washington Street, Indianapolis, Indiana

### **BUSINESS**

#### **I. CALL TO ORDER**

#### **II. APPROVAL OF MINUTES**

**APRIL 2, 2025 IHPC HEARING MINUTES**

*Page 3*

**MAY 7, 2025 IHPC HEARING MINUTES**

*Page 8*

#### **III. OLD BUSINESS – NO PUBLIC HEARING**

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

*Page 13*

#### **IV. NEW BUSINESS – NO PUBLIC HEARING**

**INTRODUCTION OF IHPC ARCHITECTURAL REVIEWER – Caroline Emenaker**

**RESOLUTION 2025-R-01 – Adoption of Resolution to designate Caroline Emenaker a Hearing Officer**

*Page 15*

### **PUBLIC HEARING**

#### **V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS**

**NONE**

#### **VI. EXPEDITED CASES**

**2025-COA-083 (CH) 1306 EAST SAINT CLAIR STREET**  
**RIVERA GROUP**  
Construct single-family house & detached carriage house.

*Page 17*

*Submittals*

*Page 94*

**2025-COA-111 (MCD) WEST MARKET STREET**  
**BILL KINCIUS, DPW**  
Street and sidewalk improvements on Market Street, between Illinois Street and Capitol Avenue.

*Page 23*

*Submittals*

*Page 106*

**2025-COA-132 (CAMA) 604 EAST NORTH STREET**  
**RIVERA GROUP**  
Construct front addition on existing patio.

*Page 29*

*Submittals*

*Page 122*

**2025-COA-134 (HMP) 1802 NORTH ALABAMA STREET**  
**MELISSA IANNUCCI**  
Construct single-family house and detached garage.

*Page 35*

*Submittals*

*Page 124*



<b>2025-COA-137 (FS)</b>	<b>RIGHT-OF-WAY SEGMENTS OF SHELBY STREET, VIRGINIA AVENUE, PROSPECT STREET, WOODLAWN AVENUE, SANDERS STREET AND MORRIS STREET</b> <b>GAVIN MERRIMAN FOR THE DEPARTMENT OF PUBLIC WORKS</b> Curb line, sidewalk and bike lane alterations, construct and improved ADA ramps, installation of rain gardens, and utility pole relocations.	<i>Page 43 Submittals Page 136</i>
<b>2025-COA-149 (HMP) &amp; 2025-VHP-004</b>	<b>2064 NORTH ALABAMA STREET AKA 251 &amp; 253 EAST 21ST STREET</b> <b>JEFFREY COWSERT</b> Construct two family house and for a VDS for construction in the clear sight triangle.	<i>Page 51 Submittals Page 142</i>

## **VII. APPLICATIONS TO BE HEARD (CONTINUED)**

**NONE**

## **VIII. APPLICATIONS TO BE HEARD (NEW)**

<b>2025-COA-151 (HMP) &amp; 2025-VHP-005</b>	<b>1827 NORTH PENNSYLVANIA STREET</b> <b>JASON WOLFE</b> Construct carriage house and for Variances of Use to allow for the construction of a secondary dwelling unit without a primary structure and a secondary dwelling unit without the owner occupying the lot as their primary residence.	<i>Page 59 Submittals Page 153</i>
--	---	--

## **IX. PRELIMINARY REVIEW**

**NONE**

## **X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL**

<b>2024-COA-356 (IRV)</b>	<b>5814 BEECHWOOD AVENUE</b> <b>DARRYL GUNYON</b> Install railings and for work completed without approval including: replace windows and doors, install fiber cement siding, replace wood trim, enclose openings and create new openings, remove awnings, demolish greenhouse and construct new addition.	<i>Page 67 Submittals Page 171</i>
<b>2025-COA-140 (HMP)</b>	<b>1808 NORTH DELAWARE STREET</b> <b>JUSTIN LEINENBACH</b> Maintain steel front door installed without approval.	<i>Page 87</i>

## **XI. OLD BUSINESS – TO BE HEARD**

**NONE**

## **XII. CLOSING BUSINESS**

**NONE**

**To ensure a fair hearing, contacting any member of the Indianapolis Historic Preservation Commission regarding a pending or future proposal is strictly PROHIBITED by the Rules of Procedure and Indiana State statute.**





## Indianapolis Historic Preservation Commission (IHPC) HEARING AGENDA

**Wednesday, April 2, 2025, 5:30 P.M.**  
**2nd Floor, Public Assembly Room, City-County Building**  
**200 East Washington Street, Indianapolis, Indiana**

**Present Commissioners:** President Bill Browne **(WB)**, Vice President David Baker **(DB)**, Michael Bivens **(MB)**, Anson Keller **(AK)**, Krystin Wiggs **(KW)**, Anjanette Sivilich **(AS)**, Susan Williams **(SW)** and Annie Lear **(AL)**

**Absent Commissioners:** Disa Watson **(DW)**

**Present Staff:** Meg Busch – Administrator, **(Meg)**, Chris Steinmetz **(CS)**, Emily Jarzen- Principal Architectural Reviewer **(EJ)**, Shelbi Long - Senior Architectural Reviewer **(SL)**, Morgan Marmolejo - Architectural Reviewer **(MM)**, Grace Goedeker - Preservation Planner and Recorder **(GG)**

### BUSINESS

**I. CALL TO ORDER 5:30**

**II. APPROVAL OF MINUTES 5:30**

**MARCH 5, 2025 IHPC HEARING MINUTES**

**Motion: AL**

**2<sup>nd</sup>: KW**

**Unanimous Approval**

**III. OLD BUSINESS – NO PUBLIC HEARING**

**NONE**

**IV. NEW BUSINESS – NO PUBLIC HEARING**

**NONE**

### PUBLIC HEARING

**WB: Introduces commission and staff; reads rules of procedure.**

**V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS 5:34**

**NONE**

**VI. EXPEDITED CASES 5:34**

**2025-COA-051 (IRV) & 407 SOUTH AUDUBON ROAD**  
**2025-VHP-002 HEATHER SULLIVAN**

Construct rear addition and addition on garage for secondary dwelling unit and a Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit.

**COA**

**Motion: SW**

**2<sup>nd</sup>: DB**

**Unanimous Approval**

**VHP**

**Motion: MB**

**2<sup>nd</sup>: AL**

**Unanimous Approval**



<b>VII. APPLICATIONS TO BE HEARD (CONTINUED)</b>		<b>5:35</b>
<b>2024-COA-406 (LS)</b> <b>Moved to End of Hearing</b>	<b>544 NORTH PARK AVENUE</b> <b>MICHAEL MERCHO (MM)</b> Amend previously approved plans. Michael Mercho not present at time case was called.	
<b>VIII. APPLICATIONS TO BE HEARD (NEW)</b>		
<b>NONE</b>		
<b>IX. PRELIMINARY REVIEW</b>		
<b>NONE</b>		
<b>X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL</b>		<b>5:36</b>
<b>2024-COA-353 (FS) &amp; 2024-VHP-010</b> <b>Motion: KW</b> <b>2<sup>nd</sup>: DB</b> <b>Denied (Unanimous)</b>	<b>1126 PROSPECT STREET</b> <b>ALEX OSTROVSKY (AO)</b> Variance of Development Standards for less first story transparency than required. Russell Brown (RB) <b>RB:</b> Outlines owners past properties and business operations; acquired property in 2023; took care to restore the awnings; New signage and interior renovations have been done including cameras; dark window tint important to the operations of the business because it is a 21+ establishment; consideration that we meet is in relation to the morals of the community; products can be degraded by prolonged exposure to UV rays; does not believe it creates a risk of harm; other window coverings do not allow employees to see out; mentions letter of support stating that operators do not believe it impacts the aesthetics contributes to the petitioner belief it does not negatively impact the district; respectfully disagree with the staff report; asks to incorporate findings into the record. <b>WB:</b> Asks for support or remonstrance; asks for staff comment. <b>SL:</b> Does not meet findings of fact; by its nature it negatively impacts the character of the neighborhood; other shades and blinds are available and achieve a similar effect; the application of zoning code does not restrict the use; as there are other valid options in line with zoning code staff recommends denial and that the film be removed. <b>WB:</b> Asks for commission comment. <b>AK:</b> Ground level transparency is critical. States blacking out the windows is not appropriate. The statement that a bling cannot be seen through is categorically false and you need explore other options. <b>MB:</b> I agree with Anson as the argument is not compelling. Can you get film with UV protection that complies with the Ordinance? <b>AO:</b> There are other products out there. This is a consistent look that we have with our stores. It serves a variety of purposes that serves our business well. <b>MB:</b> Is it possible you can position the offending merchandise elsewhere? <b>AO:</b> We have a methodical approach for product placement in our store. The other options are not as cosmetically appealing. There are other things we can do but they are worse options. <b>MB:</b> Is it possible to take the offending merchandise and place it elsewhere? <b>AO:</b> We have a methodical approach to how we merchandise product, so we find this is the best solution that works for us in our community. There are other things we could do but they are significantly worse options in our opinion. <b>WB:</b> Can you confirm the report about transparency.	



**SL:** The owners mentioned neighboring business that are along prospect, they are zoned with the same regulations but they had films installed before the current zoning regulations and the theater is a special use zoning.

**WB:** I wanted that on the record that they were grandfathered in. I am on the same side as Mike and Anson, so you do not need this heavy of a tint and there is an alternative.

**DB:** It does not seem like too much of a hardship to rearrange the interior.

**RB:** With respect there are not things immediately adjacent to the window. It is set back and laid out in an intentional way.

**Meg:** Staff recommends to deny certificate of appropriateness or authorization and removal of film must be complete by June 4, 2025.

**2024-COA-446 (ONS) &  
2024-VHP-013**

**COA**

**Motion: AL**

**2<sup>nd</sup>: AS**

**Opposed: AK**

**Motion passes 7 for and  
1 against**

**VHP**

**Motion: AL**

**2<sup>nd</sup>: AS**

**Opposed: AK; MB**

**Motion passes 6 for and  
2 against.**

**1565 NORTH PARK AVENUE**

**ANTON TSINTSARSKI (AT)**

Maintain fencing and wall installed in clear sight triangle and a Variance of Development Standards for clear sight triangle Encroachment.

**AT:** We ask for approval to maintain the fence. There are several concerns I have. This is my personal home that is part of a three home development. The main concern is safety. I see crime from the house including drug deals and shootings. There are people waiting for the bus who comes and sit on the porch. I believe several trucks have been stolen. My second concern is traffic. Another issue I have is packages being stolen. There are a lot of windows just off the ground and easily accessible from the street without the fence. We are in the clear sight triangle, but it only effects about a foot but the fence does still allow visibility.

**Phillip Bryant (PB):** I live close to this neighborhood. I come up Park several time a week. I have no problems coming up to that stop sign and seeing traffic coming, especially coming from college. The fence does not create a problem and it an improvement from when that was a vacant lot.

**SL:** Staff does not find that this meets the findings of fact. Traffic is heavy and fast moving and the clear sight triangle was created for public safety. It negatively impacts the public safety and viewshed. If denied the applicant would need to remove fencing from the front yard.

**DB:** I am used to people putting up too tall fences in the wrong places. When I drove by it did not jump out at me. I drove the neighborhood to see what else there was. It was not terrible turning there, but I did have to pull out more than usual. The other fences were approved, and this is a continuance of that. The only difference is that it is right on the sidewalk. Most of the other fences are slightly further back. I was expecting it to be more of a problem than it was. Are we also dealing with the fence along the wall?

**SL:** That is correct as it does not meet the previous approval. Generally, we do not approve a side fence as far forward as this 6 foot fence is.

**DB:** I am not terribly compelled by some of the social issues because it was there before you built the house, but 16<sup>th</sup> street is an unusually busy street. It doesn't feel like a tall fence to me. I find this to be an interesting solution as opposed to be putting up a tall fence. I am still working on this, but I would like to hear from some of the others.



**AL:** I am inclined like David. I don't see that fence as a privacy fence. It feels like a protection fence. I do not have an issue with the side. I do think standards are standards, but each case is different. I do not have an issue with it because I think you can see around it. I don't see it as that big of an issue in this case.

**AK:** Based on the pictures I did not see a problem. I went out to see it and I still do not think the fence on the wall is much of an issue. The lower fence, lower to the ground folks are going to be completely obscure. That is a fast moving street and so that part of this could be a problem. I am in support of the side fence but there needs to be a remedy to the lower fence.

**WB:** I live on park and I have an obstructed view coming off Park onto Michigan and this corner is less obstructive than that. This feels like a reasonable solution. Worst case I would say to clip the corner and call it a day.

**AT:** no final comment

**Meg:** Staff recommends to approve to maintain fencing and wall erecting without approval and a variance of development standards.

**2025-COA-039 (LS)**

**Motion: DB**

**2<sup>nd</sup>: KW**

**Unanimous Approval**

**711 EAST VERMONT STREET**

**BRIAN BUEHLER (BB)**

Temporarily retain chain link fence.

**BB:** We want to retain our fence until we move out of that property. We broke ground last week on our new property. We will move it back on our property and secure it.

**EJ:** The neighborhood did write a letter. This fence has been here for about 10 years. There was talk about having the fence extended but we do not have explicit record of that. Staff recommends temporary certificate of authorization and has a required end date of 12/31/2025 or when Alsco vacates the site.

**DB:** The letter from the neighborhood association suggested some things including moving it and replacing damaged sections and installing fence poles for additional stability.

**AT:** As we pull it back it will allow us to have plenty of temporary fence to utilize. Part of the reason for the current issues were the replacement of some utility poles but yes, we will anchor it down.

**DB:** They also suggest landscaping but that does not make sense to me.

**AT:** We will clean up and maintain the area but will not do significant landscaping allowing for removal of the fence and the to allow the next owner to utilize it how they wish.

**AK:** How long has the fence been there?

**AT:** My understanding is ten plus years.

**AK:** It's not temporary then. Is this a clear sight violation as well?

**EJ:** The fencing in the clear sight triangle specifically says it materially impedes the intersection. The IHPC is allowed to determine some guidelines for the clear sight triangle. Staff considers openness of the fence included in this.

**Meg:** Staff recommends approval of Certificate of Authorization

**(CASE MOVED TO END OF AGENDA)**

**2024-COA-406 (LS)**

**Motion: DB**

**2<sup>nd</sup>: AS**

**WB: Called Micheal Mercho**

**MM:** Previous siding was new tech wood, and it is now hardy panel. On the east elevation there are now two bays of siding and two of brick. We have raised and enhanced the thickness of the canopies above the front doors. The window sizes have also increased.



**Abstention: AK**

**WB:** Asks for staff comment.

**EJ:** The applicant listen to staff recommendations for adjustment and staff thanks him for that. The panels and windows relate better now, and it feels more intentional now. The fiber cement is found throughout the district. Staff is recommending approval.

**DB:** There are improvements, and I am not sure pushing things around is going to do much. I am close to supporting it. Raising the canopies helps the entrance but I still think it could be better. The projecting bay helps. I have a pet peeve that the fourth-floor windows need to line up with the third-floor windows.

**MM:** Because of the floor plan it would not be ideal.

**DB:** There are ways to do it with your flex space.

**MM:** We can make that agreement.

**DB:** For the record the site plans do not have an accurate footprint

**MM:** Those will get updated.

**AK:** I still don't think this rising to the level of appropriate. I won't support it, but I won't block it. I am going to abstain from the vote.

**DB:** I drove by there to look at what is around there. It isn't what I would do but it will fit in.

**WB:** I am pleased with the changes, but the windows do need to line up, maybe a light by the door, a row lock of brick over the door may help. I think we are at a point to approve this evening but if you can work with staff on the doors and windows.

**MM:** The previous building we did addresses embedded in the limestone and we plan to do a similar thing here.

**Meg:** Reminder there is an extension to 2029; Staff recommends approval

## **XI. OLD BUSINESS – TO BE HEARD**

**NONE**

## **XII. CLOSING BUSINESS**

**NONE**

**Adjourned: 6:36**





## Indianapolis Historic Preservation Commission (IHPC) **HEARING AGENDA**

**Wednesday, May 7, 2025, 5:30 P.M.**  
**2nd Floor, Public Assembly Room, City-County Building**  
**200 East Washington Street, Indianapolis, Indiana**

**Present Commissioners:** President Bill Browne **(WB)**, Vice President David Baker **(DB)**, Michael Bivens **(MB)**, Anson Keller **(AK)**, Krystin Wiggs **(KW)**, Anjanette Sivilich **(AS)**, Susan Williams **(SW)**, and Disa Watson **(DW)**

**Absent Commissioners:** Annie Lear **(AL)**

**Present Staff:** Meg Busch – Administrator, **(Meg)**, Chris Steinmetz **(CS)**, Emily Jarzen – Principal Architectural Reviewer **(EJ)**, Shelbi Long - Senior Architectural Reviewer **(SL)**, Morgan Marmolejo - Architectural Reviewer **(MM)**, Grace Goedeker - Preservation Planner and Recorder **(GG)**

### **BUSINESS**

**I. CALL TO ORDER 5:30**

**II. APPROVAL OF MINUTES**

**III. OLD BUSINESS – NO PUBLIC HEARING 5:31**

**2024-COA-188A (WP) 958 WOODRUFF PLACE MIDDLE DRIVE  
ALI KHAN**

Violation correction monthly check in.

**ALI:** Replacement of siding and three windows; siding work has been started and we have been in communication with staff; asked for continuance to May 7<sup>th</sup> but the new delivery date is May 9<sup>th</sup> ; After reaching out to the supplier they said May 16<sup>th</sup> . They have delivered a few of the windows but not all of them. Request to continue to July 7<sup>th</sup> for the windows, but everything else will be completed. I am hoping if I have the windows we will be done by June, but if something changes we would like this extension.

**SL:** Nothing Additional

**MB:** The agenda says continue to August.

**Meg:** That is part B.

**WB:** Motion to continue to July 7<sup>th</sup>

**Motion: DB**

**2<sup>nd</sup>: MB**

**Unanimous Approval**

**2024-COA-353 (FS) 1126 PROSPECT STREET  
ALEX OSTROVSKY**

Approval of negative findings of fact.

**Motion: AS**

**2<sup>nd</sup>: SW**

**Unanimous Approval**



2025-COA-037 (CMB)

11809 COLMAR STREET

BRENT WHALEN (BW)

Filing fee refund request.

**Meg:** The property owner was applying for a COA to demolish a historic barn. It was leaning into the road, and I asked for an emergency demolition. The applicant has asked for a waiver of the fee. I do not typically review total refunds, only waiver of fees. Staff did do about four months of work on the application before this happened. We are thinking about a 50% reduction, but we are not considering a full refund. We would like the commissions input on this.

**DB:** Are there past situations that are similar to this?

**Meg:** Not that I recall. I am not sure if the applicant is here. Normally, these are issued due to fire or acts of God. This was not due to an Act of God as usual. This is believed to be due to deferred maintenance.

**DB:** I am vaguely aware of similar situations where someone files and shortly after pulls the application. I think we used to decided that based on if legal notice was put in the paper.

**Meg:** We did not have a legal notice for this. All I can say is staff did begin work on this application.

**WB:** Calls applicant to come forward.

**BW:** This was a historic barn on the property that we own. It is a late 1800s/early 1900s property. It started taking a turn for the worse. We filed for a COA in January and paid in February. We did not get on the March agenda. We were contacted by the city to tear the structure down. We tore it down and after we tore it down, we asked for a return of the funds since we have paperwork that says no COA was necessary for the demolition.

**Meg:** Just as a reminder the IHPC's operating budget is solely funded by filing fees, so we take consideration for refund and waivers seriously.

**WB:** You are recommending 50 percent based on the fact staff already started working on it. Calls for motion for staff recommendation.

**Motion: AK**

**2<sup>nd</sup>: KW**

**Unanimous Approval**

### PUBLIC HEARING

**WB:** Reads rules of procedure; commission hearing order; introduces commission and staff

### V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

5:44

2024-COA-188B (WP)

958 WOODRUFF PLACE MIDDLE DRIVE

continue to August 6, 2025

ALI KHAN

Work completed without approval: altering openings, siding and trim, and replacing doors.

2024-COA-356 (IRV)

5814 BEECHWOOD AVENUE

continue to June 4, 2025

DARRYL GUNYON

Install railings and for work completed without approval including: replace windows and doors, installation of fiber cement siding, replacement of wood trim, enclose openings and create new openings, remove awnings, removal awnings, demolish greenhouse and construction new addition.

**Motion: KW**

**2<sup>nd</sup>: MB**

**Unanimous Approval**



## VI. EXPEDITED CASES

<b>2025-COA-048 (IRV) &amp; 2025-VHP-001</b>	<b>114 GOOD AVENUE KASEY NEWBOLD</b> Demolish historic garage and construct new garage, and for a Variance of Development Standards for construction in the required clear sight triangle.
<b>2025-COA-055 (IRV)</b>	<b>5921 OAK AVENUE SEAN RAY</b> Construct rear second story addition.
<b>2025-COA-081 (DA) &amp; 2025-ZON-039</b>	<b>3060 NORTH MERIDIAN STREET BRANDON BADGER</b> Rezone to D9.
<b>2025-COA-085 (HMP)</b>	<b>2179 NORTH PENNSYLVANIA STREET RACHEL WALKER</b> Demolish southern portion of primary structure.
<b>2025-COA-097 (LS)</b>	<b>331 NORTH PARK AVENUE JONATHAN LAMB</b> Allow disposal of siding from demolished outbuilding.

### COAs

**Motion: DB**

**2<sup>nd</sup>: KW**

**Unanimous Approval**

### VHP

**Motion: AS**

**2<sup>nd</sup>: MB**

**Unanimous Approval**

### ZON

**Motion: DB**

**2<sup>nd</sup>: AS**

**Unanimous Approval**

## VII. APPLICATIONS TO BE HEARD (CONTINUED)

**NONE**

## VIII. APPLICATIONS TO BE HEARD (NEW)

<b>2025-COA-088 (HMP)</b>	<b>1826 NORTH DELAWARE STREET PAUL MUSIELAK</b> Construct single-family residence and detached garage. <b>PM:</b> We are looking to construct a new single-family home with detached three car garage. There will be a rear deck and covered front porch. The deck will also be covered. <b>EJ:</b> Staff recommends approval of the application. Staff is recommending a few design changes before approval of final construction drawings. Staff is comfortable signing off on those. These changes are the decorative gable siding is shown as straight and the front façade ganged windows are mulled, which is the approach on the other facades but not the front.
---------------------------	---



**WB:** Are you alright with the staff's proposed changes?

**PM:** I am. The only question I have is the gable shakes. We came to the conclusion there was no fish scale. Can the spacing be uneven in-between?

**EJ:** Yes, but the bottom of the shingles needs to be straight not the saw tooth.

**PM:** Alright, and the windows we are talking about the double windows in the front?

**EJ:** That is correct. We do want them mulled. If you look on the side, there is a wide piece of trim that is not present at the front.

**PM:** Confirms he is okay with the changes.

**DB:** I noticed the setbacks only shows this house and the neighbors on each side. This seems to be further forward than its neighbors and I just want to make sure this has been studied and is appropriate.

**EJ:** Yes, staff was comfortable with the slight deviation as the setbacks vary along the street. We did talk about it, and there was some modification to that from when he first applied.

**Meg:** Staff recommends approval of a Certificate of Appropriateness.

**Motion:SW**

**2<sup>nd</sup>: DB**

**Unanimous Approval**

**DB:** Suggestion for the applicant to show the shingles to staff before you purchase. Just to make absolutely sure you are on the right track.

**2025-COA-096 (HMP)**

**1821 NORTH PENNSYLVANIA STREET**

**PAUL MUSIELAK**

Construct single-family residence and detached garage.

**PM:** It will have a covered front porch and rear deck with detached garage.

**MM:** Staff recommends approval with a few changes. On the plans, there are few details we would like the applicant to correct for final construction drawings. The board and baton siding needs to be shown on the dormer. The band board needs to align with the porch ceiling, the roof and building heights need to be corrected, and the steps should be widened.

**WB:** Any comments about the staff comments?

**PM:** The only things I have to say 32 feet 4 inches is looking at it from the sidewalk and the other one is directly next, at grade. The board and baton on the front dormer, I am not sure how we are getting board and baton in there.

**WB:** Are you think just trim work in there?

**PM:** Yeah, that is what we were thinking. Obviously on the sides we can show the board and baton.

**MM:** From the discussions we had I was told there would be board and baton would be on the front as well but if that has changed staff can adjust to that.

**WB:** Yeah, it would be difficult with the trim and windows there.

**SW:** I am struggling with the front façade. I read that staff is recommending widening the front step. Looking at the windows, the windows on the right-hand side don't line up. I would have the windows be the same size to make it line up better. The dormer also is bugging me, but I cannot articulate why.

**DB:** The reason it does not bother me is because it lines up with the roof, so it had a reason to be there. It needs to be in the same location.

**PM:** The windows on the second story, those two we have done that way so the right sides of the windows line up. We did it like that because the



dormer does not go to the end of the house. The second story window is wider. We can move it so the right side of the windows all line up.

**WB:** Can you move the front door to gang with the other two windows. Have the door shift over and touch the other windows.

**PM:** If we make the second story windows smaller we can make them align.

**Meg:** In doing that are you talking about shifting the window over?

**WB:** I was thinking if you widen the stair, the door and the windows align with the stairs and then they are more centered. If the door can move over to be with the window, I think that would solve what the other commissioners are talking about. Then the scale would seem better.

**MM:** Staff can work through it with him.

**PM:** When we send over drawings to make the changes, we would like approval.

**WB:** You can work with Morgan on them.

**Meg:** Staff recommends approval of a Certificate of Appropriateness

**Motion: DB**

**2<sup>nd</sup>: KW**

**Unanimous Approval**

#### **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**

**Adjourned: 6:08**





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Old Business</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2024-COA-188A (WP)</b>
<b>Property Address:</b>	<b>958 Woodruff Place Middle Drive</b>
<b>Historic Area:</b>	<b>Woodruff Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>13</b>
<b>Applicant:</b>	<b>Ali Khan</b>
<b>Owner:</b>	<b>AK Realty LLC</b>
<b>Request:</b>	<b>Violation correction check in</b>
<b>Staff Recommendation:</b>	<b>No recommendation – violation correction check in</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>Violation case check in and violation correction deadline extension request.</b>

### **BACKGROUND OF PROPERTY**

### **REQUEST**

The corrective siding work on the front elevation has been completed (see images below). The owner is still waiting on the window delivery. The only additional item that still needs to be addressed is finalizing a correction plan for the porch columns.

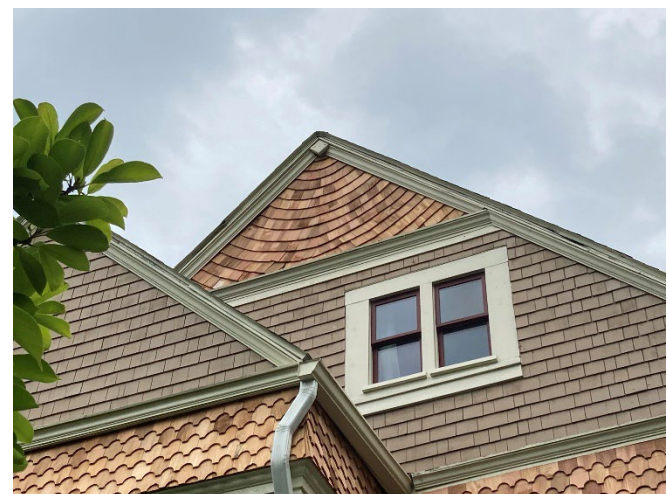
### **HISTORIC AREA PLAN RECOMMENDATION**

### **STAFF RECOMMENDATION**

### **STAFF RECOMMENDED MOTION**



IMAGES TAKEN 05/14/2025





INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

RESOLUTION 2025-R-01

WHEREAS, I.C. 36-7-11.1-11 provides that the Indianapolis Historic Preservation Commission (“Commission”) may designate a Hearing Officer to conduct public hearings on applications for Certificates of Appropriateness; and

WHEREAS, the Commission has previously designated Meg Busch, Emily Jarzen, Morgan Marmolejo and Shelbi Long as Hearing Officers; and

WHEREAS, is qualified and capable of conducting such hearings;

NOW THEREFORE BE IT RESOLVED, that the Indianapolis Historic Preservation Commission, hereby designates Caroline Emenaker as an additional Hearing Officer of the Commission as provided for by I.C. 36-7-11.1-11.

DATED: June 4th, 2025

\_\_\_\_\_  
William A. Browne, IHPC President

\_\_\_\_\_  
Susan Williams, IHPC Secretary

APPROVED AS TO FORM  
AND LEGALITY THIS 4th day of June.

\_\_\_\_\_  
Christopher Steinmetz – Assistant Corporation Counsel  
City of Indianapolis



**THIS PAGE LEFT INTENTIONALLY BLANK**





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>JUNE 4, 2025</b>
<b>Case Type:</b>	<b>Expedited</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-083 (CH)</b>
<b>Property Address:</b>	<b>1306 E. St. Clair Street</b>
<b>Historic Area:</b>	<b>Cottage Home</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>13</b>
<b>Applicant:</b>	<b>Josh Smith, Rivera Group</b>
<b>Owner:</b>	<b>Baltazar General Construction LLC</b>
<b>Request:</b>	<b>Construct single-family house &amp; detached carriage house</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>
<b>Case At-A-Glance:</b>	<b>Staff is recommending approval of the application. The design and massing of the house and carriage house are respectful of the cottage nature of the district.</b>

### **BACKGROUND OF PROPERTY**

The 1898 Sanborn map shows a 1-story frame dwelling on this lot. Aerials indicate it was demolished between 1962 and 1972.

### **REQUEST**

The request is to construct a single-family residence and a detached carriage house with living space. The front section of the house is 1 ½ stories, while the rear section bumps up to 2 stories. The approach is reminiscent of cottages that have had two story additions added to them. The lower portion of the house is a cross gable, with a taller rear gable. The siding is smooth-finish fiber-cement lap with a 4" reveal on the second floor, and 6" reveal on the first floor. The windows are predominantly 1-over-1. The house has a side entry porch, which are common in Cottage Home.

The carriage house is a front gable design with shed roof dormers. The siding matches that on the house.



## HISTORIC AREA PLAN RECOMMENDATION

The New Construction Guidelines provide direction for reviewing this project:

- *No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs that vary in complexity from simple to ornate.*
- *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.*

## STAFF RECOMMENDATION

Staff finds the design to be complementary and respectful of the massing and design elements of houses in Cottage Home, and staff is recommending approval of the project.

## STAFF RECOMMENDED MOTION

**2025-COA-083 (CH):**

**To approve a Certificate of Appropriateness for construction of a single-family home with detached carriage house, per the submitted documentation and subject to the following stipulations:**

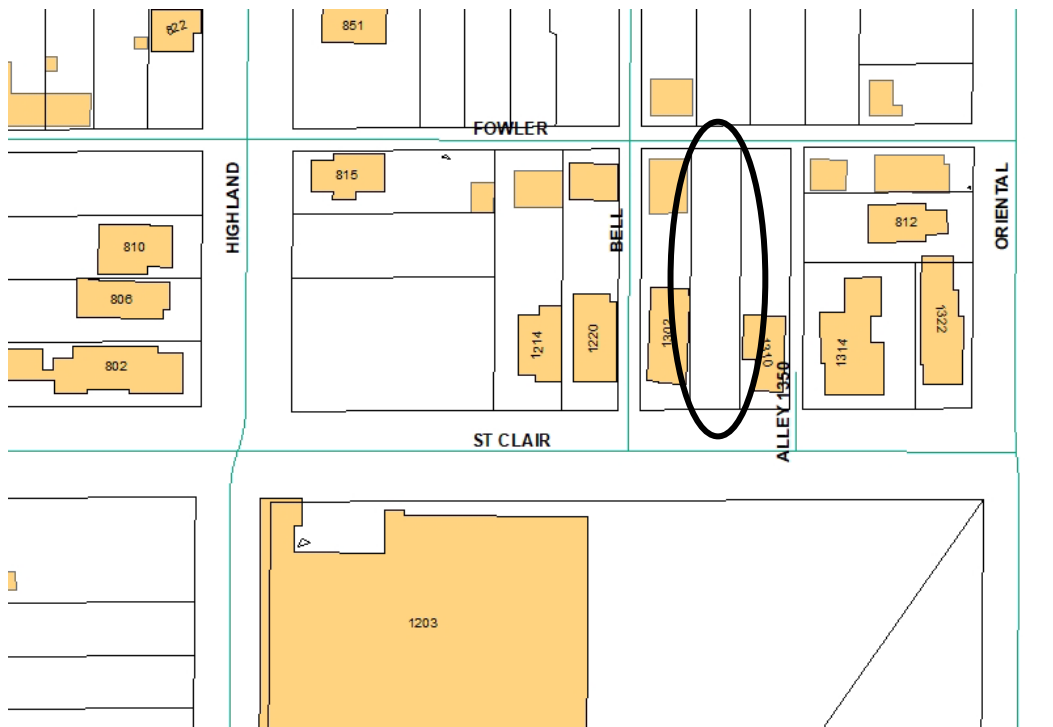
**DBNS: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.**

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *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 lap 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: Owner is responsible for complying with all applicable codes.**



## EXHIBITS



Location of subject property



Google Street View of subject property





Context to the east



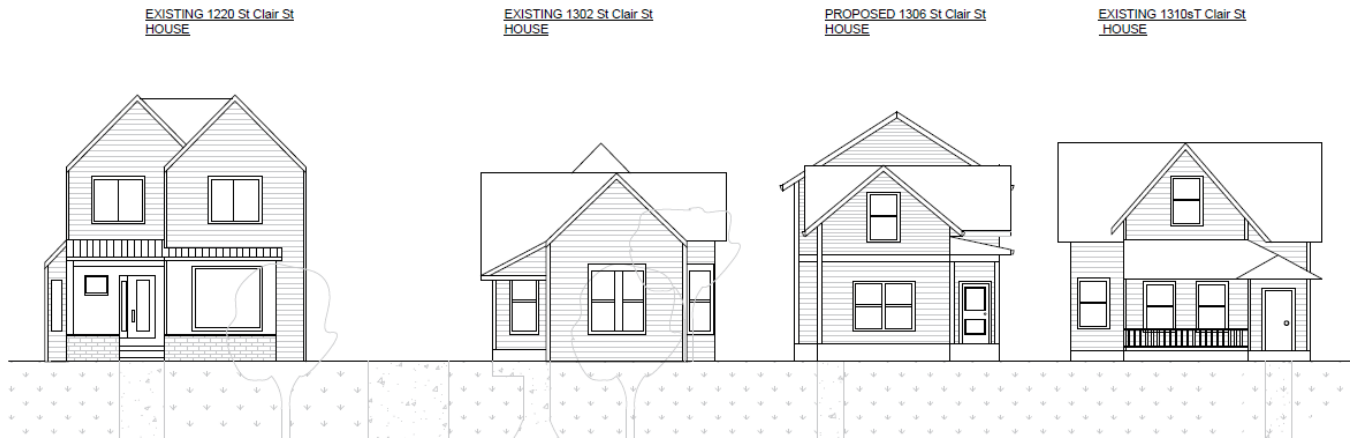
Context to the west



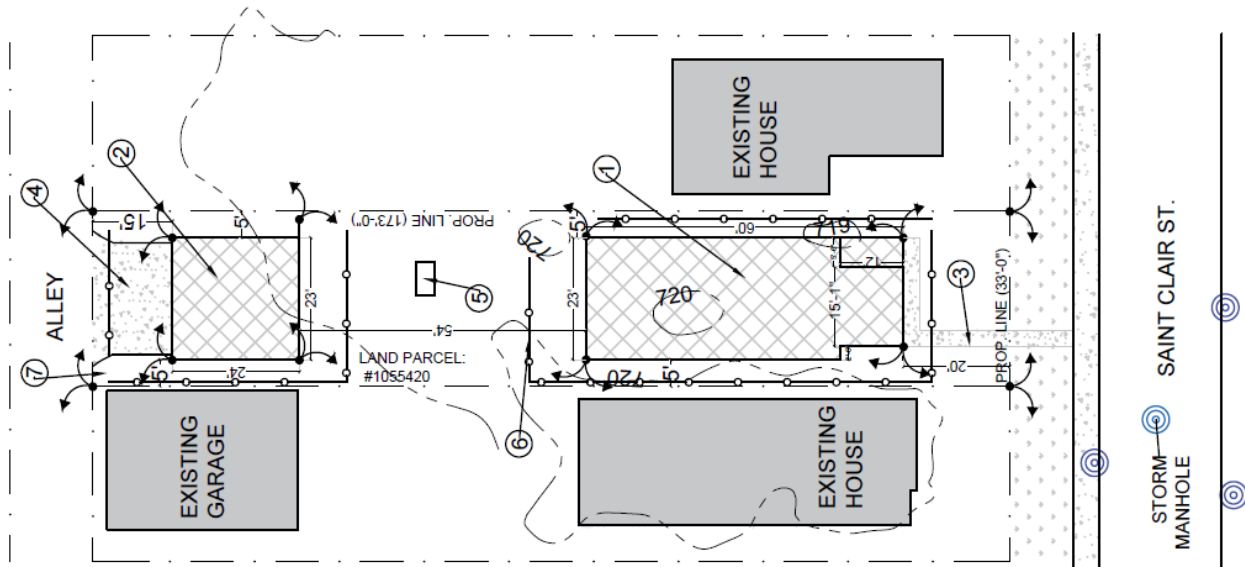
Google Street View of context across the street



Proposed Plans  
(Additional Drawings in Submittal Packet)



## Proposed Streetscape



### Proposed site plan





Proposed Front/South Elevation





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>JUNE 4, 2025</b>
<b>Case Type:</b>	<b>Expedited</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-111 (MCD)</b>
<b>Property Address:</b>	<b>ROW: W. Market Street, between N. Illinois St. &amp; N Capitol Ave.</b>
<b>Historic Area:</b>	<b>Monument Circle District</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>12</b>
<b>Applicant:</b>	<b>Bill Kincius, DPW</b>
<b>Owner:</b>	<b>DPW</b>
<b>Request:</b>	<b>Street &amp; sidewalk improvements for Market Street</b>
<b>Staff Recommendation:</b>	<b>Approval of 3-year COA</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>
<b>Case At-A-Glance:</b>	<b>The proposed project is a continuation of Market Street improvements made since 2018. Staff is recommending approval.</b>

### **BACKGROUND OF PROJECT**

DPW received a 4-year COA for Phase I of the Market Street reconstruction project in 2018, for work on other segments of Market Street. This current project is a continuation of those improvements.

### **REQUEST**

The project proposal includes:

- Total reconstruction of roadway, curbs, gutters and sidewalks
- Widen the sidewalks from 20' to 25', narrowing the roadway from 50' to 40'.
- Installation of bike racks, benches, pavers, trash cans, planters, landscaping

#### ***Roadway and sidewalk work***

The existing brick sidewalks and streets are to be removed and new pavers laid down. The pattern will change from a running bond to a herringbone for longevity. There will be contrasting color pavers for crosswalks and to delineate parking spaces.

Alexander Ralston's original 90' right-of-way is retained in this project. The vehicular lanes are narrowed from 50' to 40'. There will still be two travel lanes (11' each) and two parking/loading lanes (9'



each). Narrowing the roadway allows for enlargement of the pedestrian space, which will increase from 20' on each side to 25'.

### ***Public amenities & landscaping***

The project includes a variety of public improvements such as trash cans and bike racks. The trashcans will be similar to others installed recently in downtown. The benches are metal. Bike racks will be a simple ring design. The light fixtures will match the acorn design on the other updated light fixtures along Market. Street trees and planting beds are included in the work.

### **3-year COA**

A 3-year COA is requested to eliminate the need to keep coming to the commission for extensions.

## **HISTORIC AREA PLAN RECOMMENDATION**

- *Encourage physical development worthy of its unique location in Monument Circle District, the most historically significant public space in Indiana.*
- *Respect the original Ralston Plan when considering any modifications to the public rights-of-way.*
- *Respect the historic views and vistas, both horizontal and vertical.*
- *Reflect the level of quality and significance established by the Soldiers and Sailors Monument and its surrounding public space when considering infrastructure and streetscape amenities.*

## **STAFF RECOMMENDATION**

Staff is recommending approval of the project: this work is a continuation of a partially completed project, which will bring further continuity to the streetscape.



## STAFF RECOMMENDED MOTION

COA #2025-COA-111 (MCD):

To approve a 3-year Certificate of Appropriateness for street and sidewalk improvements on Market Street, between N. Illinois Street & N. Capitol Avenue, all per submitted documentation and subject to the following stipulations:

DBNS: Stipulation 1 must be completed prior to the issuance of any building permits.

1. Construction must not commence prior to staff approval of final construction drawings.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

2. Work on details must not commence prior to the approval by IHPC staff of each element. These may include, but are not limited to: ADA ramp details, benches, lighting, artwork, signage, bike racks, landscaping, paving materials, etc.

ADA ramps: Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Bench design: Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Light poles: Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Bike racks: Approved: \_\_\_\_\_ Date: \_\_\_\_\_

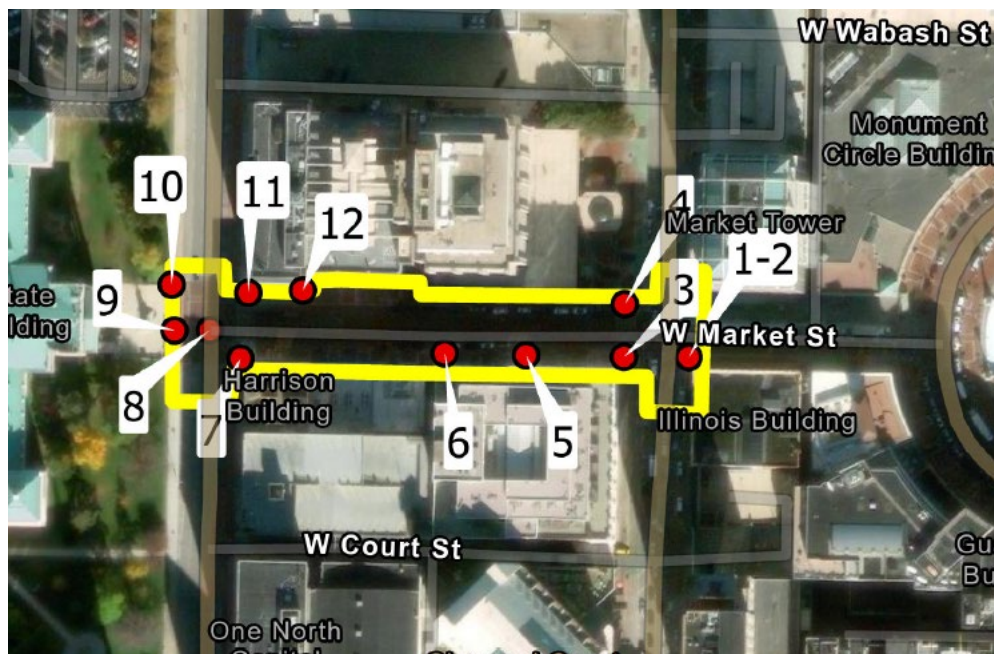
Landscaping Plan: Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Paving materials: Approved: \_\_\_\_\_ Date: \_\_\_\_\_

3. Any changes to the approved design drawings must be approved by IHPC staff prior to starting work.
4. Any unforeseen repairs to the historic buildings along the street must be approved by IHPC staff prior to commencement of work.

## EXHIBITS

### Additional Plans in Submittal Packet

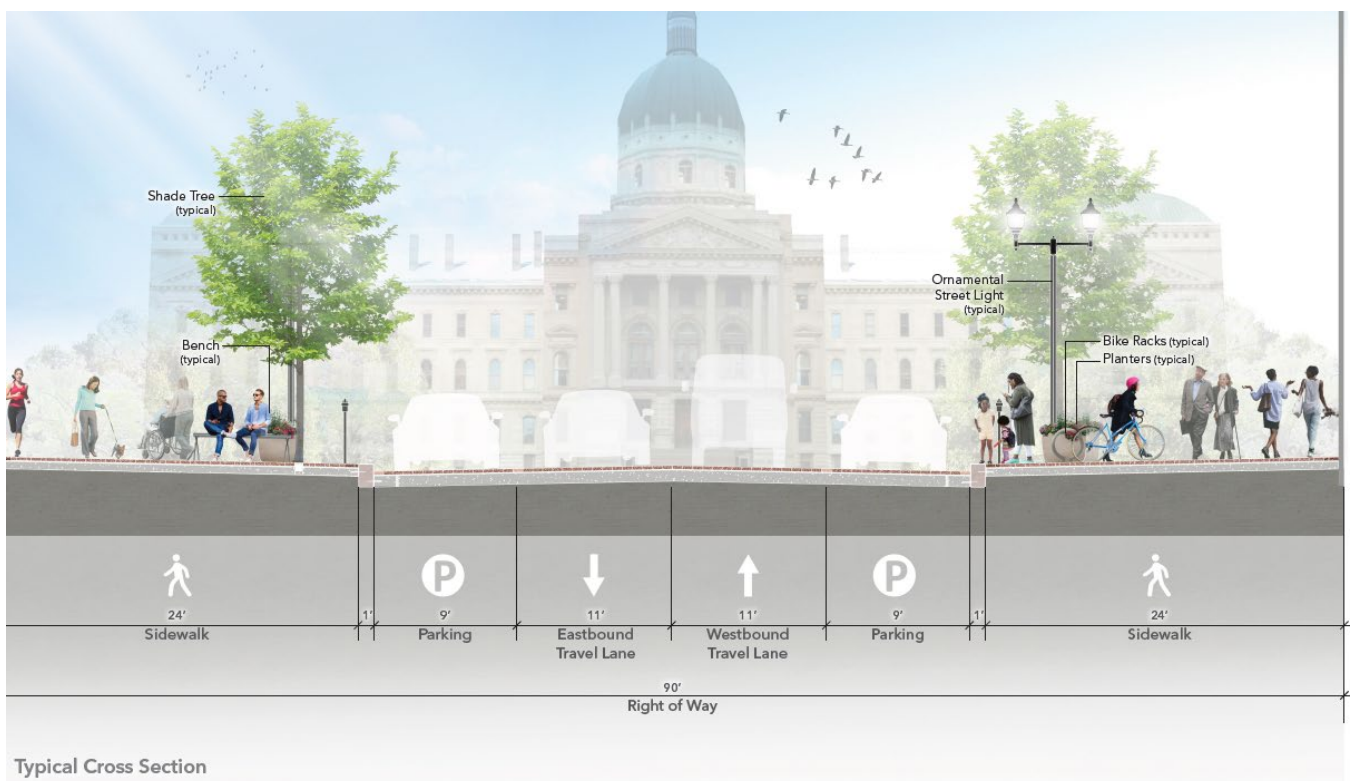


Project location





Proposed plans



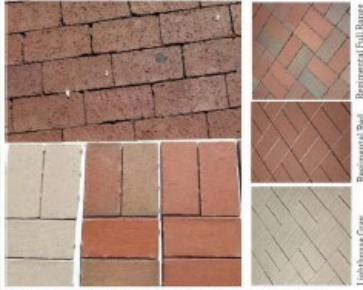
Typical Cross Section



Market Street, from Illinois St to Capitol Ave

Des. No. 2300030

PAVEMENTS



Proposed Color Blend Against Existing Pavers



CROSSWALKS & MARKINGS

LIGHTING



Washington – Double Acorn

TREE GRATES



Paver grate

SEATING



Landscape Forms Park Vue (Backless)

Proposed  
Sidewalk  
Amenities

CYCLE PARKING



Ring

LITTER & RECYCLE



Trash Can

PLANTERS



Greenform Kyoto





**THIS PAGE LEFT INTENTIONALLY BLANK**





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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Expedited</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-132 (CAMA)</b>
<b>Property Address:</b>	<b>604 E. North Street</b>
<b>Historic Area:</b>	<b>Chatham-Arch &amp; Massachusetts Avenue</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>13</b>
<b>Applicant:</b>	<b>Rivera Group</b>
<b>Owner:</b>	<b>Arvie Anderson</b>
<b>Request:</b>	<b>Construct front porch addition</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Morgan Marmolejo</b>
<b>Case At-A-Glance:</b>	<b>Staff is recommending approval of the application. The design and massing of the addition are respectful and complementary of the existing and surrounding structures. This structure is not historic.</b>

### BACKGROUND OF PROPERTY

The site is currently a single family home. On the 1887 Sanborn it was the location of a 2-story double brick store building with single story rear sections, as well as, a 2-story frame dwelling with a single story rear section. On the 1898 Sanborn, the left section of the brick building remained a store while the right section was converted to a dwelling. On the 1915 Sanborn, the dwelling section of the brick double was converted to an office. Baist maps show the structures were demolished between 1927 and 1941. By the 1950 aerial photo, the site is a parking lot. The current structure was approved by the IHPC in 2013 and was constructed in 2014.

### REQUEST

The applicant is proposing to construct an addition to enclose the open concrete front porch on the property. The addition will have a rubber, shed roof to match the existing rear porch roof. The addition will be clad in smooth fiber-cement panels to match the existing. The addition will feature windows that match the existing windows on the home in both style and header height.



## HISTORIC AREA PLAN RECOMMENDATION

### *Chatham-Arch & Massachusetts Avenue Historic Area Plan*

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. Additions should be located at the rear, away from the front façade.
4. The scale, height size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
5. Additions and accessory buildings should be discernible as a product of their own time.

## STAFF RECOMMENDATION

Staff believes the design is compatible and respectful of the massing and design elements of the surrounding structures, as well as, the existing structure, and staff is recommending approval of the project.

## STAFF RECOMMENDED MOTION

### **COA #2025-COA-132 (CAMA)**

**To approve a Certificate of Appropriateness to construct a front porch addition, per submitted documentation and subject to the following stipulations:**

#### **DBNS: PERMITS MAY NOT BE ISSUED until stipulations numbers 1-2 are fulfilled.**

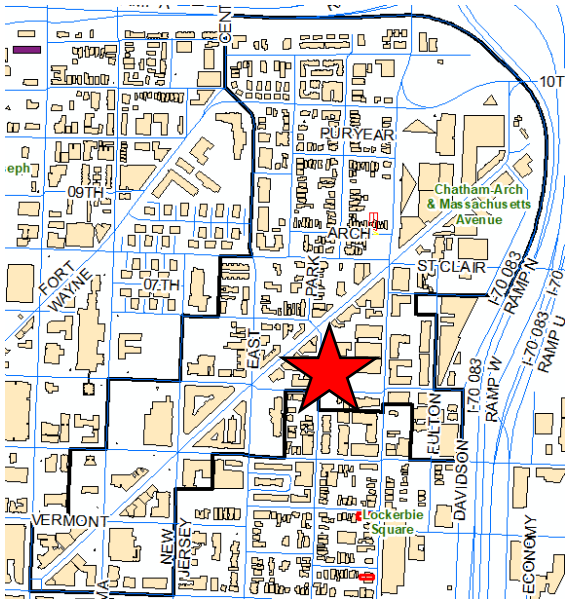
1. Construction must NOT commence prior to approval by the IHPC staff of final construction drawings including any changes required by the Commission at the IHPC hearing.  
*Approved \_\_\_\_\_ Date \_\_\_\_\_*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
3. 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.
4. 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.
5. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
6. Work on exterior finishes and details must NOT commence prior to the approval by IHPC staff of each. These may include, but are NOT limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

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

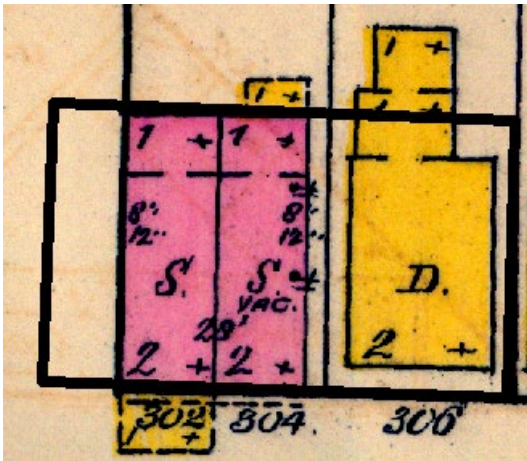


## EXHIBITS

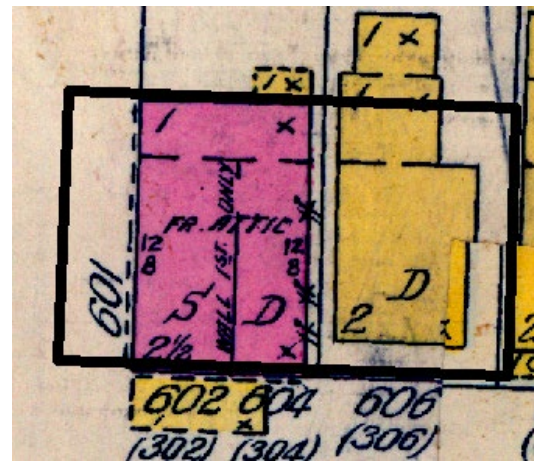
### LOCATION OF SUBJECT PROPERTY



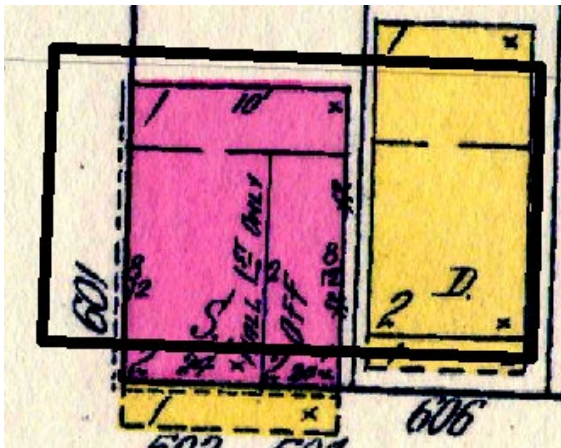
### HISTORIC MAPS & IMAGES



1887



1898



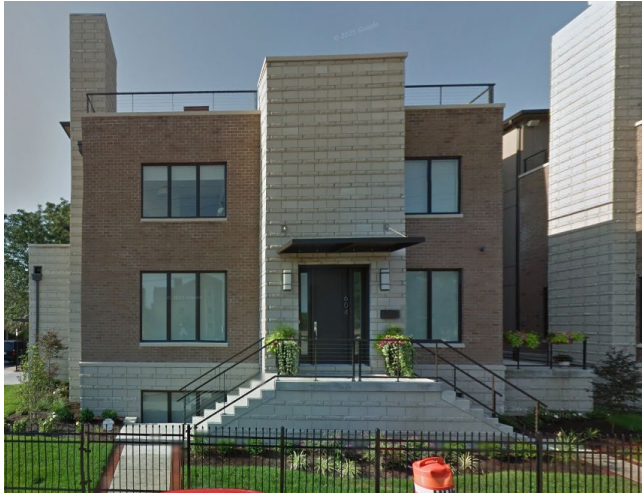
1956



1927 Baist Map



## SUBJECT PROPERTY & CONTEXT



**Subject property**



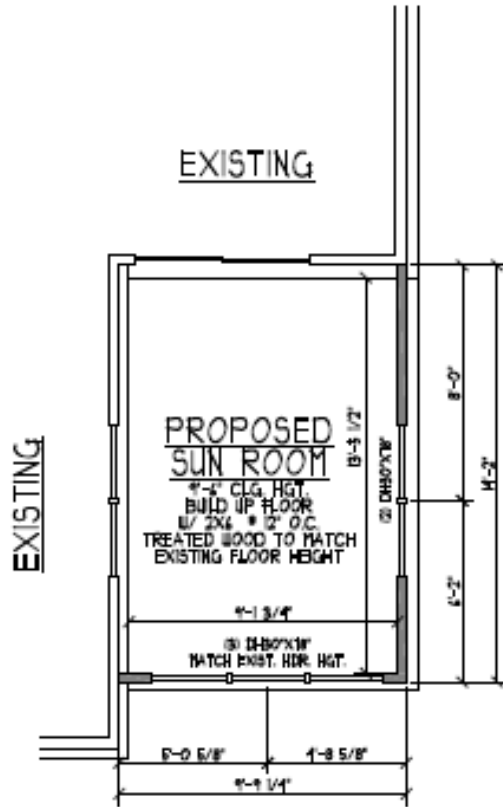
**Property to the east**



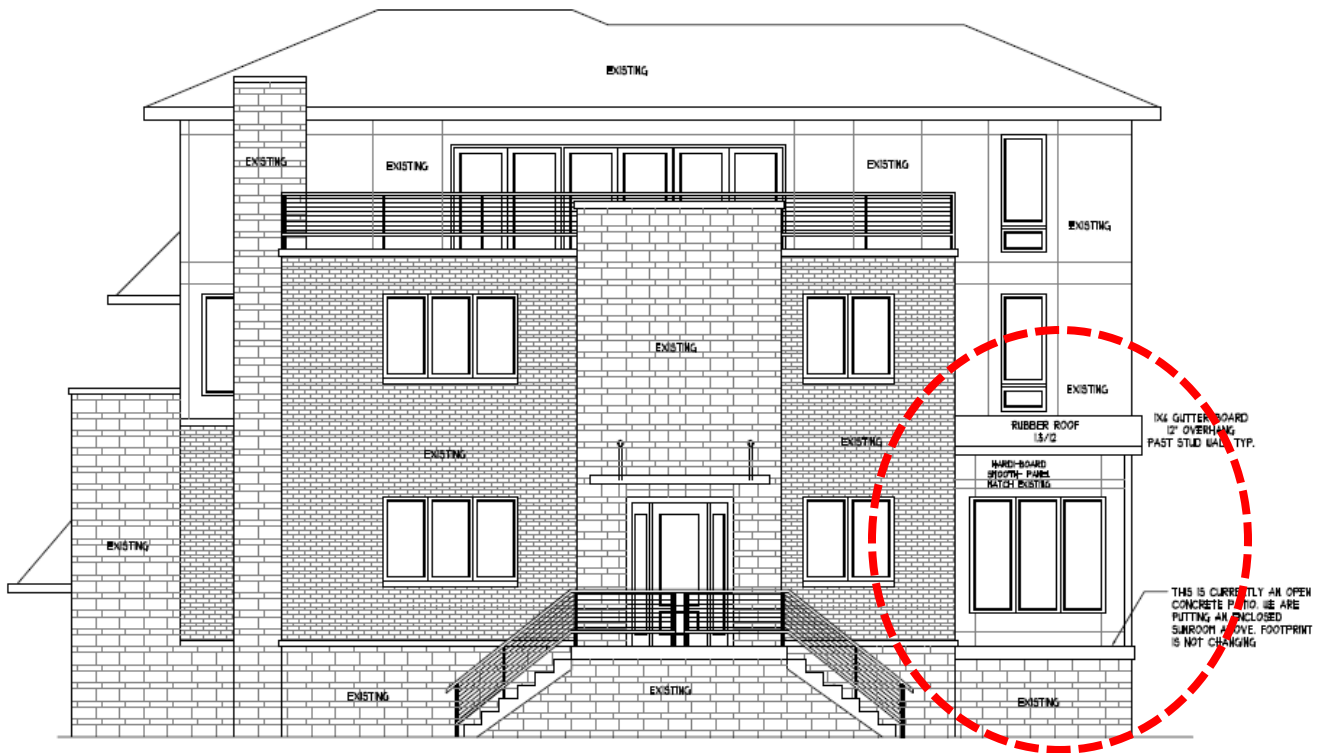
**Property across the street**



**PROPOSED**



## Floor Plan



### Front (south) elevation









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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Expedited</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-134 (HMP)</b>
<b>Property Address:</b>	<b>1802 N. Alabama St.</b>
<b>Historic Area:</b>	<b>Herron-Morton Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>11</b>
<b>Applicant:</b>	<b>Melissa Iannucci</b>
<b>Owner:</b>	<b>Brooke Starnes</b>
<b>Request:</b>	<b>Construct single-family house &amp; detached garage</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>
<b>Case At-A-Glance:</b>	This application is for construction of a single-family house and a detached garage. Staff is recommending approval of the application.

### BACKGROUND OF PROPERTY

The 1898 Sanborn map shows three houses on three lots along this stretch of N. Alabama. The three lots were previously combined into one large lot (1806), but the lots have since been split into four through Current Planning's replatting process. Timeline of the site's history:

- On the northern lot (location of the single extant building), the previous frame dwelling was demolished ca. 1920, after that owner built the combination photo shop/residence at the back of the lot.
- The middle house was demolished between 1962 and 1972.
- The house on the southernmost lot was demolished between 1972 and 1979.

In March & April 2024, the applicant presented and received a Certificate of Authorization to demolish the historic building on the northern portion of the large lot. The applicant presented their concept for 4 lots and presented generalized site plans and a streetscape for 4 houses, so that the commission members could understand the vision for the entire project.



## REQUEST

As indicated during the demolition review, the applicant stated they would not be pursuing all the construction at one time, but instead individually.

The design approach of the proposed house is traditional. The house has dual front gables, the upper of which projects out of the cross gable. There is vertical siding in the upper gable. The predominant siding is smooth-finish fiber-cement with a 5" reveal. There is a projecting hipped roof bay, and a shed roof entry porch. The rear facade of the house has a nesting dual gable, each with vertical decorative siding. There is a flat roof porch. The south façade has a long bay with two sets of paired windows. Windows throughout are multi-light.

The garage is side gable design. There is lap siding to match the house, and a single 2-car overhead garage door on the alley.

## HISTORIC AREA PLAN RECOMMENDATION

Style and Design: *"Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated." Also, "Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations."*

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 that the evolution of Herron-Morton Place can be interpreted properly."*

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 spacing on the block."*

Fenestration: *"Creative expression with fenestration is not precluded, provided the result does not conflict with or draw attention from surrounding historic buildings."*

Materials: Visual compatibility between historic building materials and new materials *"...can often be accomplished with some flexibility since building materials... have less impact on visual compatibility than larger scale visual elements."*

## STAFF RECOMMENDATION

Staff is recommending approval of the application. Its design and massing are reflective of the nearby historic houses, and of the neighborhood as a whole.



## STAFF RECOMMENDED MOTION

2025-COA-134 (HMP):

To approve a Certificate of Appropriateness to build a single-family house and detached garage, per the submitted documentation and subject to the following stipulations:

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

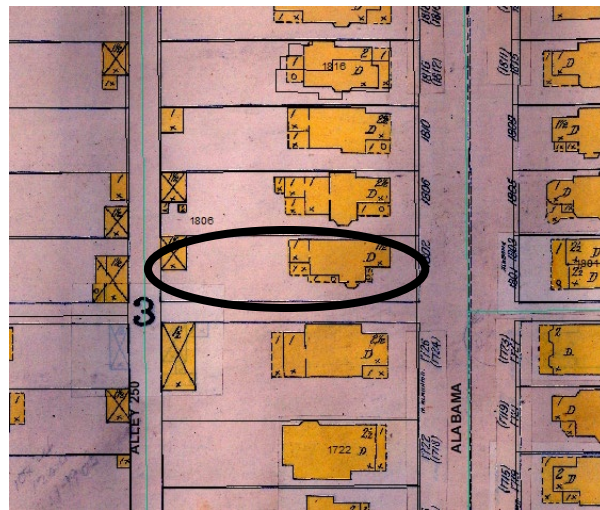
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. Decorative shingle siding shall be installed horizontally straight.
7. Windows shall be true or simulated divided light with spacer bar.
8. 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.
9. 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.
10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

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

## EXHIBITS







1915 Sanborn map



1972 Aerial





Subject lot



Context to the south





Context to the north



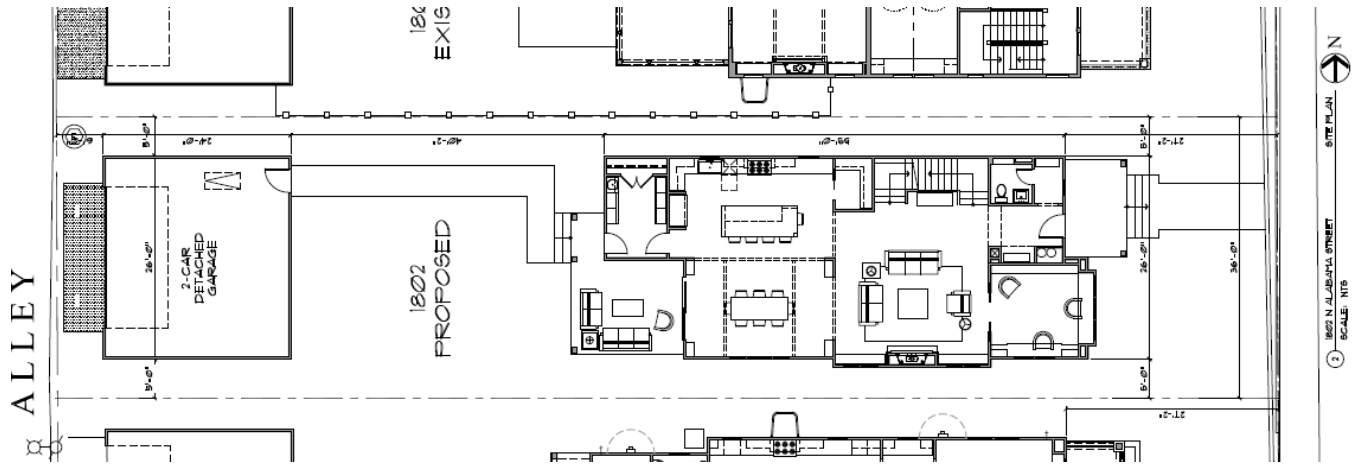
Context across the street



**Proposed plans**  
(Additional drawings in submittal packet)



Streetscape drawing



Proposed site plan



Front (East) Elevation



**THIS PAGE LEFT INTENTIONALLY BLANK**





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Expedited Case</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-137 (FS)</b>
<b>Property Address:</b>	<b>Right-Of-Way Segments of Shelby Street, Virginia Avenue, Prospect Street, Woodlawn Avenue, Sanders Street and Morris Street</b>
<b>Historic Area:</b>	<b>Fountain Square</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>18</b>
<b>Applicant:</b>	<b>Gavin Merriman for the Department of Public Works</b>
<b>Owner:</b>	<b>Right-of-Way</b>
<b>Request:</b>	<b>Curb line, sidewalk and bike lane alterations, construct and improved ADA ramps, installation of rain gardens, and utility pole relocations.</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>This proposal is part of a larger below grade drainage project. The above grade work is a variety of improvements from Woodlawn Avenue to Sanders Street. Staff is not aware of any opposition to the project.</b>

### **BACKGROUND OF PROPERTY**

The locations of the project are sections of the right-of-way on Woodlawn Avenue, Dillion Street, Prospect Street, Virginia Avenue, Morris Street, Shelby Street, and Sanders Street in the Fountain Square Historic District.

### **REQUEST**

This project is for drainage improvements. Most of this work will take place below grade and does not require IHPC approval. Once that work is completed the right-of-way will be reconstructed. Above grade improvements include the following:

- Curbs will be modified to narrow a crosswalk at the Woodlawn Avenue and Shelby Street intersection.
- ADA ramps will be reconstructed and improved.
- The bike lane will have upgrades including improved curbed and rain garden barriers.



- Extraneous poles throughout the project site will be removed and some pole locations will be adjusted.
- A sidewalk on the west side of the Virginia Avenue, Prospect Street and Shelby Street intersection will be expanded.
- A rain garden will be installed along the south side of Morris Street at the Shelby Street intersection.
- Permeable paver drains will be added to locations on Shelby Street.

## HISTORIC AREA PLAN RECOMMENDATION

### *Public Improvements*

- ...the Fountain Square-Fletcher Place Investment Corporation should continue working with the Department of Transportation on the replacement of sidewalks and curbs.
- In addition, alleys in the district should be upgraded to provide safe, pleasant access to parking and delivery areas.

### *Pedestrian Amenities Guidelines: Furniture, Paving Materials, and Landscaping*

- Choose materials for compatibility and minimum maintenance.
- Use paving to accent the areas where the furniture is located.

## STAFF RECOMMENDATION

Staff is recommending approval. The work will not impact any historic resources and will improve the drainage and usability of the right-of-way in that area.

## STAFF RECOMMENDED MOTION

### COA #2025-COA-137 (FS)

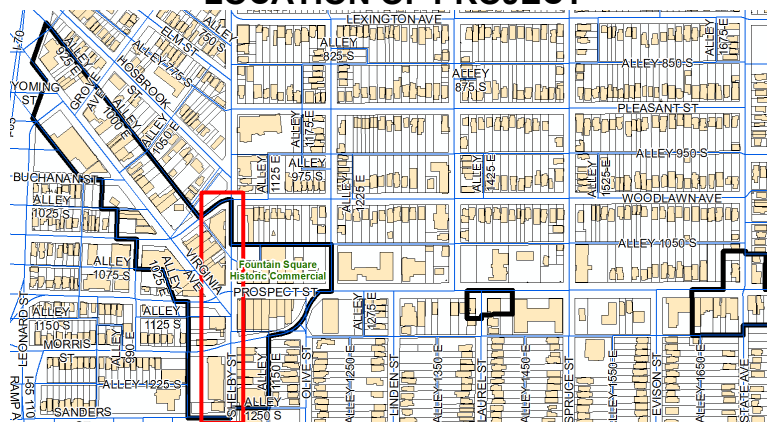
**To approve** a Certificate of Appropriateness for curb line, sidewalk and bike lane alterations, construct and improved ADA ramps, installation of rain gardens, utility pole relocations, per submitted documentation and subject to the following stipulations:

#### **DBNS: Stipulation 1 must be completed prior to the issuance of any building permits.**

1. Construction must not commence prior to staff approval of final construction drawings.  
*Approved:\_\_\_\_\_ Date:\_\_\_\_\_*
2. Any changes to the approved design drawings must be approved by IHPC staff prior to starting work.
3. Any unforeseen repairs to the historic buildings along the street must be approved by IHPC staff prior to commencement of work.

## EXHIBITS

### LOCATION OF PROJECT

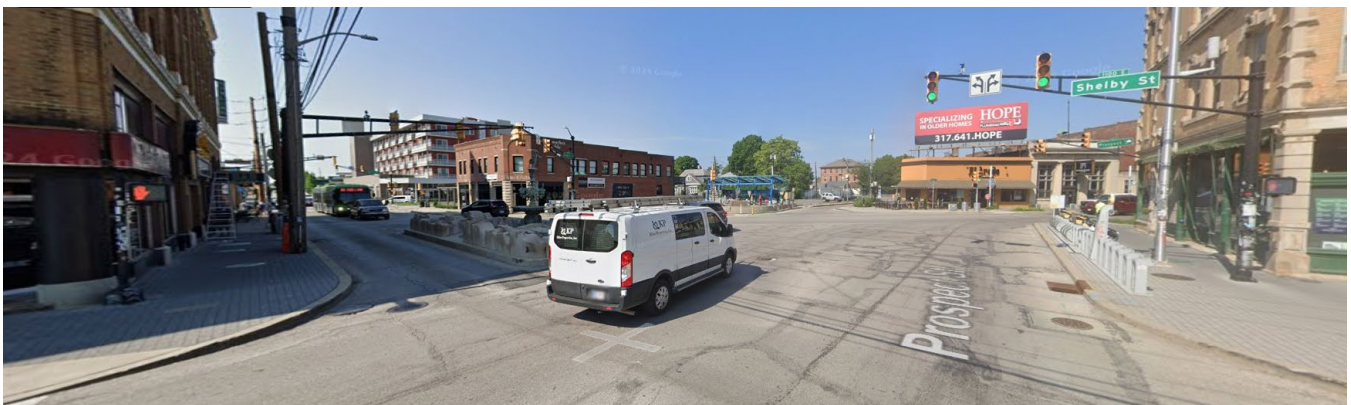




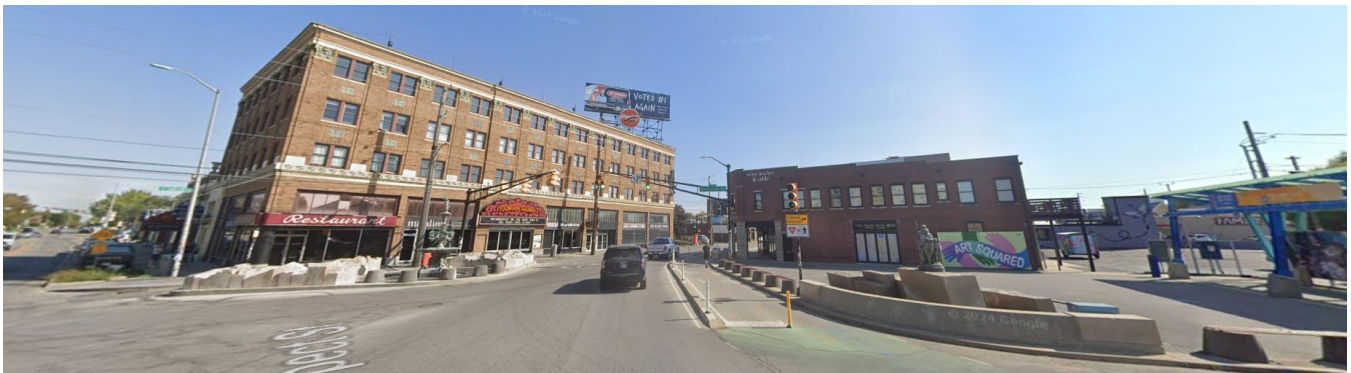
## EXISTING CONDITIONS



**Looking south down Shelby Street from Woodlawn intersection**



**Virginia Avenue, Prospect Street and Shelby Street intersection  
looking southwest from Prospect Street**

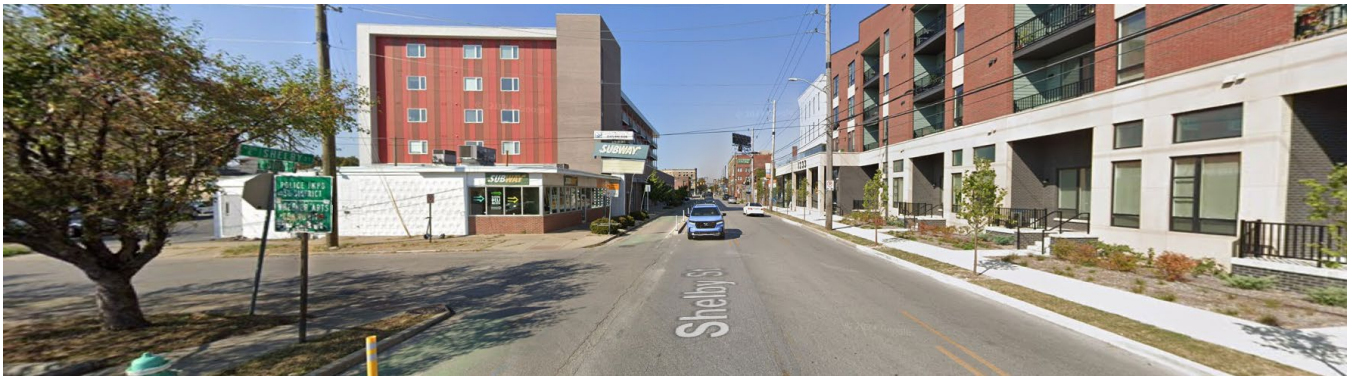


**Virginia Avenue, Prospect Street and Shelby Street intersection  
looking south down Shelby Street**





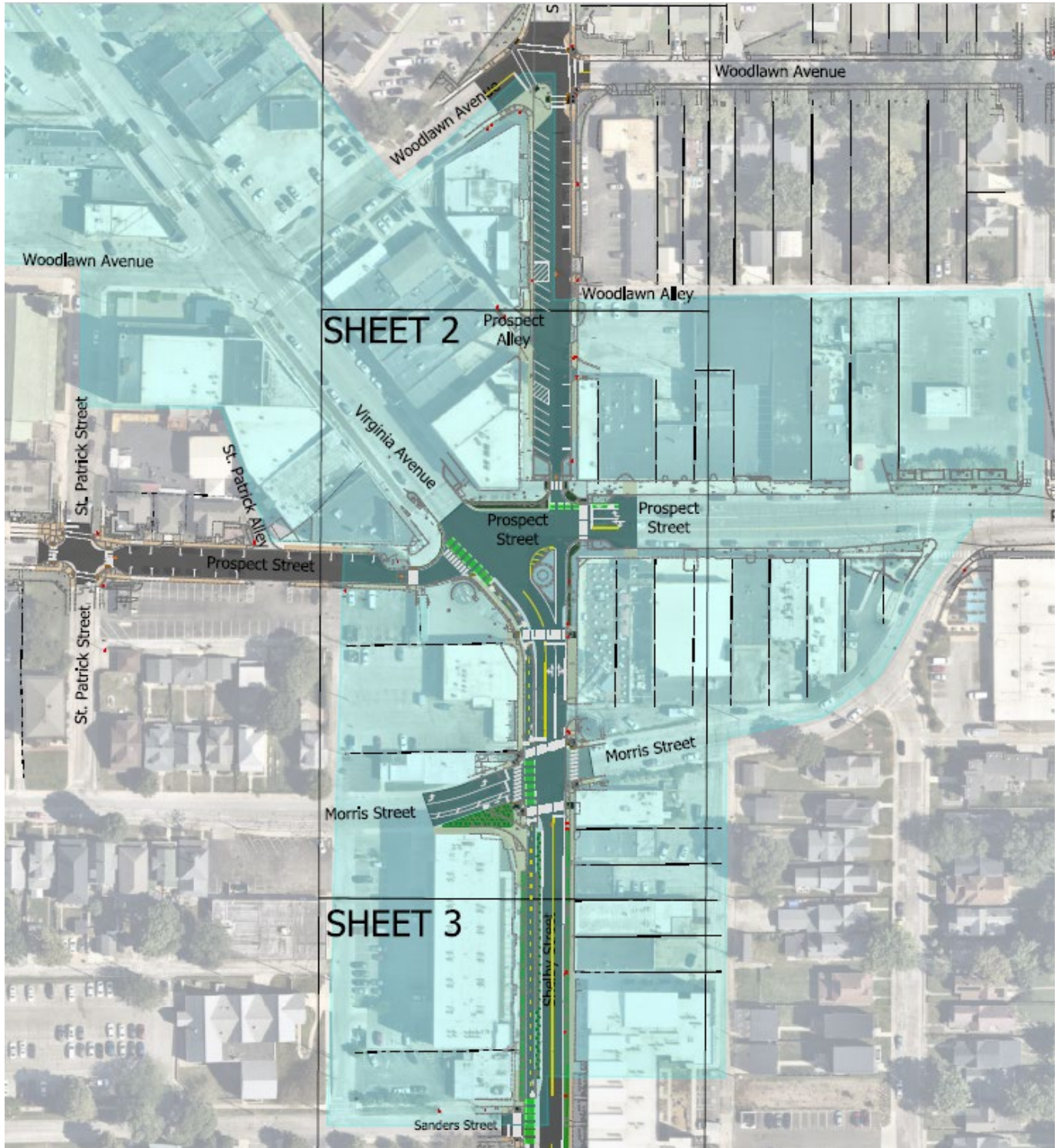
**Shelby Street and Morris Street intersection, looking southwest**



**Shelby Street and Sanders Street intersection, looking north into the IHPC district**



## PROPOSED SCOPE OF WORK



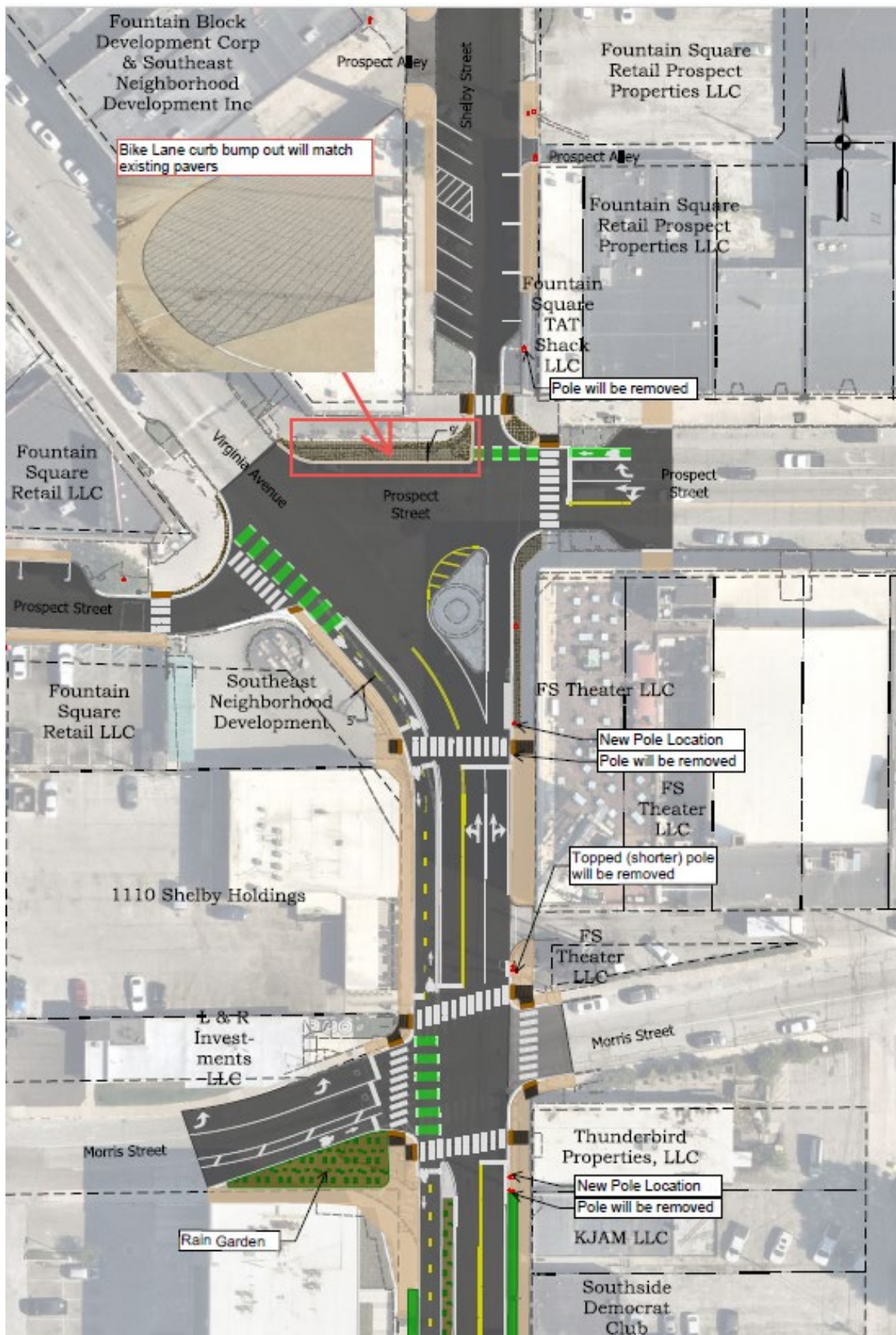
Project location map





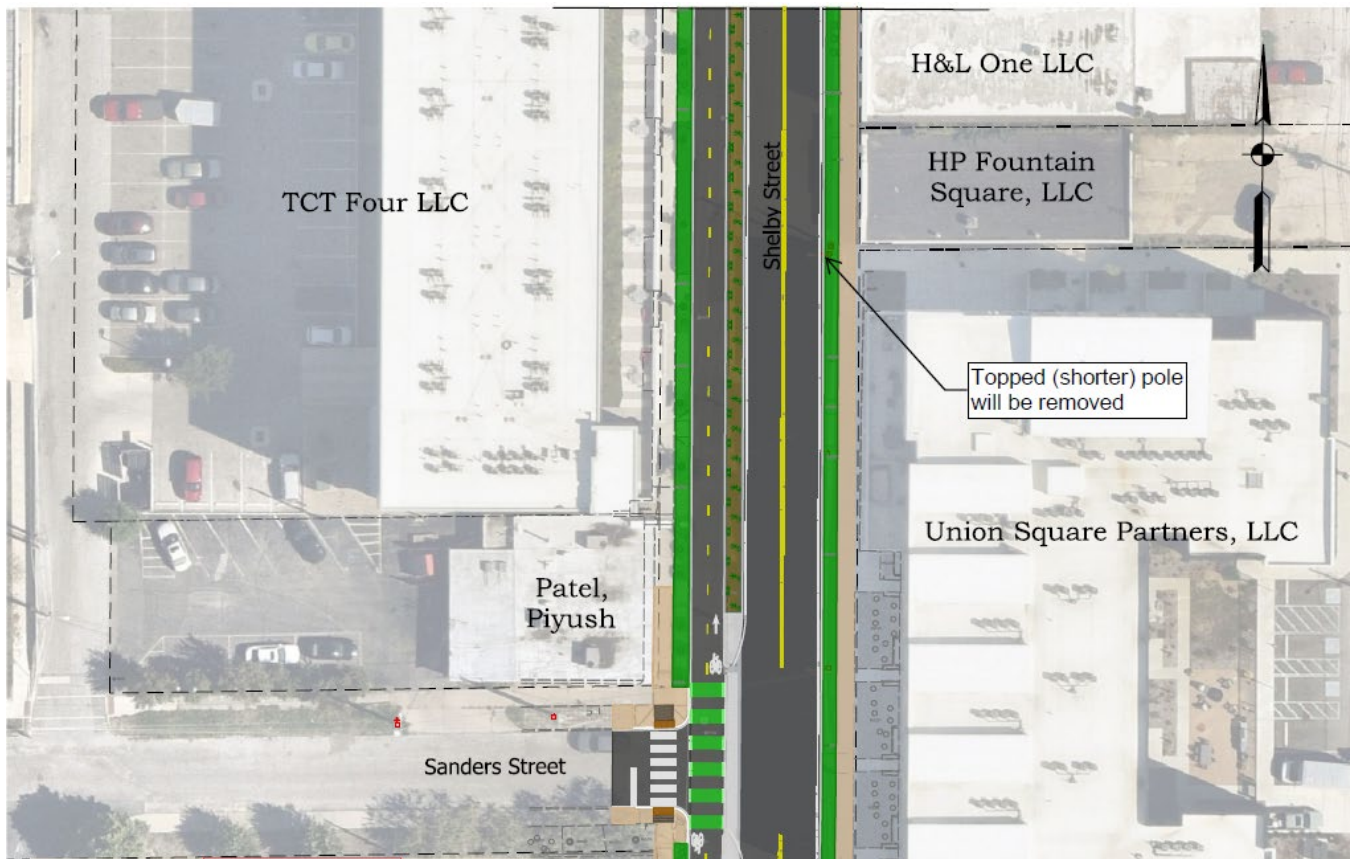
**Proposed from Woodlawn Avenue to Alley 1050 South**





**Proposed from Prospect Street to Morris Street**





**Proposed Morris Street to Sanders Street (end of district)**





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Expedited Case</b>
<b>Continued From:</b>	
<b>Case Numbers:</b>	<b>2025-COA-149 (HMP) and 2025-VHP-004</b>
<b>Property Address:</b>	<b>2064 North Alabama Street AKA 251 &amp; 253 East 21st Street</b>
<b>Historic Area:</b>	<b>Herron-Morton Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>12</b>
<b>Applicant:</b>	<b>Jeffrey Cowsert</b>
<b>Owner:</b>	<b>Silver Properties LLC</b>
<b>Request:</b>	<b>Construct a two family dwelling and for a Variance of Development Standards for construction in the required clear sight triangle.</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>Construction of a duplex on a new lot. The site historically had a duplex in this location. The new build requires a variance for construction within the clear sight triangle along the alley and 21st Street. Staff is not aware of any opposition to the project.</b>

### **BACKGROUND OF PROPERTY**

The subject property was historically the site of three dwellings: a two story frame duplex fronting Alabama Street, a two to two and a half story frame duplex fronting 21st Street, and a two story frame single family dwelling between those two structures fronting 21st Street. The western duplex and central single family structure were demolished in the 1970s – 1980s. A historic, Craftsman duplex remains on the eastern end of the lot, fronting Alabama Street. The Herron-Morton Place plan notes that this structure was built c.1914 and was heavily altered between 1915 and 1954.

### **REQUEST**

#### *New construction*

The proposed duplex would have a clipped side gable design with a central gabled projection on the front elevation. The structure would be clad in 5" smooth, fiber cement siding with fiber cement shingle siding in the gable ends (to be hung straight across). The front, north elevation would feature two shed roof porches on the far ends of the elevation. The rear, south elevation and the east elevation would feature exterior access to patios with full lite, French doors.



### *Variance*

The applicant is requesting approval of a Variance of Development Standards to permit construction in the required clear sight triangle. Obstructions to the clear sight triangle are anything between the heights of 2.5 feet and 8 feet above grade. 21st Street is a local street which requires a 75-foot setback and an alley requires a 40-foot setback. Both 21st Street and the alley are two-way. As proposed the encroachment into the clear sight triangle would include the corner of the west side porch.

## **HISTORIC AREA PLAN RECOMMENDATION**

### *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 that the evolution of Herron-Morton Place can be interpreted properly.
- 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 spacing on the block.
- Building 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... If the block is characterized by a variety of heights in no pattern, then the height of the new construction can vary from the lowest to the highest on the block.
- Mass: The total mass of a new building should be compatible with the surrounding building. The massing of the various parts of a new building should be characteristic of surrounding buildings.
- Style and Design: "Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated." Also, "Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations."
- Fenestration: Creative expression with fenestration is not precluded, provided the result does not conflict with or draw attention from surrounding historic buildings.
- Materials: Visual compatibility between historic building materials and new materials "...can often be accomplished with some flexibility since building materials... have less impact on visual compatibility than larger scale visual elements."

## **STAFF RECOMMENDATION**

Staff is recommending approval. We find the design to be compatible with the surrounding structures and stands as a product of its own time. Given the lower intensity of the street types involved in this case, staff believes the impact of the structure on the clear sight triangle would be minimal. The approval of the variance will permit a setback consistent with those of surrounding structures, and a structure that is similar to what was on the lot historically.

## **STAFF RECOMMENDED MOTION**

### **2025-COA-149 (HMP):**

**To approve** a Certificate of Appropriateness to construct a two family dwelling and for a Variance of Development Standards for construction in the required clear sight triangle, 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 reflecting any changes requested by the Commission. *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. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch).
5. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
6. Trim and lap 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.
7. Shingle siding shall be horizontally straight; uneven "rustication" is NOT permitted
8. 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.
9. 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.
10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

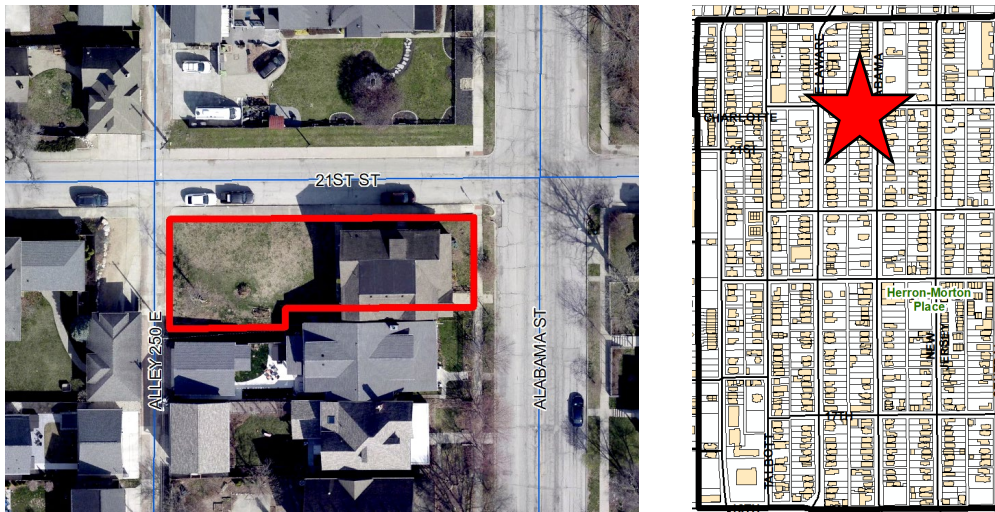
NOTE: Owner is responsible for complying with all applicable codes.

#### 2025-VHP-004:

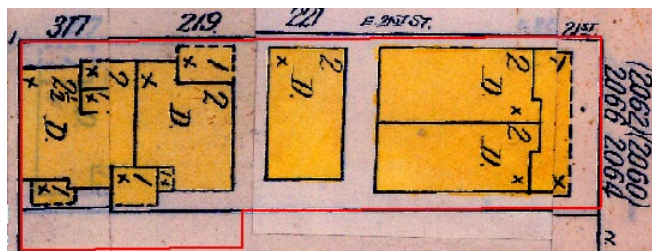
**To approve** a Variance of Development Standards for construction in the required clear sight triangle, per submitted site plan, plans and approved Findings of Fact.

### EXHIBITS

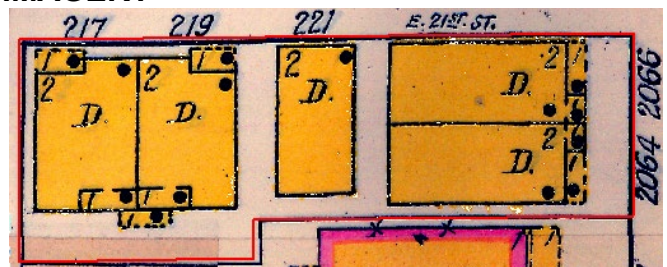
#### LOCATION OF SUBJECT PROPERTY



#### HISTORIC IMAGERY

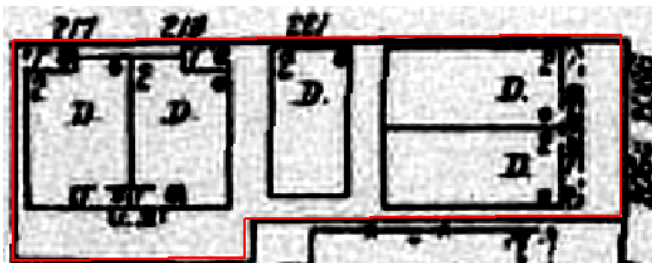


1898



1915





1956



1972



1986

### EXISTING CONDITIONS & CONTEXT



Subject property looking south



Properties to the east  
(fronting Alabama Street)



Properties to the west  
(fronting Delaware Street)







**Properties to the north, across 21st street (fronting Alabama Street and Delaware Street)**



**Alley to west of subject property**



**Clear sight triangle, looking southwest from 21st Street**

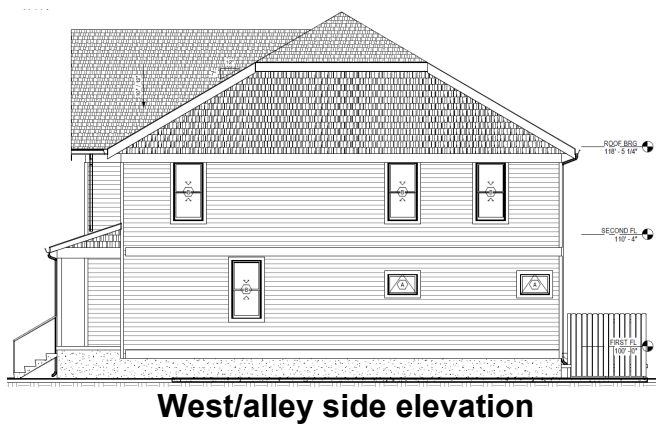


**Clear sight triangle, looking southeast from alley**



[illegible]





**View from 21st Street  
(east and north elevations)**



**View from the south  
(east and south elevations)**



## FINDINGS OF FACT

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

The proposed house setbacks and resulting clear sight triangle are similar to those found in a historic district and similar to those at other intersections along 21st street in the area.

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

The house placement will be consistent with other structures in the area along 21st Street.

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

Without the variance for clear sight triangle, the proposed house would need to be placed out of alignment consistent with other adjacent structures in the vicinity or the porch would need to be removed from the design which would not be consistent with other homes in the area.





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

### yoIHPC STAFF REPORT SUMMARY

Hearing Date:	June 4, 2025
Case Type:	New Case
Continued From:	
Case Number:	2025-COA-151 (HMP) & 2025VHP005
Property Address:	1827 N Pennsylvania Street
Historic Area:	Herron-Morton Place
Township:	Center
Council District:	12
Applicant:	Jason Wolfe
Owner:	Brandon Burke
Request:	Construct a carriage house with living space; variances
Staff Recommendation:	<b>CONTINUE W/ DESIGN CHANGES</b>
Staff Reviewer:	Morgan Marmolejo
<b>Case At-A-Glance:</b>	Staff believes this request meets the guidelines in the historic area plan, but we do have concerns over some design elements of the drawings. Staff is not aware of any opposition to this request.

### BACKGROUND OF PROPERTY

The site is currently a vacant lot. It was historically the location of a 2-and-a-half story frame dwelling according to the 1898 Sanborn map. On the 1915 Sanborn, the half story of the structure was removed and a single-story accessory building was added on the alley side of the lot. On the 1956 Sanborn map, the lot remains the same as 1915. Based on aerial images of the property, the frame dwelling and accessory building were demolished sometime between 1972 and 1979. The lot has remained vacant since 1979.

### REQUEST

The applicant is proposing to construct a two-story carriage house. The proposed carriage house is a two-story, side gable structure. The structure will be sided with smooth, fiber-cement lap siding in a 8"-4" exposure pattern. There will also be smooth, fiber-cement panels. The trim will be 2x2 boral trim and metal siding corners. The roof will be a standing seam metal roof. The carriage house will have an 8' overhead garage door with framing to expand it to 16' and an addition framing for another 8' door, allowing the structure to be a 3-car garage. The home will feature casement windows, a single pedestrian door, and two sets of French doors.



The applicant is pursuing two separate variances. The first variance of use is to allow for the construction of a secondary dwelling unit without a primary structure. The second variance of use is to allow for the construction of a secondary dwelling unit without the owner occupying the lot as their primary residence.

## **HISTORIC AREA PLAN RECOMMENDATION**

### *Herron-Morton Place Historic Area Plan*

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. Additions should be located away from the front façade and at the rear.
3. 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.
4. Additions and accessory buildings should be discernible as a product of their own time.

## **STAFF RECOMMENDATION**

Staff believes the design should be more transitional in style due to the proposed structure being located between a modern structure and a historic structure. Below are the design changes staff is recommending:

- Detailing should be more transitional, as to not pigeonhole a future buyer/home design. Something more transitional/classic will allow for a wider range for the eventual primary house.
  - Siding
    - Use only a 4" siding exposure.
    - Use thicker door and window surrounds.
    - Use fiber-cement corner trim, can consider board-and-batten detailing in the gables to create accent areas.
  - Windows
    - Choose double-hung windows over casement.
    - Add a grid pattern to the windows.
    - Add trim headers and windowsills.
  - Front entry and Balcony
    - Use wrought iron or wood balusters to create a more open balcony.
    - Add brackets to the columns under the balcony.
    - Use a panel-style entry door with sidelights or a transom.
  - Lighting
    - Choose lantern-style exterior lights.
- More openings on the street facing first floor.
- Asphalt roof to match what is surrounding.

Staff is recommending the 2025COA151 be continued to the July 2, 2025 hearing to make the necessary design changes.

Staff is recommending approval of 2025VHP005. Staff believes there is no adverse effect on the surrounding neighborhood. The variance for having a secondary dwelling unit is appropriate since the structure was planned for an eventual primary building. The variance for not having the owner reside on the lot is appropriate because the owner lives on the lot directly adjacent to the proposed location of this secondary dwelling unit.



## STAFF RECOMMENDED MOTION

COA #2025-COA-151 (HMP)

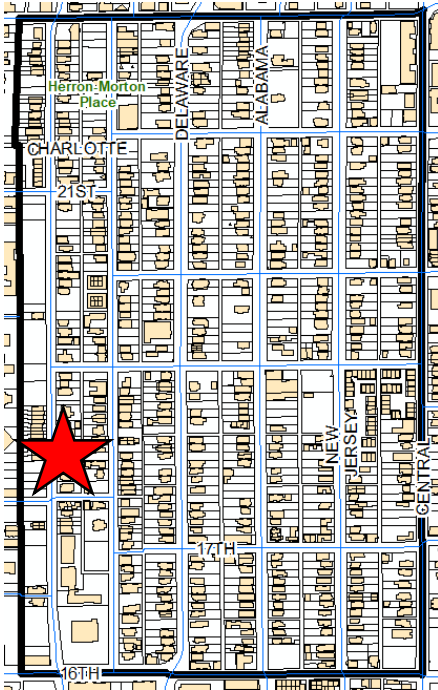
To continue the application for a Certificate of Appropriateness to a carriage house to July 2<sup>nd</sup> hearing.

VHP #2025-VHP-005

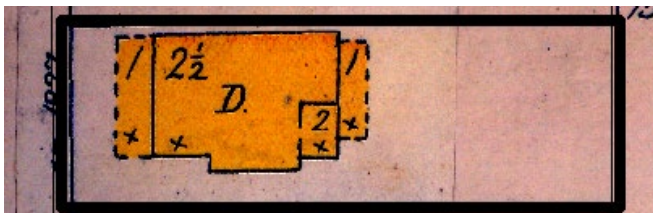
To approve two Variances of Use to construct a secondary dwelling unit without a primary structure and to allow for a secondary dwelling unit without the owner occupying the lot as their primary residence.

## EXHIBITS

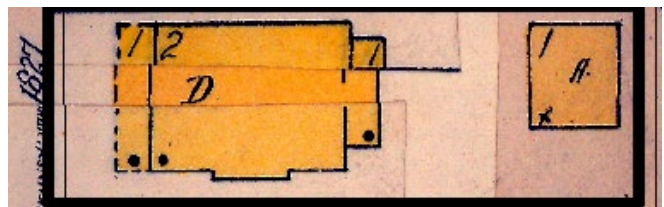
### LOCATION OF SUBJECT PROPERTY



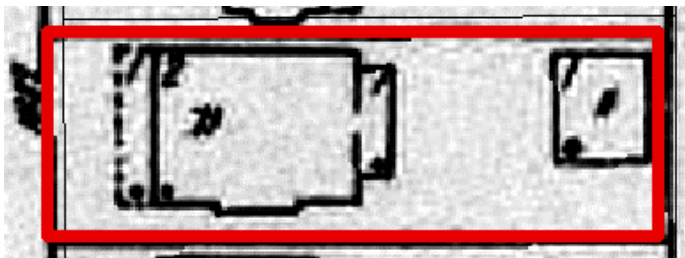
### HISTORIC MAPS & IMAGES



1898



1915



1956



1972



## SUBJECT PROPERTY & CONTEXT



**Subject property**



**Properties to the south**



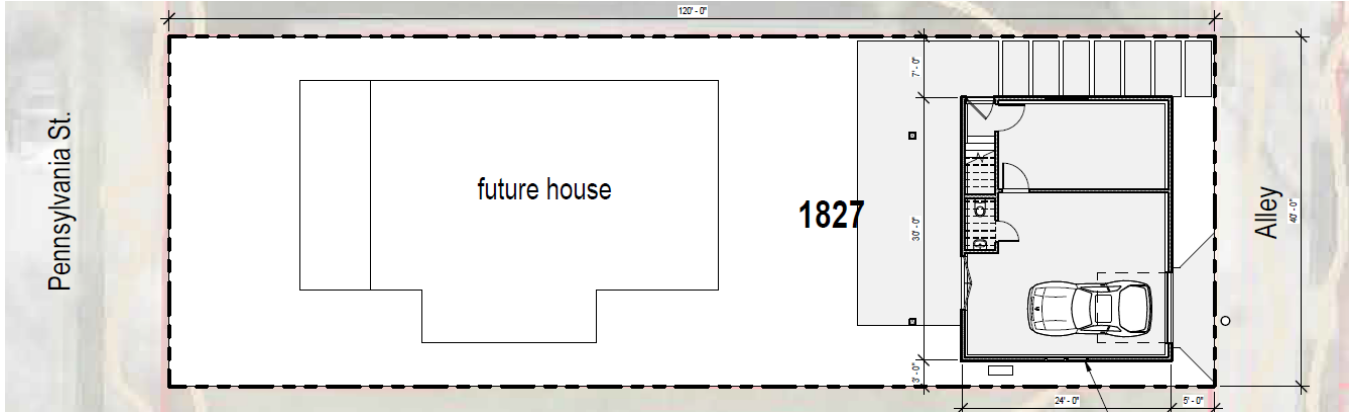
**Properties to the north**



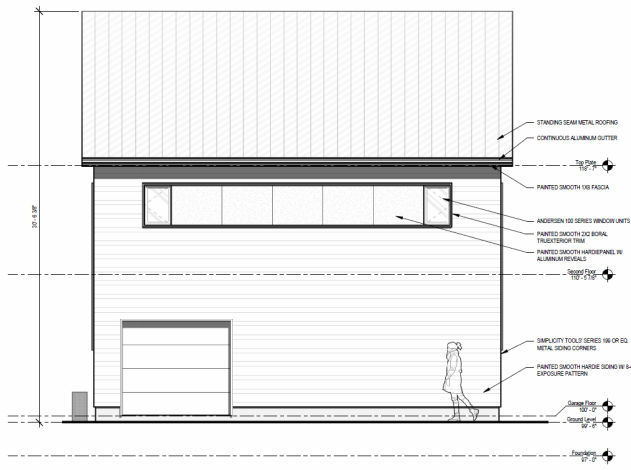


**Properties to the east, across Pennsylvania**

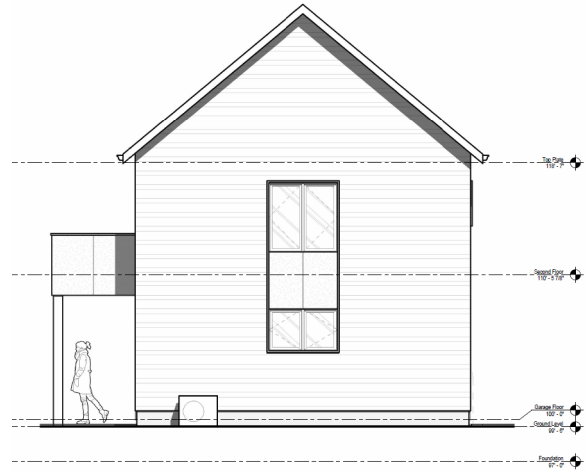


**PROPOSED**

## Site plan



### Alley/east elevation



### South elevation



### Rear/west elevation



### North elevation



## PERSPECTIVES











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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Work Started Without Approval</b>
<b>Continued From:</b>	<b>May 7, 2025</b>
<b>Case Number:</b>	<b>2024-COA-356 (IRV)</b>
<b>Property Address:</b>	<b>5814 Beechwood Avenue</b>
<b>Historic Area:</b>	<b>Irvington</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>14</b>
<b>Applicant:</b>	<b>Darryl Gunyon (listed Registered Agent &amp; President of GREEN SITE LLC)</b>
<b>Owner:</b>	<b>GREEN SITE LLC/ 8530 Wilson Rd. Indianapolis, IN 46278</b>
<b>Request:</b>	<b>Install railings and for work completed without approval including: replace windows and doors, install fiber cement siding, replace wood trim, enclose openings and create new openings, remove awnings, demolish greenhouse and construct new addition.</b>
<b>Staff Recommendation:</b>	<b>Split into two parts: Part A – Approval of a Certificate of Authorization Part B – Denial</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>This case is a combination of two violation cases. The previous owner replaced windows on the second floor and sold the property prior to correcting the violation. The current owner completed additional work to the property, also without a COA or necessary permits.</b>

### BACKGROUND OF PROPERTY

The subject property is a brick, single family, Tudor Revival dwelling. Based on its architectural style and historic Baist map imagery, the dwelling was constructed after 1927. As researched by William Gulde, Irvington historian and author, the house was constructed in 1937.

This case initially started in 2023 when the previous owner replaced windows on the second floor with vinyl windows. The contractor who performed the work did not submit a notification to the Department of Business and Neighborhood Services or apply for a permit, as is required for this work. The previous owner was cited for the replacement windows in March of 2023 (VIO23-001391) and applied for a COA. The owner and his representatives were advised that vinyl windows are inappropriate, and that they would either need to replace the units with an appropriate product or seek approval from the Commission.



IHPC staff was in communication with the owner's representatives, who were seeking appropriate replacement products, through September of 2023. Per the property card, the site was sold to the current owner in November 2023.

In March 2024 IHPC staff received reports from the public of work taking place at the subject property, including removing the greenhouse structure, constructing an addition on the front of the house and installing more vinyl windows. No notifications or permits were filed for this work. In April and May 2024 violation cases VIO24-003254 and VIO24-003801 were opened and a stop work order was placed on the property for completing work without a COA and for the failure to obtain a structural permit for interior and exterior remodeling. The current owner submitted a COA application in May 2024.

## REQUEST

### *Install railings*

The owner is requesting to install a black, metal railing on the west side, brick stoop. An image of the proposed railing is below.

*THE FOLLOWING WORK WAS COMPLETED WITHOUT  
APPROVAL - THE OWNER IS ASKING TO KEEP THIS WORK AS-IS*

### *Replace windows and doors*

In 2023 the previous owner replaced 11 windows on the second floor with in between the glass grill, vinyl windows. The current owner replaced the remaining windows in the house with in-between the glass grill, vinyl windows. The current owner's work included changing the configuration of the front, first floor multi-light casement windows to hung units.

The current owner replaced the front, west and rear side doors. This work was completed after submitting the COA application and over the stop work order placed on the property. On the rear was a wood, 4 lite door with horizontal paneling. The west side door was a wood, 12 lite door. The front door was a wood, multi-panel design with a single lite. The front and west side doors have been replaced with 12 lite fiberglass over wood core doors, and the rear was replaced with a 6 lite fiberglass over wood core door with a lower horizontal panel.

### *Installation of rough sawn fiber cement siding*

Aluminum siding was present on the north/rear, east and west side dormers. The owner has stated no wood siding was remaining underneath the aluminum. The aluminum siding was replaced with rough sawn fiber cement siding and new wood trim was installed.

### *Enclose openings and create new openings*

On the second floor of the rear/north elevation one window opening has been enclosed. On the second floor west side, two square 4 lite windows and a double hung window have been enclosed. Also in that location a multi-light, in-between the glass grill octagonal window has been installed.

### *Remove awnings*

Metal awnings on the west and north/rear sides have been removed.

### *Demolish greenhouse and construct new addition*

A 1970s era greenhouse addition was present on the front, southwest corner of the house. That greenhouse has been demolished and an addition was constructed in its place. The addition has a shallow pitched shed roof, rough sawn fiber cement lap siding, wood trim and three in-between the glass grill, vinyl windows.



## HISTORIC AREA PLAN RECOMMENDATION

The subject property, while historic, was labelled as non-contributing in the Irvington Historic District Plan's building significance map. Non-contributing buildings are described as being "assumed to have little, if any, historic significance". The Irvington Historic District's major period of historic significance is the late-nineteenth and early twentieth centuries, which would encompass this Tudor Revival Cottage property. Staff believes the subject property's non-contributing classification was made in error or was influenced by the, now removed, greenhouse on the front of the house. Staff would argue the subject property is a contributing historic structure. The following is a list of typical Tudor details this property features:

- Asymmetrical floorplans
- Steep rooflines
- Prominent front gables
- Focal chimney chases facing the front of the house
- Mullioned windows
- Brick cladding

The district plan's guidelines for renovating non-contributing buildings are below:

### *Recommended:*

1. Consider the following issues when planning major alterations to non-contributing buildings:
  - a. Does the building have good design features that should be kept, enhanced, or can otherwise contribute to the new design?
  - b. What are the prevalent materials, colors, heights, architectural features, etc. in the surrounding area?
  - c. What is the context of the building, i.e. historic buildings, non-historic buildings, vacant land?
  - d. Does the non-historic building have an aesthetic effect on any historic buildings?
2. Renovations, alterations and rehabilitation should use quality materials and craftsmanship.
3. New architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within the district.

### *Not Recommended:*

1. Materials, patterns and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.
2. Altering a non-historic building to reflect an earlier time or another place.
3. Adding historic-looking features to a non-historic building to make the building look historic or of an earlier time period.

## STAFF RECOMMENDATION

*Per the IHPC's state statute, 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.*

## **APPROVAL**

Staff is in support of approving a Certificate of Authorization for the following items:

- install railing on the west side stoop,
- new wood trim,
- removal of the metal awnings,



- replacement of the rear and west side doors,
- enclosing the window opening on rear dormer and openings on west dormer,
- and for demolishing the greenhouse.

Staff finds that these elements have an overall minimal effect on the historic area and structure. Staff is also recommending approval for the second-floor windows as installed. While we find that work to be inappropriate, the current owner did not complete that work.

## ***DENIAL***

Staff recommends denial for the following items:

- the first-floor replacement windows and the replacement front door,
- the installation of rough sawn fiber cement siding on the dormers,
- the octagonal window on the west side dormer,
- and the construction of the addition on the front of the house.

### **Reasons for Denial**

1. Any hardship in this situation was self-imposed by the owner's failure to seek the necessary COAs and permits prior to the commencement of work. The current owner had awareness of the historic designation, the IHPC review process, and the permit process as the owner has had previous IHPC projects. The site is an investment property and is one of several properties owned by the owner/LLC. Additionally based on a message from the previous owner, Mr. Muncie, the current owner had some knowledge of the violations on the subject property prior to purchase. In March 2023, Mr. Muncie sent a message to IHPC staff that Mr. Gunyon had permission to speak on his behalf regarding the violation case.
2. Denial will not deprive the owner of the use of the property. The property is currently for sale by the owner.
3. The effect on the historic area would be substantial as the work:
  - a. negatively impacts remaining historic design features of the building,
  - b. uses poor quality materials and materials that are in conflict with the goals of the historic area plan, and
  - c. the elements are not compatible with the building.
  - d. the work was impactful enough for neighboring property owners to report the work to the IHPC.

### **Staff Recommended Corrections**

1. **Replace windows on first floor and the front door**

Vinyl is not a permitted material in the district, even on new construction, and fiberglass is not permitted for doors when the original was wood. The owner has noted that these materials can be found in areas in the district. Irvington was designated in 2006, so the presence of alternative materials is primarily from pre-district designation. When those materials need to be replaced, those owners will also be required to comply with the guidance in the district plan. The owner has mentioned a specific property that used the same door product as he has installed, 5820 Beechwood Avenue. This case was handled by a previous staff member, but upon review it was determined this property was in violation for replacing a front door without approval. This case went to the Commission, but the owner agreed to work with staff to replace the door in violation with a new door to match the historic door that was removed. A fiberglass door with sidelights that replicated the design of the historic door was ultimately approved.

To resolve the violation the owner will need to do the following:

- **The first-floor windows will need to be replaced to match the historic windows with an appropriate replacement product. The new windows must be wood (or other material deemed appropriate by the staff), match the original's configurations, and have true divided or simulated divided lights.**



- The front door will need to be replaced with a wood product that has a similar style to the door that was replaced without approval.

2. Replace the octagonal window

Unique or decorative opening configurations should not be added to a historic structure when there was no evidence that such elements ever existed. The configuration, shape and in between glass grilles make the octagonal window inappropriate. This window is also visible from the street, which increases its impact.

To resolve the violation the owner will need to do the following:

**The window will need to be replaced with an appropriate replacement product. Staff recommends a four-lite window like this location had prior to the violation work taking place. The new window must be wood (or other material deemed appropriate by the staff) and have true divided or simulated divided lights.**

3. Replace rough sawn fiber cement siding

Fiber cement is inappropriate for historic construction and rough sawn materials are not permitted in the district, even on new construction.

To resolve the violation the owner will need to do the following:

**The rough sawn siding will need to be removed and replaced with a smooth finished wood.**

4. Remove addition on front of house

Additions to historic structures are permitted, but should be located on the rear, away from the front façade. The addition's location, form, and materials are incompatible with the house and surrounding area, and are therefore inappropriate.

To resolve the violation the owner will need to do the following:

**The exterior wood-framed walls and interior flooring of the enclosed space must be removed. The original concrete steps underneath will need to be repaired. All paint applied to the brick will need to be removed from the walls. A railing and divided-lite French door to match the previous door (see photo to right) would need to be installed to then create a porch area. All work and materials must be approved by staff prior to the work beginning and any materials being purchased.**



The property is currently for sale by the owner, and so staff has recommended a shorter timeframe for the corrections. Staff has also forwarded a complaint to the City Prosecutor regarding all the violations and has notified the real estate agent.



## STAFF RECOMMENDED MOTION

### 2024-COA-356 (IRV):

#### Part A

**To approve** a Certificate of Authorization to install railings on the west side stoop and for work completed without approval including the removal of the metal awnings, installation of new wood trim, the replacement rear and west side doors, enclosing window openings on rear and west dormers, demolishing the greenhouse and for the replacing the second floor windows, per submitted documentation and subject to the following stipulations:

1. No changes to the design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
2. Notify IHPC staff prior to making unexpected repairs.

NOTE: Permits are required for some of this work. The owner must contact the Department of Business and Neighborhood Services at 317-327-8700 to receive any applicable permits.

NOTE: Owner is responsible for complying with all applicable codes

#### Part B

**To deny** a Certificate of Appropriateness or Authorization to replace windows on first floor, replace the front door, install an octagonal window, install rough sawn fiber cement siding and to construct an addition on the front of the house.

**The required correction work shall be completed no later than AUGUST 6, 2025.**

**The owner must submit the window, door, siding and addition removal plans to the IHPC staff for approval prior to the purchase and installation of any materials and any further work taking place on the site. Once the correction work is completed, the owner must contact IHPC staff for an inspection. Failure to comply will result the pursuant of the enforcement case submitted to the City Prosecutor.**

*Approved by staff:*

Windows \_\_\_\_\_ Date \_\_\_\_\_

Door \_\_\_\_\_ Date \_\_\_\_\_

Siding \_\_\_\_\_ Date \_\_\_\_\_

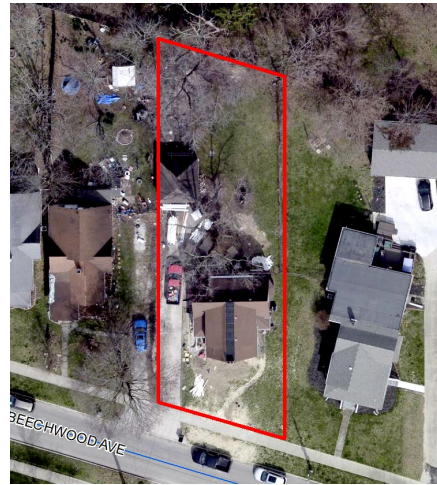
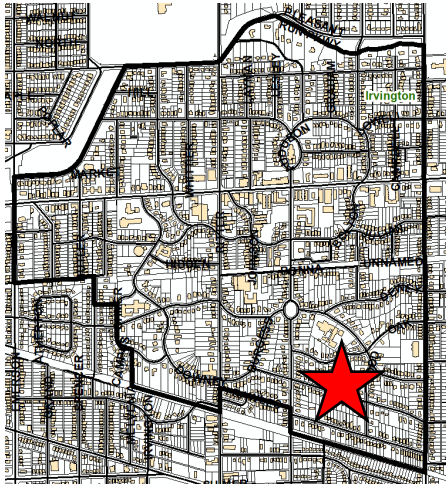
Addition Removal Plans \_\_\_\_\_ Date \_\_\_\_\_

Final Inspection \_\_\_\_\_ Date \_\_\_\_\_

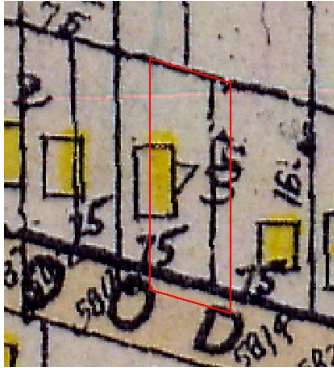


## EXHIBITS

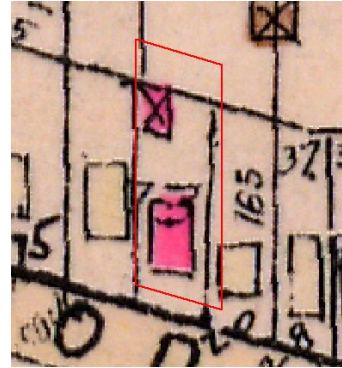
### LOCATION OF SUBJECT PROPERTY



### HISTORIC MAPS



1927 (red outline showing existing parcel)



1941 (red outline showing existing parcel)

### SUBJECT PROPERTY

#### Front / South Elevation



August 2022



May 2024





**Spring 2025 Listing**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)

**East Elevation**



**August 2022**



**May 2024**



**Spring 2025 Listing**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)



**West Elevation**



**August 2022**



**May 2024**

**Rear / North Elevation**



**Image sent by owner in July 2024, noting condition in January 2024**



**Spring 2025 Listing**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)



### WORK PROPOSED / COMPLETED



Left image west side stoop existing condition, right image proposed railing

### EXAMPLES OF WINDOWS INSTALLED



Front/South elevation (right before, left after) - showing change from 8 lite casements to 6/6 hung units





**West elevation - in between the glass grilles**

### **DOOR REPLACEMENT**

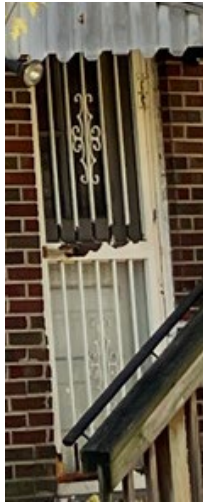


**Left image front door removed, right image replacement front door**  
 (Spring 2025 Listing <https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)



**Left image west side door removed, right image replacement door**





**Left image rear / north side door removed, right image replacement door**  
(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)

### **ROUGH SAWN FIBER CEMENT SIDING**

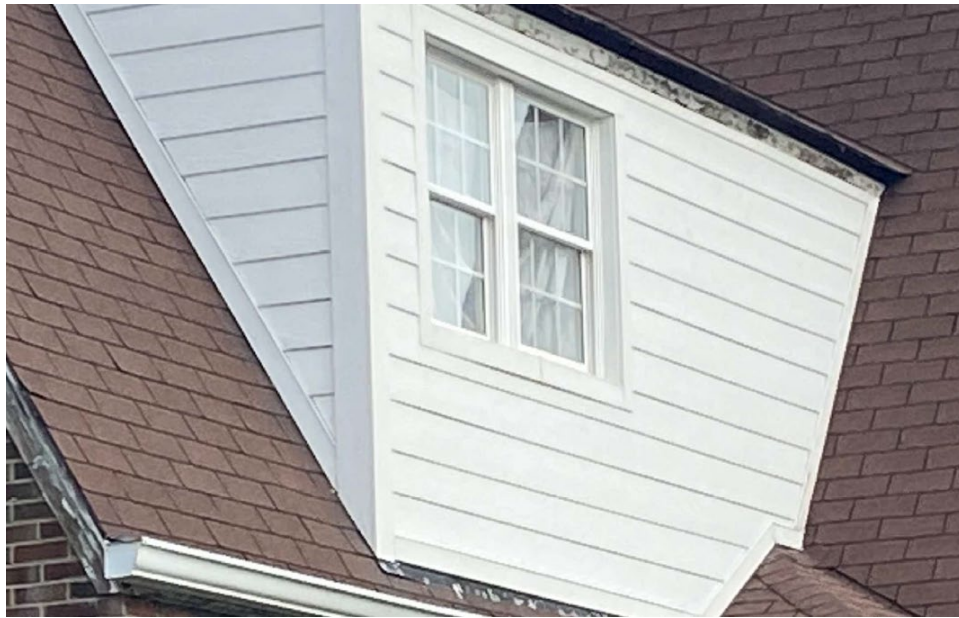


**Rear / north side dormer**



**West side dormer**



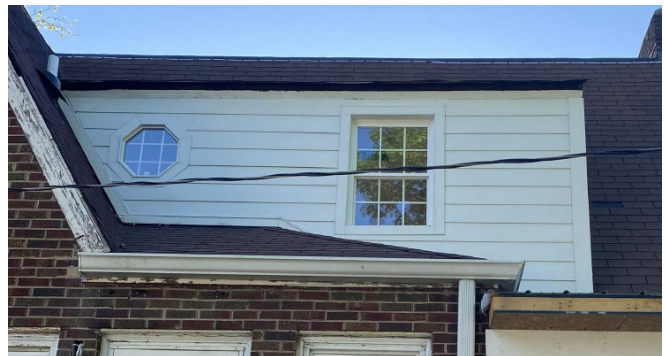


**East side dormer**

**ALTERED OPENINGS**



**Rear / north elevation, second floor window enclosed (left before, right after)**



**West side dormer three windows enclosed/altered and octagonal window installed (left before, right after)**



**AWNINGS REMOVED**



**Left image rear / north elevation, right image west elevation**

**DEMOLISHED GREENHOUSE AND NEW ADDITION**



**Greenhouse at front, southwest corner of house**





**Owner's contractor demolishing greenhouse and constructing addition**



**Addition constructed**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)



**Close up of addition showing materials**



## LETTER FROM OWNER

Your email to me contained this list:

*“Details on an Authorization:*

*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.”*

Re: lines 1 and 2:

There is no doubt that denial would result in a substantial hardship for me. I am approaching seventy and have not worked in two years. I have no employment prospects and my health since Covid has been hit or miss. The only income I have is a meager social security check – that’s it. The estimate I have to remove and replace all the vinyl windows in the house is nearly fifty thousand dollars. I assure you I do not have that kind of money or anything even near it.

Over the years, whenever I have applied for a loan from a bank, I have had to show proof of financial solvency by providing bank statements etc., which demonstrate my ability to repay the loan. Conversely, I do not know how I would provide anything to show my poverty other than my word. But my present financial state leaves me unable to afford the suggested window replacement, let alone any major changes to the siding and greenhouse replacement. Ripping out and replacing all that I have done would cost me north of eighty thousand dollars. This would be a hardship I simply could not bear. Denial would force me to sell the house I had hoped was my retirement refuge. I would be forced to discount the property and take a loss from what I paid for the house to offset the new owner’s liability over the same issues. No one would buy the house unless this situation is resolved. I have nowhere else to go. I currently rely on family for the roof over my head. Being forced to sell the Beechwood house would essentially render me homeless. I would then be the second senior citizen driven from the house by IHPC rules, which by IHPC definition are only “recommendations”.

To re-state; Denial by the IHPC makes me homeless. That would certainly be the worst “hardship” of my life and would, without question, “deprive” me of “all reasonable use and benefit of the subject property”.

Re: line 3

I have drafted a scale computer rendering of the house. The exposed area of the vinyl windows represents less than one half of one percent of the total exterior of the house.

The house immediately to the east of mine, and the house next door to that are covered in 100% vinyl siding. Both of these houses have detached garages also sided completely in vinyl. Both of these houses have vinyl replacement windows. The two houses immediately east of these first two are also clad in vinyl and one has replacement windows.



The house adjacent to the west is in decrepit condition and is sided in aluminum. This house has a combination of what look to be original windows and a few vinyl replacement windows. The two houses and garages immediately west adjacent of this house are both completely sided in vinyl and have a combination of wood, aluminum and vinyl windows.

Directly across the street from my house is a modern ranch house built in the 1960s. It has vinyl and aluminum siding and aluminum windows. The house adjacent west of that house is completely vinyl sided and has vinyl windows.

The house adjacent east of the ranch house has replacement windows. And the house adjacent east of that house is vinyl sided with all vinyl windows.

On my block alone there are more homes sided in vinyl and aluminum, and with some type of non-original windows than those with original accoutrements. From my front yard I can see several houses with modern siding and windows. One house even has a metal roof.

My point is that the historic integrity of the neighbor has been compromised for decades. The majority of houses on this block have substantial exteriors IHPC would not approve of, so the changes I have made would certainly be "insubstantial" to the "historic area".

My long-range plans are to tear down the leaning hodgepodge carriage house/garage on my property in the near term, and when circumstances allow, to build the new garage I have already shown you drawings of, and of which you have voiced approval. I will not add anything else to the exterior of my house without IHPC approval.

My situation meets all three of IHPC requirements for authorization.



## SUPPORT LETTERS



**THE COUNCIL  
CITY OF INDIANAPOLIS  
MARION COUNTY**

**Andy Nielsen**  
Councilor – District 14

Indianapolis Historic Preservation Commission (IHPC)  
200 East Washington Street Suite 1842  
Indianapolis, IN 46204

April 24, 2025

Dear Commissioners –

I am writing in support of the proposed retention of existing work, the proposed stair handrails, and the associated petition: 2024-COA-356.

After visiting the home and property, I believe the effect of the approval would have a limited and insubstantial effect on the historic area. Several adjacent properties have vinyl windows, vinyl or fiber-cement siding, and associated structural changes. The changes made by the petitioner, while made without the IHPC's initial approval, preserve the historic integrity of the neighborhood while also ensuring the home is in a state that can be preserved for years to come. I am concerned that denial would have a substantial financial impact on the petitioner, creating a spiral where the property could fall into disrepair as no future property owner could afford the necessary changes. I request that the IHPC find a middle ground that ensures the petitioner can stay in his home.

For these reasons, I support 2024-COA-356 and request that the IHPC approve the petition.

Thank you for your consideration,

Andy Nielsen  
City-County Councilor – District 14



To Whom it May Concern

The improvements made to the house @ 5814  
were an improvement and safety to house.  
I have lived in this neighborhood for 62 years. I  
approve of improvements.

Dorva J. Irish  
5805 Bushwood Ave  
317-



**THIS PAGE LEFT INTENTIONALLY BLANK**





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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>June 4, 2025</b>
<b>Case Type:</b>	<b>Work Started Without Approval</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-140 (HMP)</b>
<b>Property Address:</b>	<b>1808 North Delaware Street</b>
<b>Historic Area:</b>	<b>Herron-Morton Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>12</b>
<b>Applicant:</b>	<b>Justin Leinenbach</b>
<b>Owner:</b>	<b>Justin Leinenbach &amp; Aubree Scaife</b>
<b>Request:</b>	<b>Maintain steel front door installed without approval.</b>
<b>Staff Recommendation:</b>	<b>Denial</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>This request is to maintain a steel front door that was installed without approval. The district plan states replacement doors should be wood and so staff is recommending denial and that the door be replaced with an appropriate wood replacement.</b>

### **BACKGROUND OF PROPERTY**

The subject property is a 2.5 story frame, Queen Anne dwelling, constructed c. 1890. After the turn of the century, the house was converted into apartments but was later returned to a single-family home.

### **REQUEST**

The owner is requesting approval to maintain the half-light, steel, French front door that was installed without approval. Based on photographs in the IHPC property file, the front door was previously located on the northern end of the façade and was a single door width wide. In the 1980s that opening was enclosed and a new opening towards the center of the façade was created. Staff wasn't able to locate an approval for this work. This opening had a single wood door with decorative round light and a similar design sidelight. The owner has stated this door was broken and so it was replaced. For the installation of the new replacement door, the mullion between the door opening and sidelight were removed, opening up the opening to fit the double door.



## HISTORIC AREA PLAN RECOMMENDATION

### *Exterior Doors*

- If an original door is lost, its replacement may be an old or new door compatible with the building style.
- New doors should be wood, unless the original was a different material, and should match the original in size, shape, and proportion.

## 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.*

Staff finds this request to be inappropriate and does not believe it qualifies for a Certificate of Authorization for the following reasons:

1. No evidence of a financial hardship has been presented. Any hardship in this situation was self-imposed by the owner's failure to seek the necessary approvals prior to the commencement of work.
2. Denial will not deprive the owner of the use of the property.
3. The effect on the historic area would be substantial as the plan clearly states new doors should be wood. Synthetic or unnaturally composed materials do not look, feel, wear or age like wood and therefore should be avoided. As well, maintaining the historically used materials adds to the significance of the property and the district as a whole.

Since there is no record of the design of the original door and the existing opening is a previous alteration, staff is comfortable with the French door configuration. However, staff and the Commission have been consistent in that front doors on historic structures be wood. This is consistent in all the residential IHPC historic districts.

For those reasons staff is recommending denial. The owner will need to replace the door an appropriate wood door. This door will need to be submitted and signed off on by the IHPC staff prior to purchase and installation.

## STAFF RECOMMENDED MOTION

### **2025-COA-140 (HMP):**

**To deny** a Certificate of Appropriateness or Authorization to retain the steel front door installed without approval.

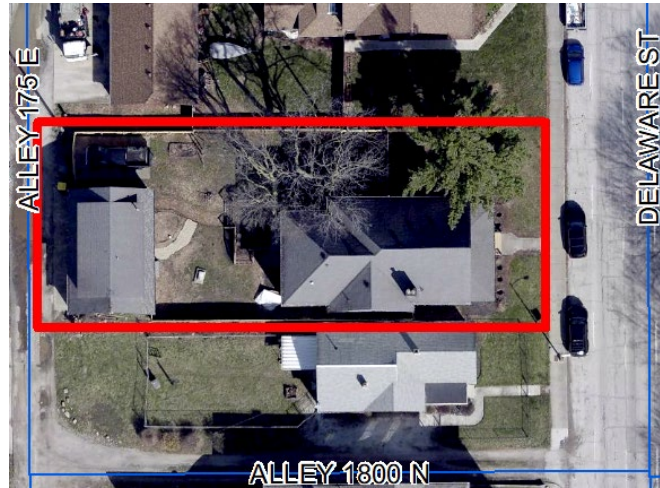
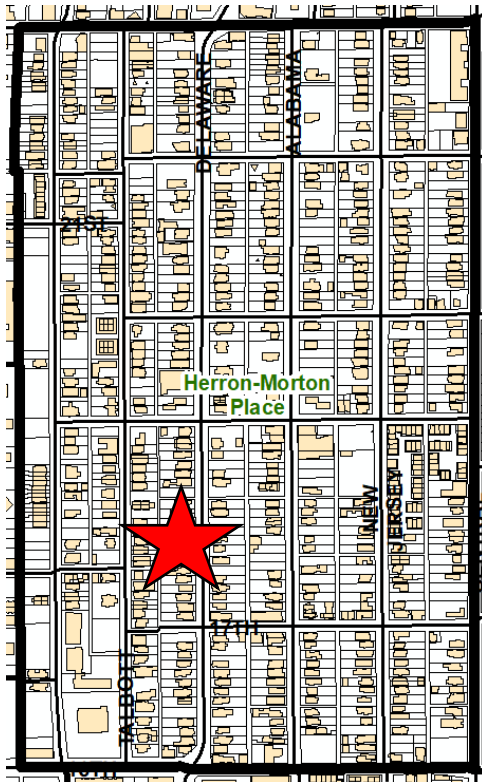
**Replacement of the steel front door in violation must be completed no later than SEPTEMBER 4, 2025. The owner must get approval for the replacement door from IHPC staff prior to purchase and installation. Owner must contact IHPC staff for an inspection upon installation of the new door. Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement.**

*Door Product* \_\_\_\_\_ *Date* \_\_\_\_\_

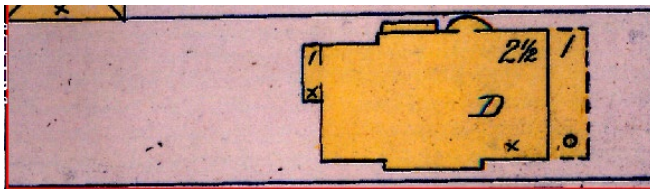
*Final Inspection* \_\_\_\_\_ *Date* \_\_\_\_\_



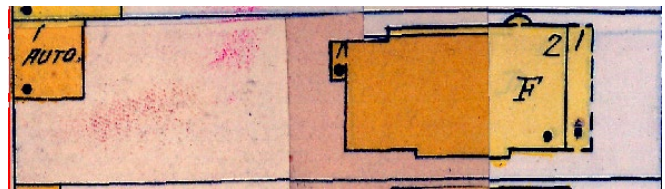
# LOCATION OF SUBJECT PROPERTY



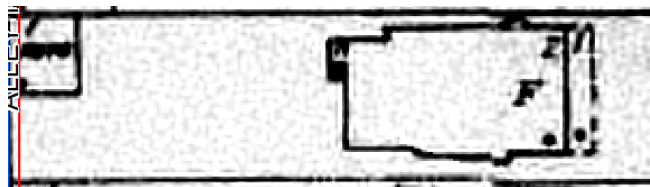
## SANBORN MAPS



1898



1915



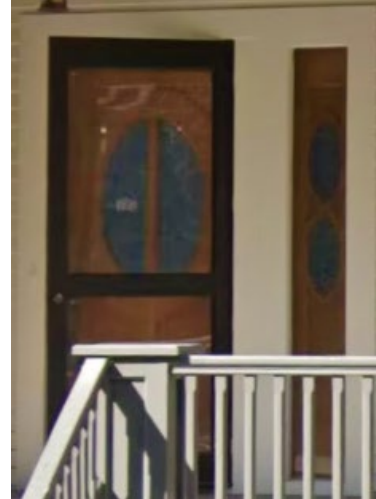
1956



**SUBJECT PROPERTY**



**1986 (door position to the north visible)**



**October 2022 Google  
Streetview showing wood door  
and sidelight unpainted**



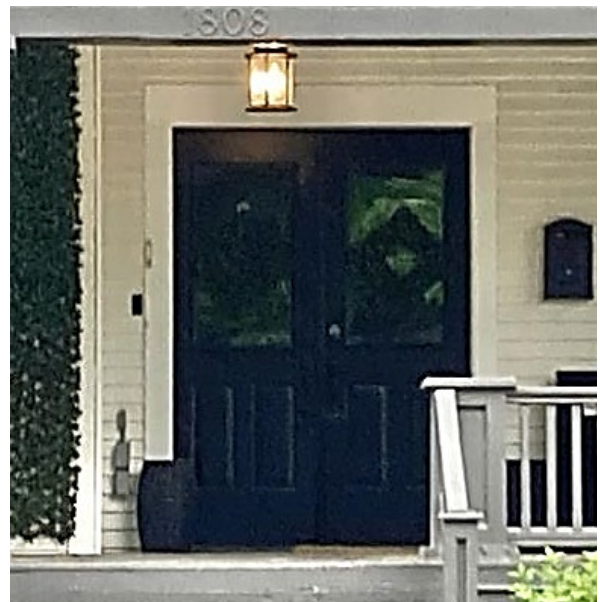
**2023 property listing photo** (<https://www.redfin.com/IN/Indianapolis/1808-N-Delaware-St-46202/home/82174251>)





**2023 property listing photo** (<https://www.redfin.com/IN/Indianapolis/1808-N-Delaware-St-46202/home/82174251>)

### EXISTING CONDITIONS





# Door Installed

Legacy 20-Gauge Smooth Steel French Door with Clear Glass



OUTSIDE VIEW



INSIDE VIEW

SIZING

HANDING

ENERGY

## QUOTE INFORMATION

Job: Aubree Scaife Door

PO #314 SCAIFE

Order #12269953-1

Qty: 1

## DETAILS

### Legacy French Entry Door in FrameSaver Frame

Right Hand Inswing - Left Door Active (ISLO)

#### French Doors

2 Panel 430 Style 20-Gauge Smooth Steel Door

ComforTech DC

Plugged Trim

Coal Black Inside and Outside

#### Hardware

All Hardware in Black Finish

Plymouth Grip Entrance Handle Outside

Flair Handle Inside - Both Doors (2 3/8" Backset)

Thumbturn Deadbolt - Both Doors (2 3/8" Backset)

Key Order Alike

#### Frame

Coal Black Inside Frame

Standard Astragal (Flip Lever)

Bronze ZAC Auto-Adjusting Threshold

Black Ball Bearing Hinges





**MARCH 5, 2025**  
**IHPC HEARING SUBMITTALS**





**2025-COA-086 (CH)**  
**1306 EAST SAINT CLAIR STREET**



ATTACH THIS FORM TO THE ELECTRONIC COPY OF YOUR SUBMITTED DRAWINGS

- Drawings must be 11 x 17 and in color.
- Please make sure to include to-scale site plans, to-scale elevations with (directions appropriately marked; north, south, east, west, etc.,) streetscapes, 3-D drawings and other documentation as required by your reviewer.
- Drawings must be submitted by the documentation deadline of \_\_\_\_\_(unless otherwise directed by IHPC staff) no later than **5 PM**.

If you have any questions, please contact your reviewer or the IHPC office manager at **317 327-4406** or by email at **IHPC@indy.gov**.

DATE RECEIVED	CASE INFORMATION
	<div>COA NUMBER:</div> <div>ADDRESS WHERE WORK IS TO BE DONE:</div> <div>APPLICANT NAME:</div> <div>HEARING DATE:</div>



GENERAL SITE NOTES

1. THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK. CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE CITY OF INDIANAPOLIS STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY, CURSORY SITE INVESTIGATION, FIELD VERIFICATION AND OTHER RELIABLE MEANS OF INVESTIGATION. ALL EXISTING FEATURES INCLUDING GRADE ELEVATIONS, DRAINAGE PATHS, PAVING CONTINUITY AND CONDITION, ETC. SHALL BE FIELD VERIFIED.
4. ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING, UNLESS NOTED OTHERWISE. COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS AND LOCAL UTILITY COMPANIES AS REQUIRED TO PROVIDE SERVICES INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.
5. THIS SCOPE OF WORK IS DESIGN-BUILD IN NATURE. NOT ALL CONDITIONS, CONNECTIONS NOR TRANSITIONS MAY BE SHOWN. CONTRACTORS SHALL DETERMINE THE BEST MEANS FOR ACHIEVING THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, SUCH THAT ALL UNFORESEEN CHALLENGES CAN BE RESOLVED BY MINIMALLY IMPACTING THE CONSTRUCTION SCHEDULE AND BUDGET. RIVERA GROUP LLC SHALL BEAR NO FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS PROJECT.

SITE PLAN KEYNOTES:

- ① PROPOSED HOUSE
- ② PROPOSED CARRIAGE HOUSE
- ③ PROPOSED SIDEWALK
- ④ PROPOSED DRIVEWAY
- ⑤ PROVIDE CONCRETE WASH OUT
- ⑥ PROVIDE SILT FENCE FOR EROSION CONTROL
- ⑦ ACCESS TO CONSTRUCTION SITE FROM ALLEY. REMOVE SOIL AND DEBRIS FROM CONSTRUCTION SITE.

SITE DATA

LOT AREA (D8) - COMPACT

PARCEL SIZE (33' x 173')

5,714 S.F.

TOTAL BLDG AREA

PROPOSED HOUSE FOOTPRINT AREA1,351.2 SQ. FT.

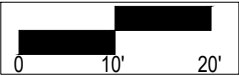
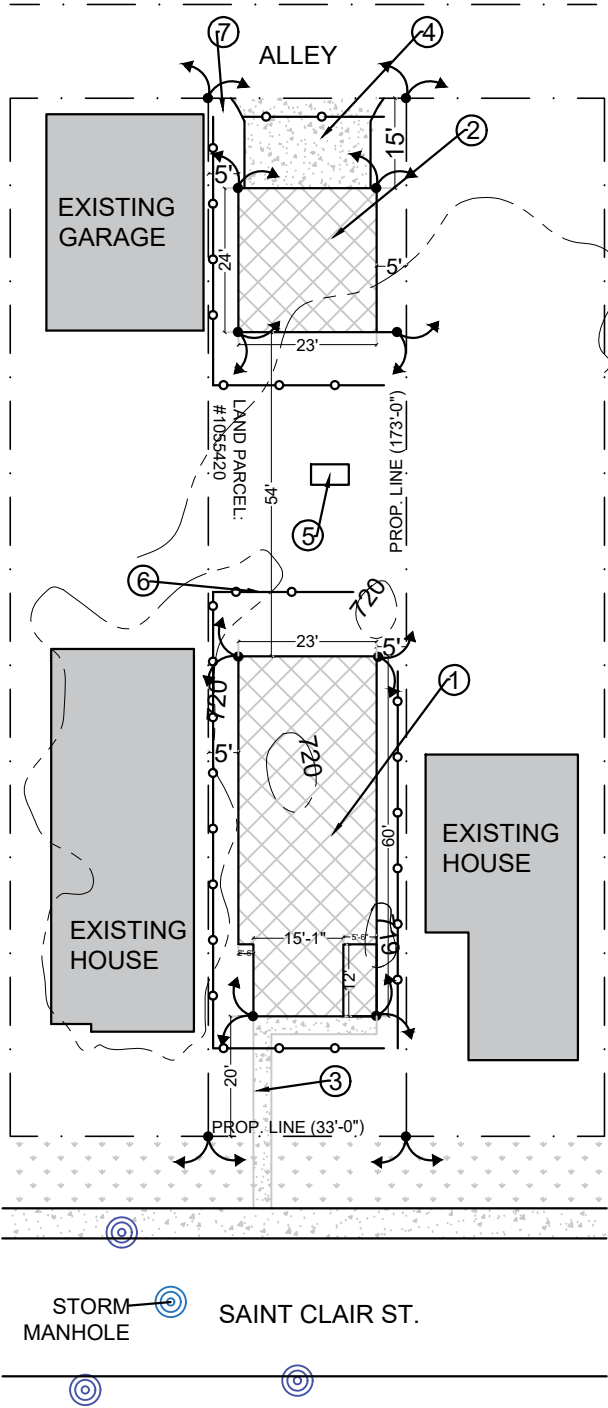
PROPOSED CARRIAGE HOUSE AREA552 SQ. FT.

PROPOSED SIDEWALK PATH113 SQ. FT.

PROPOSED DRIVEWAY PATH300 SQ. FT.

OPEN SPACE PERCENTAGE

64%



Proposed  
**Site Plan**  
SCALE: 1" =32'

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

DATE  
**MAY,16,2025**

REVISION #  
# ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

C1



EXISTING 1220 St Clair St  
HOUSE

EXISTING 1302 St Clair St  
HOUSE

PROPOSED 1306 St Clair St  
HOUSE

EXISTING 1310sT Clair St  
HOUSE



St Clair St.

CERTIFIED BY \_\_\_\_\_

DRAWN BY  
**Tamar de la Paz**

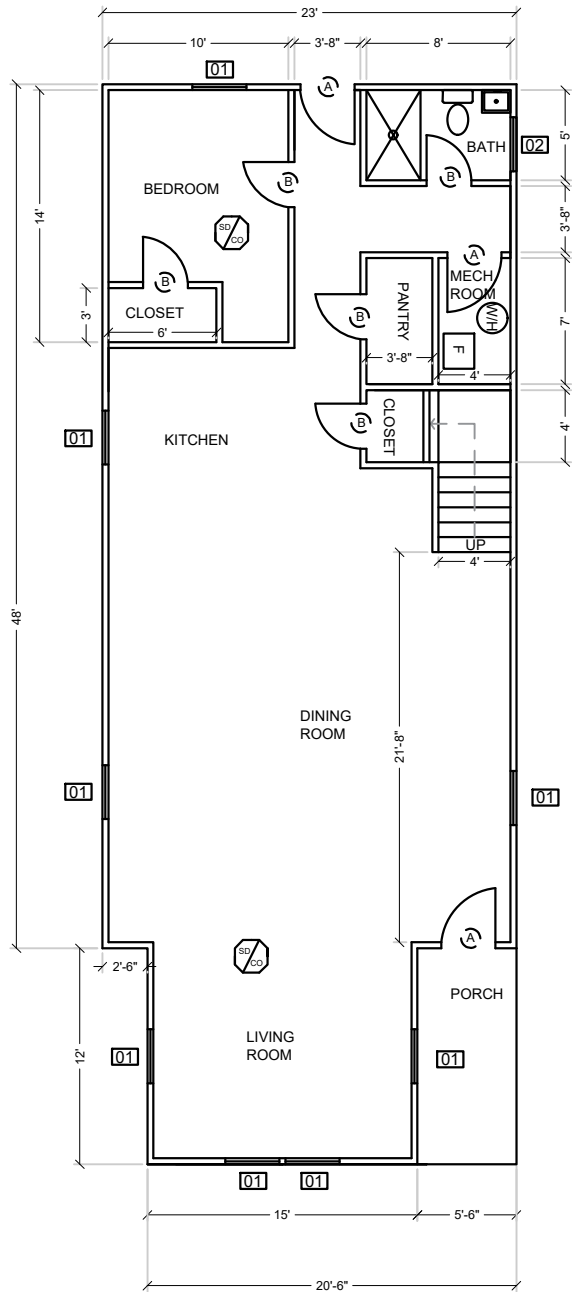
DATE  
**MAY,16,2025**

REVISION #  
# ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**A1**





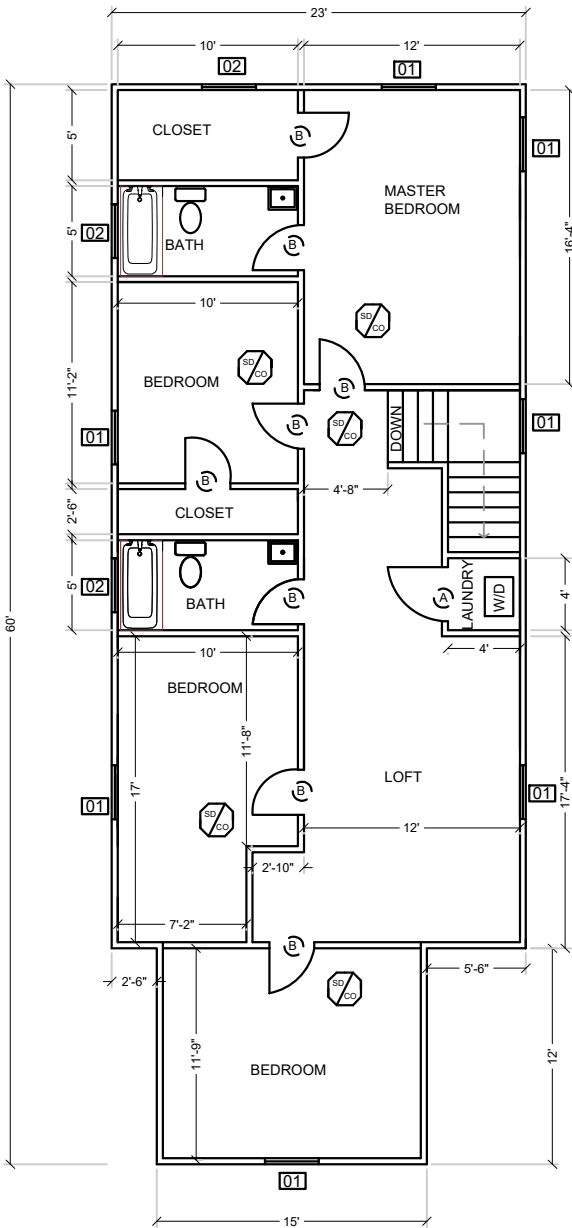
LEGEND	
	SMOKE DETECTORS W/ CARBON MONOXIDE DETECTOR

NOTES	
Egress window. Window size: 3'0"x5'0" Openings Area: 33"x28.5" Net Openings Area: 2.75x2.375=6.53	

NEW WINDOW SCHEDULE XX					
MARK	COUNT	WIDTH	HEIGHT	NOTES	
01	8	3'-0"	5'-0"	EGRESS	
02	1	3'-0"	1'-0"		

NEW DOOR SCHEDULE					
NEW DOORS					
MARK	COUNT	WIDTH	HEIGHT	-	
A	3	3'-0"	6'-8"		
B	5	2'-6"	6'-8"		

PROPOSED 1st FLOOR HOUSE



LEGEND	
	SMOKE DETECTORS W/ CARBON MONOXIDE DETECTOR

NOTES	
Egress window. Window size: 3'0"x5'0" Openings Area: 33"x28.5" Net Openings Area: 2.75x2.375=6.53	

NEW WINDOW SCHEDULE XX					
MARK	COUNT	WIDTH	HEIGHT	NOTES	
01	7	3'-0"	5'-0"	EGRESS	
02	2	3'-0"	1'-0"		

NEW DOOR SCHEDULE					
NEW DOORS					
MARK	COUNT	WIDTH	HEIGHT	-	
A	1	3'-0"	6'-8"		
B	8	2'-6"	6'-8"		

PROPOSED 2nd FLOOR HOUSE

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

DATE

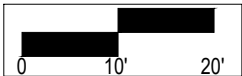
**MAY,16,2025**

REVISION #

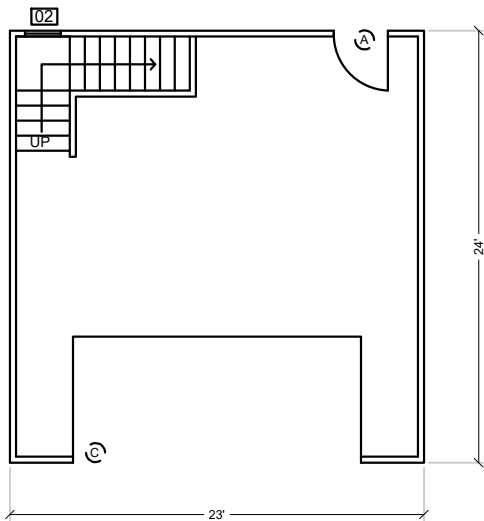
---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

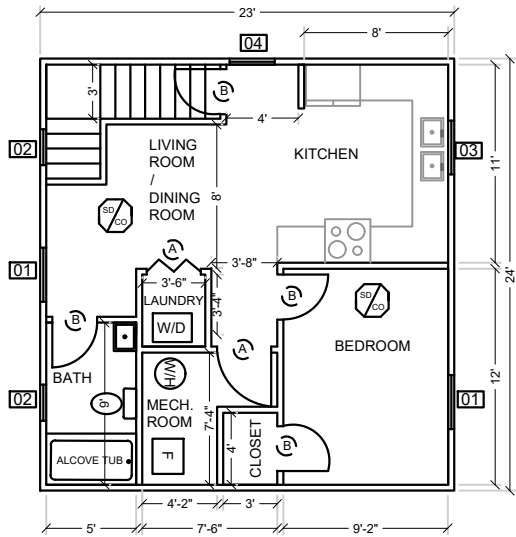
A2



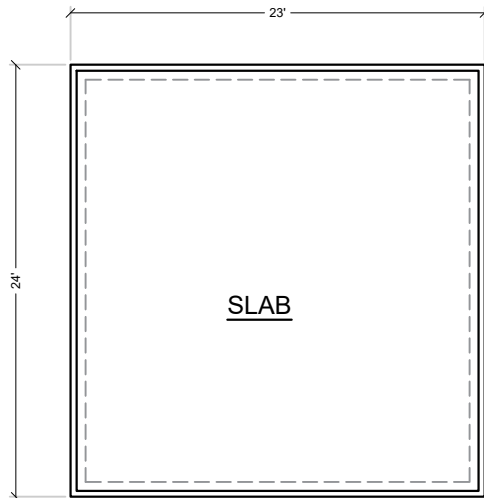




PROPOSED 1st FLOOR CARRIAGE HOUSE



PROPOSED 2nd FLOOR CARRIAGE HOUSE



PROPOSED CARRIAGE HOUSE FOUNDATION

LEGEND	
	SMOKE DETECTORS W/ CARBON MONOXIDE DETECTOR

NOTES	
Egress Window. Window size: 3'0"x5'0" Openings Area: 33"X28.5" Net Openings Area: 2.75x2.375=6.53	

NEW WINDOW SCHEDULE				
MARK	COUNT	WIDTH	HEIGHT	NOTES
01	2	3'-0"	5'-0"	EGRESS
02	2	2'-0"	3'-0"	
03	1	3'-0"	3'-0"	
04	1	2'-6"	4'-0"	

NEW DOOR SCHEDULE				
NEW DOORS				
MARK	COUNT	WIDTH	HEIGHT	-
A	5	3'-0"	6'-8"	
B	4	2'-6"	6'-8"	
C	1	16'-0"	7'-0"	

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

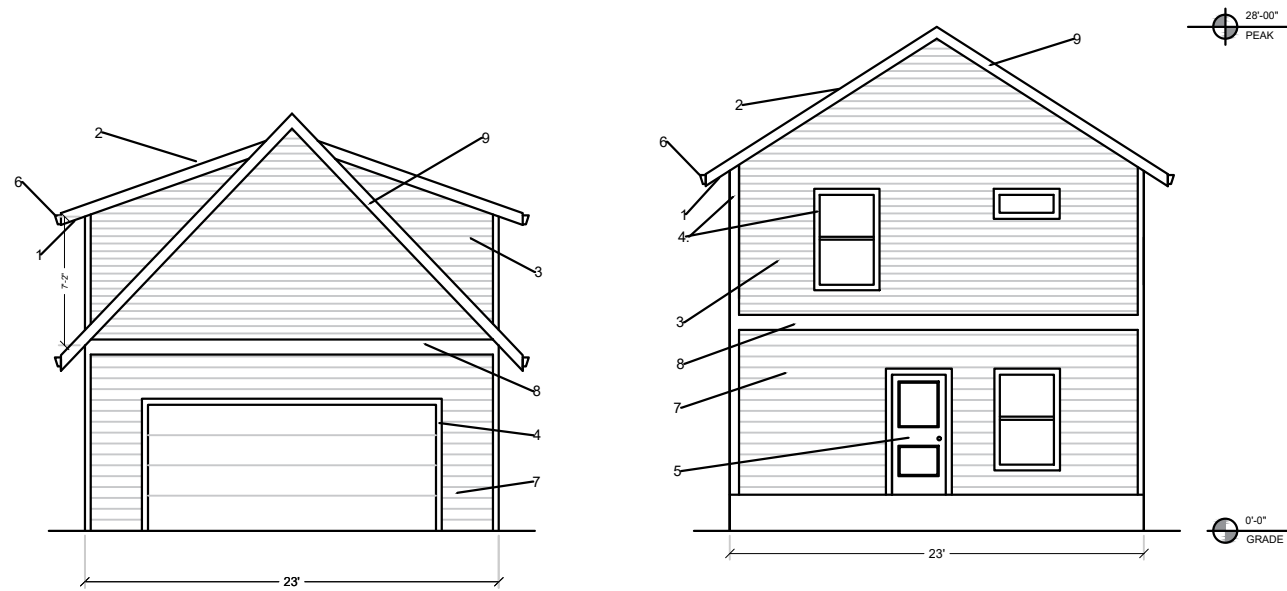
DATE  
**MAY,16,2025**

REVISION #  
 ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

A3





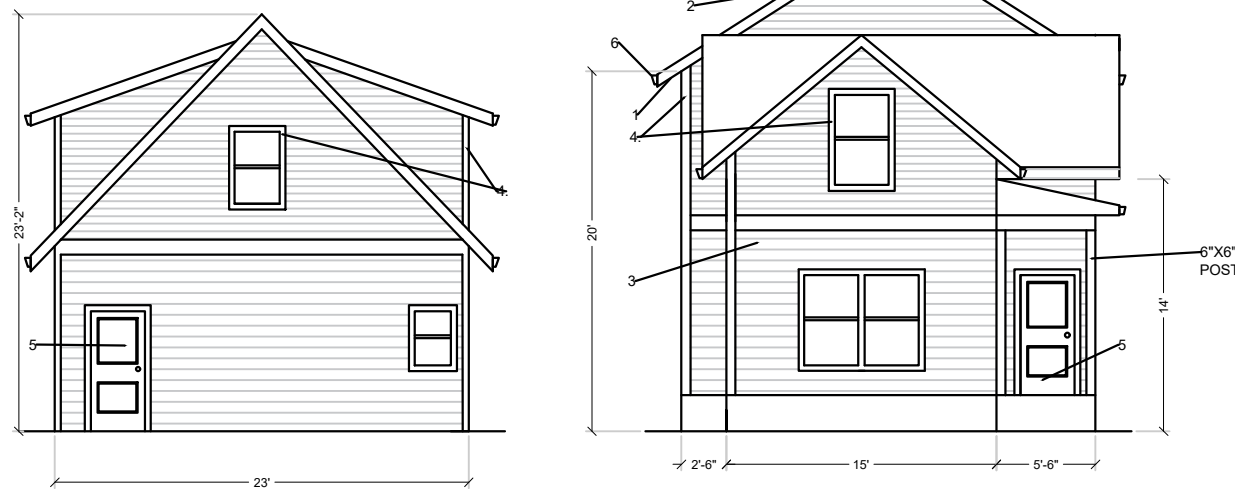
PROPOSED NORTH  
CARRIAGE HOUSE ELEVATION

PROPOSED NORTH  
HOUSE ELEVATION

KEY NOTES:

- 1- PAINTED SMOOTH HARDIE 1"X8" FASCIA
- 2- DIMENSIONAL SHINGLES OWENS CORNING TRU DEFINITION-DURATION ONYX BLACK ARCHITECTURAL- GRADE ASPHALT SHINGLES 36" WIDE ICE & WATER SHIELD @ EAVE
- 3- PAINTED SMOOTH HARDIE LAP SIDING: (4" EXPOSURE) EXTERIOR SIDING COLOR: JADE DRAGON 9129 SUPER PAINT FLAT
- 4- PAINTED SMOOTH HARDIE 1"X4" WINDOW AND CORNER TRIM: EXTERIOR TRIM COLOR: GREENBLACK 6994 SUPER PAINT SATIN
- 5- THERMATRU SMOOTH- STAR FIBERGLASS DOORS
- 6- CONTINOUS PAINTED METAL GUTTERS TO BE INSTALLED 6in BLACK
- 7- PAINTED SMOOTH HARDIE LAP SIDING: (6" EXPOSURE) EXTERIOR SIDING COLOR: JADE DRAGON 9129 SUPER PAINT FLAT
- 8- PAINTED SMOOTH 1"X10" TRIM BAND
- 9- PAINTED SMOOTH RAKE BOARD

ANDERSEN 100 SERIES SINGLE HUNG  
COMPOSITE WINDOWS



PROPOSED SOUTH  
CARRIAGECELEVATION

PROPOSED SOUTH  
HOUSE ELEVATION

CERTIFIED BY

DRAWN BY

Tamar de la Paz

DATE

MAY,16,2025

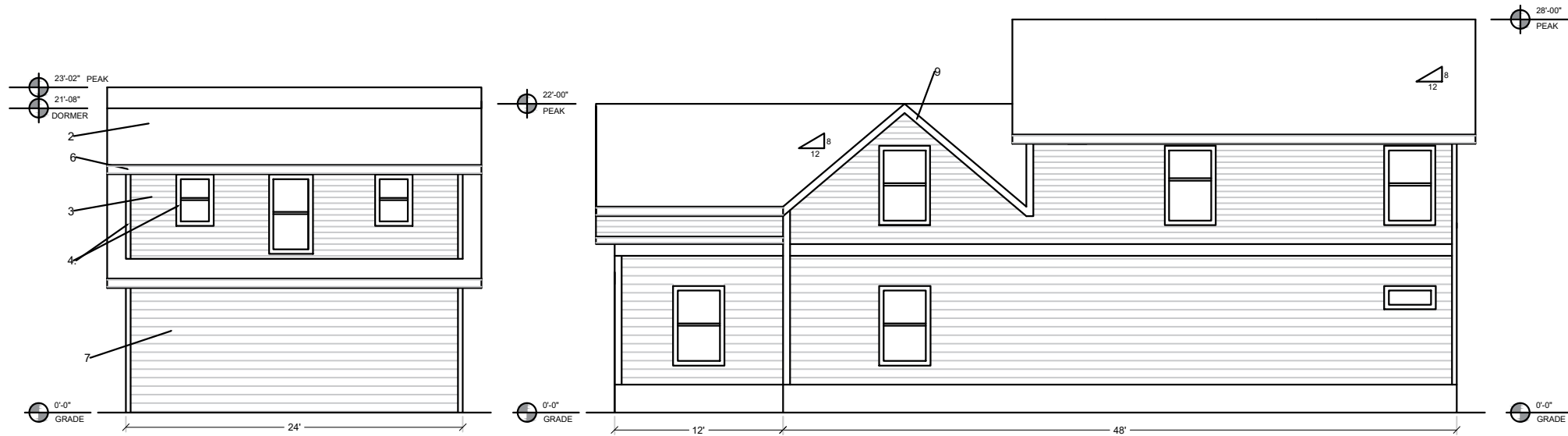
REVISION #

# ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

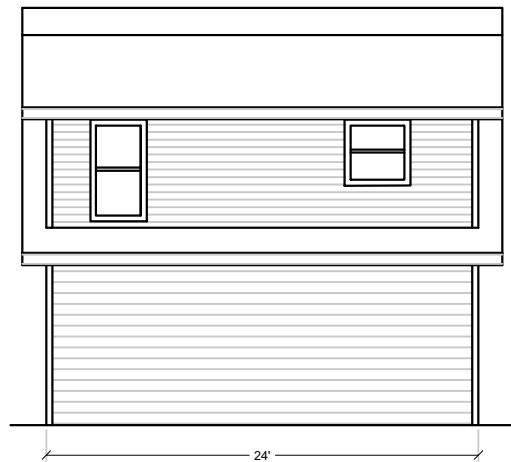
A4



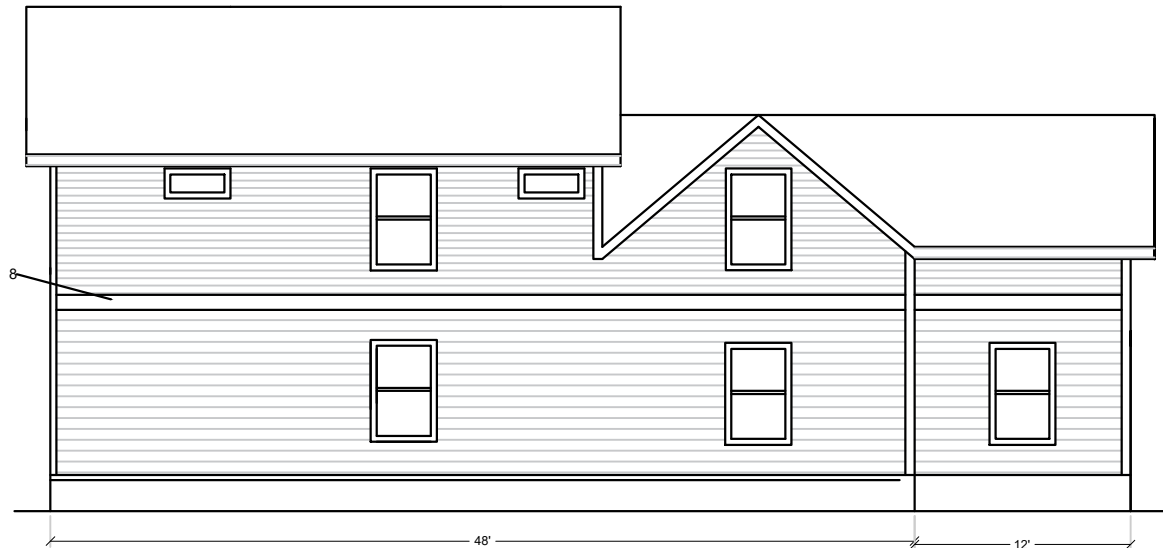


PROPOSED EAST  
CARRIAGE HOUSE ELEVATION

PROPOSED EAST  
HOUSE ELEVATION



PROPOSED WEST  
CARRIAGE HOUSE ELEVATION



PROPOSED WEST  
HOUSE ELEVATION

- KEY NOTES:
- 2- DIMENSIONAL SHINGLES OWENS CORNING TRU DEFINITION-DURATION ONYX BLACK ARCHITECTURAL- GRADE ASPHALT SHINGLES 36" WIDE ICE & WATER SHIELD @ EAVE
  - 3- PAINTED SMOOTH HARDIE LAP SIDING: (4" EXPOSURE) EXTERIOR SIDING COLOR: JADE DRAGON 9129 SUPER PAINT FLAT
  - 4- PAINTED SMOOTH HARDIE 1"X4" WINDOW AND CORNER TRIM: EXTERIOR TRIM COLOR: GREENBLACK 6994 SUPER PAINT SATIN
  - 6- CONTINOUS PAINTED METAL GUTTERS TO BE INSTALLED 6in BLACK
  - 7- PAINTED SMOOTH HARDIE LAP SIDING: (6" EXPOSURE) EXTERIOR SIDING COLOR: JADE DRAGON 9129 SUPER PAINT FLAT
  - 8- PAINTED SMOOTH 1"X10" TRIM BAND
  - 9- PAINTED SMOOTH RAKE BOARD

ANDERSEN 100 SERIES SINGLE HUNG  
COMPOSITE WINDOWS

CERTIFIED BY

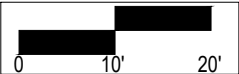
DRAWN BY  
**Tamar de la Paz**

DATE  
**MAY,16,2025**

REVISION #  
# ---

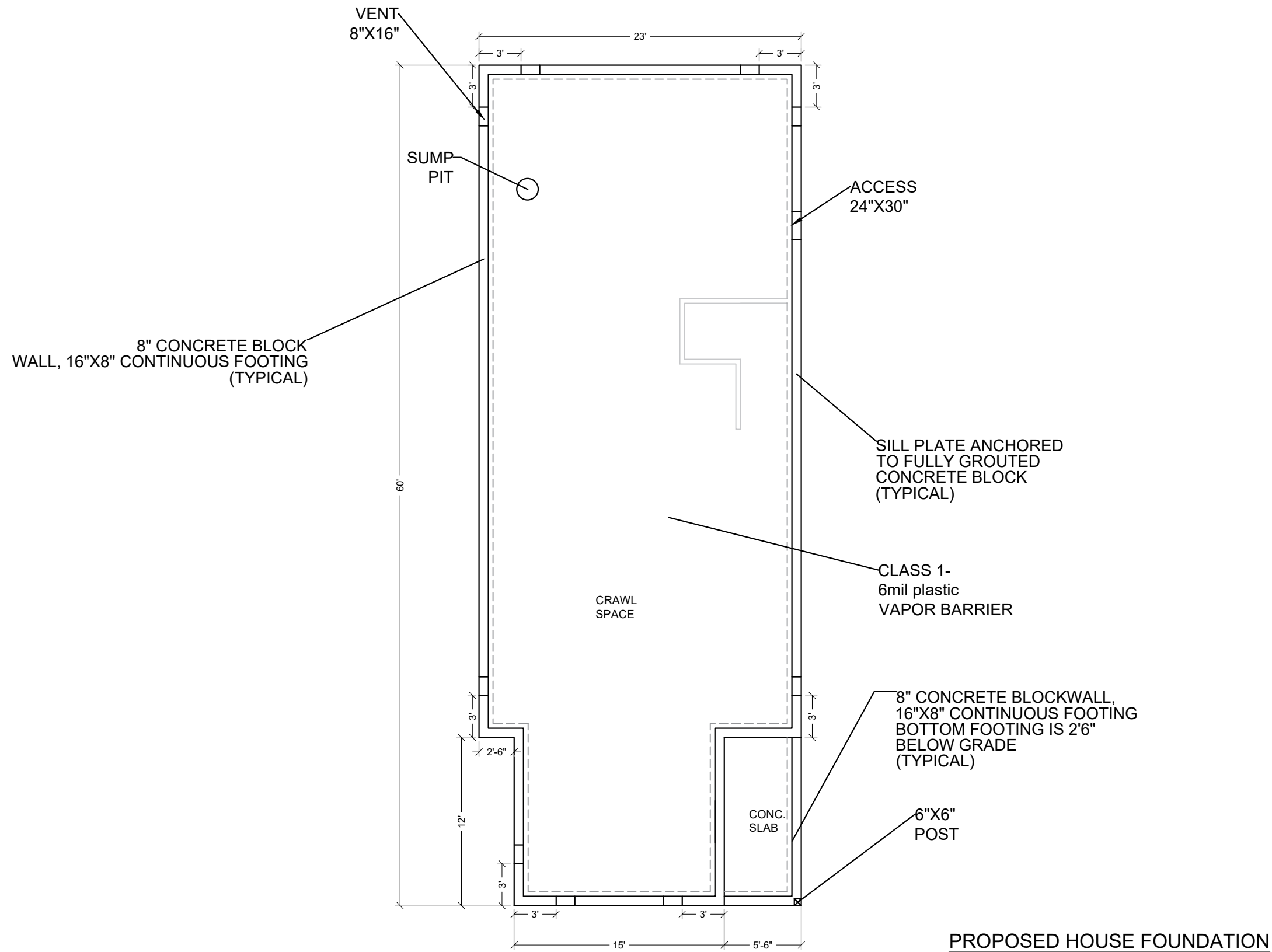
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

A5



Proposed East-West  
**Elevations**  
SCALE: 3" =32'





CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

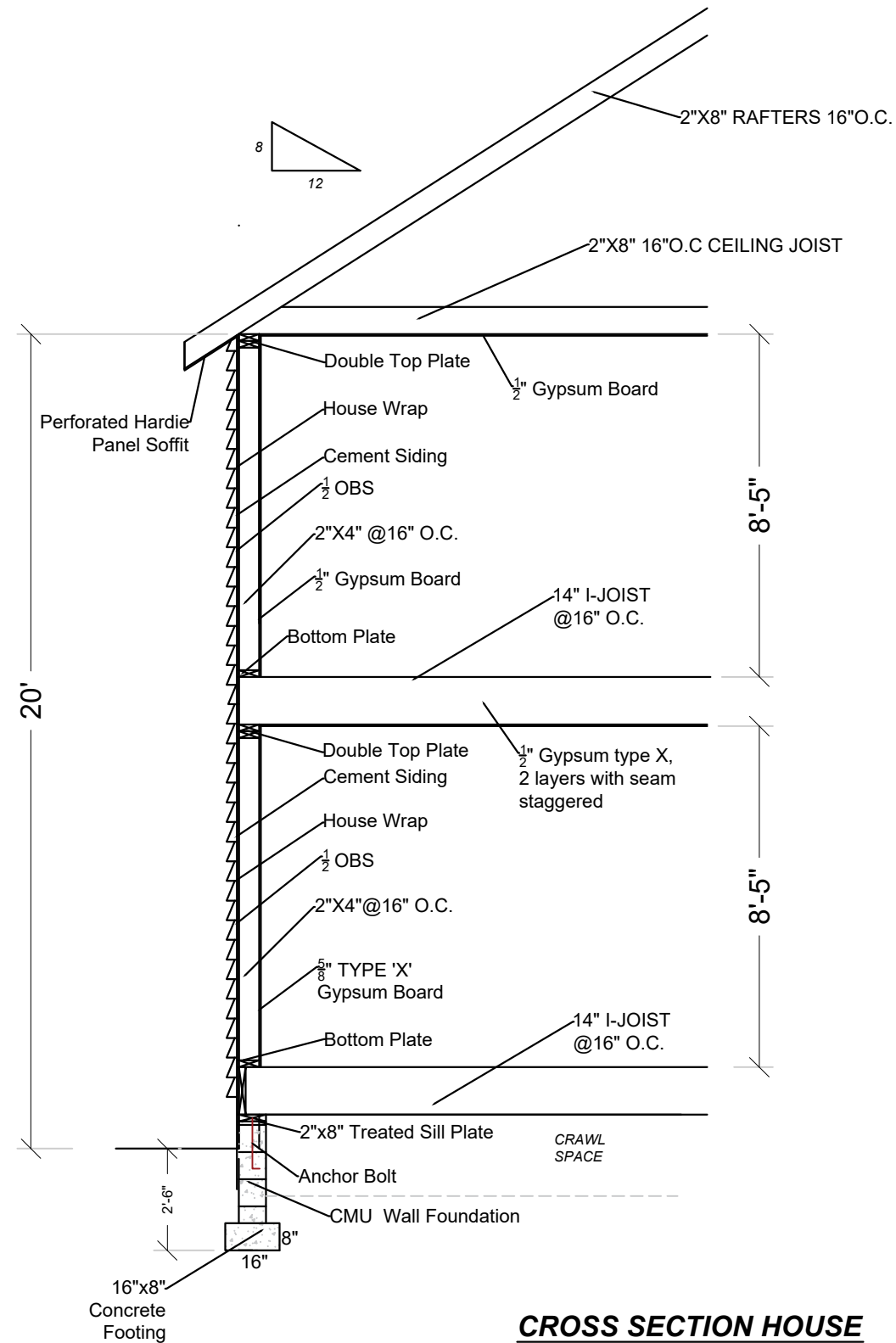
DATE  
**MAY,16,2025**

REVISION #  
# ---

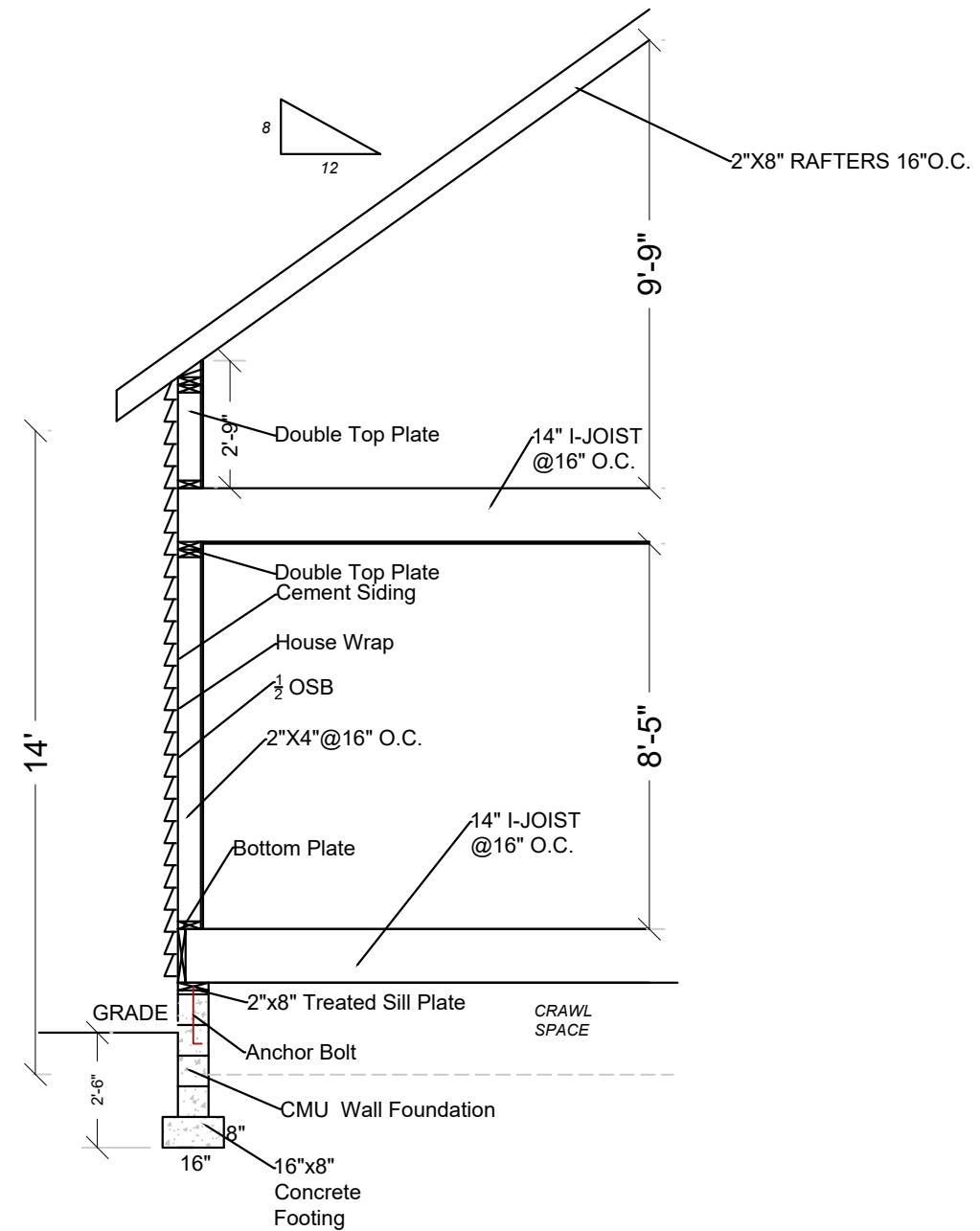
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

S1

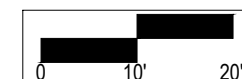




**CROSS SECTION HOUSE**



**CROSS SECTION HOUSE BUMP OUT FRONT OF THE HOUSE**



Proposed House  
**Cross  
Section**  
SCALE: 1" = 4'

CERTIFIED BY

DRAWN BY

**Tamar de la Paz**

DATE

**MAY, 16, 2025**

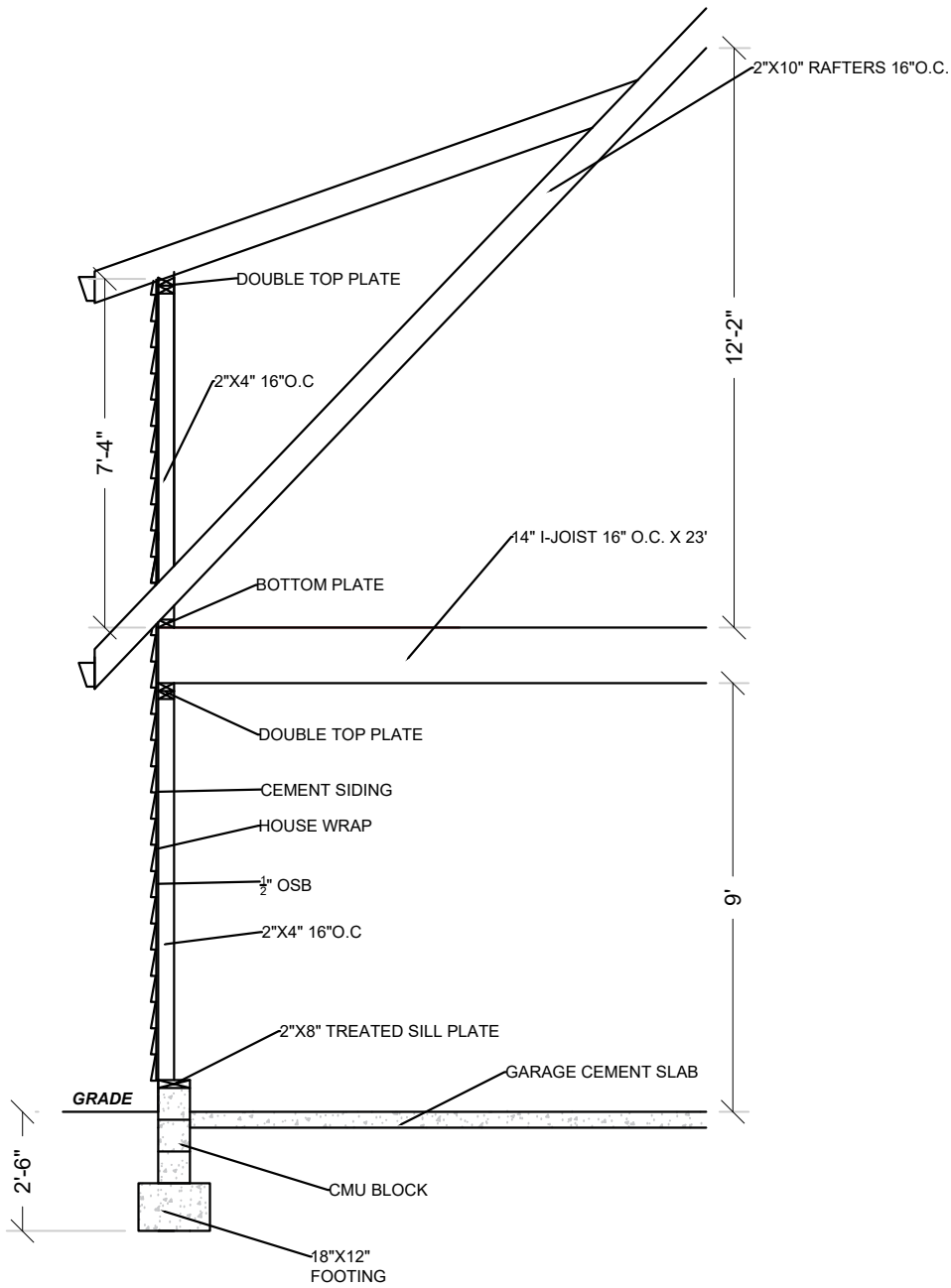
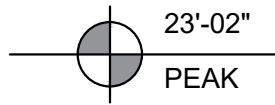
REVISION #

1

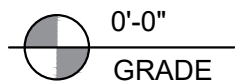
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**S2**





**CROSS SECTION CARRIAGE HOUSE**



Proposed  
Carriage House  
**Cross  
Section**  
SCALE: 1" = 4'

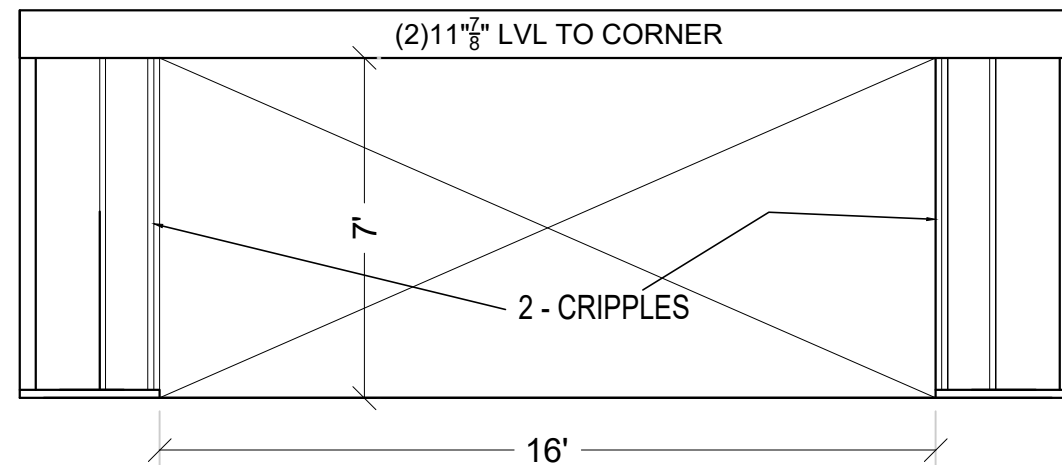
CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**  
DATE  
**MAY, 16, 2025**  
REVISION #  
# ---

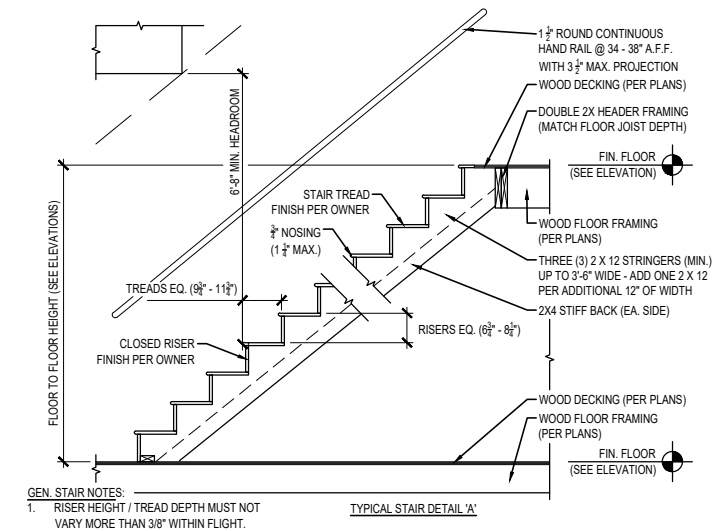
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**S3**

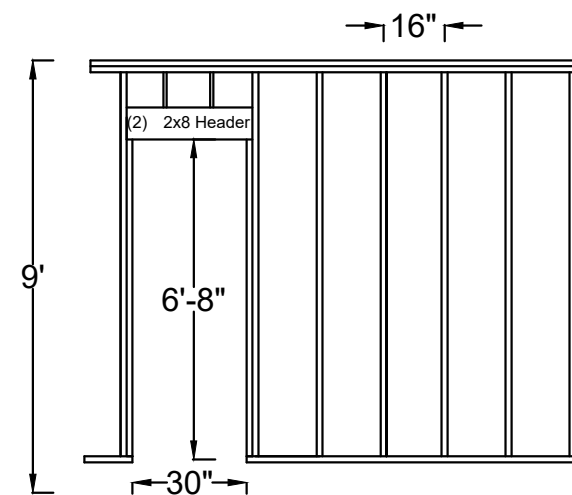




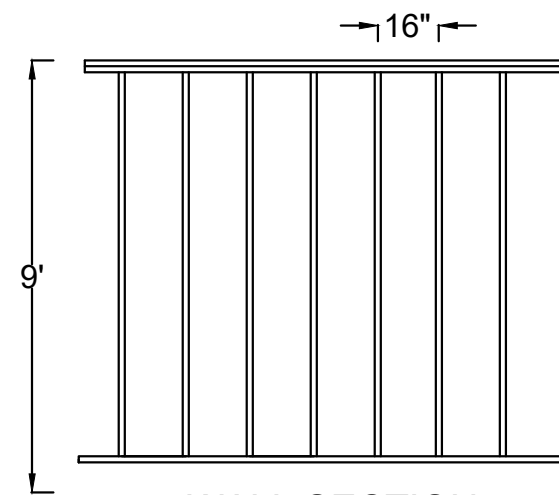
**GARAGE HEADER**



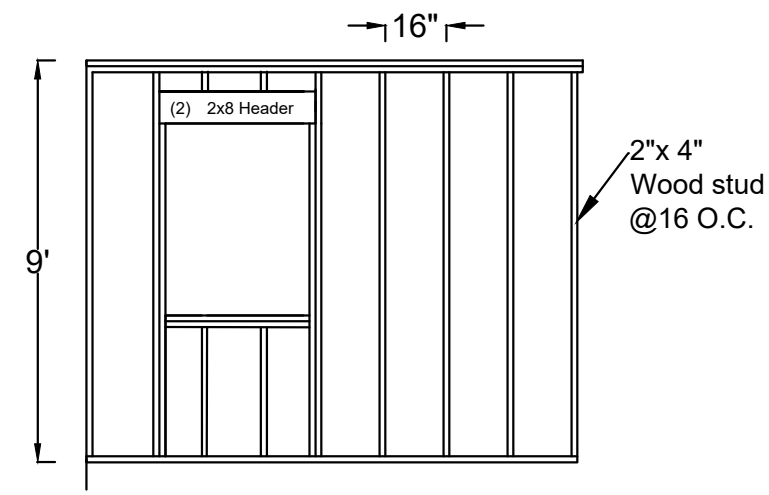
**STAIRS DETAILS**



**TYPICAL DOOR**



**WALL SECTION**



**TYPICAL WINDOW**

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**  
DATE  
**MAY,16,2025**  
REVISION #  
# ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**S4**





# **2025-COA-111 (MCD)**

## **WEST MARKET STREET**



The Indianapolis Department of Public Works (DPW), with funding from the Federal Highway Administration (FHWA), is proposing to proceed with INDOT Des. No. 2300030, Market Street Reconstruction in downtown Indianapolis. The proposed project area is Market Street from approximately 45 feet west of Capitol Avenue's centerline to approximately 30 feet east of Illinois Street's centerline and will extend approximately 50 feet north and south of Market Street on Capitol Avenue and Illinois Street. The total project length is approximately 585 feet.

The need for this project is based on the deteriorating conditions of Market Street, specifically the roadway and sidewalks. The existing pavement has been in place for over 60 years, thereby exceeding its intended live expectancy and has started failing. As such, the City of Indianapolis experiences high maintenance costs due to drainage issues, utility issues and persistent brick pavement corrections. Indianapolis DPW has also advanced pedestrian walkability and accessibility in this corridor and the current construction's deficient brickwork limits pedestrian access and has become a safety liability.

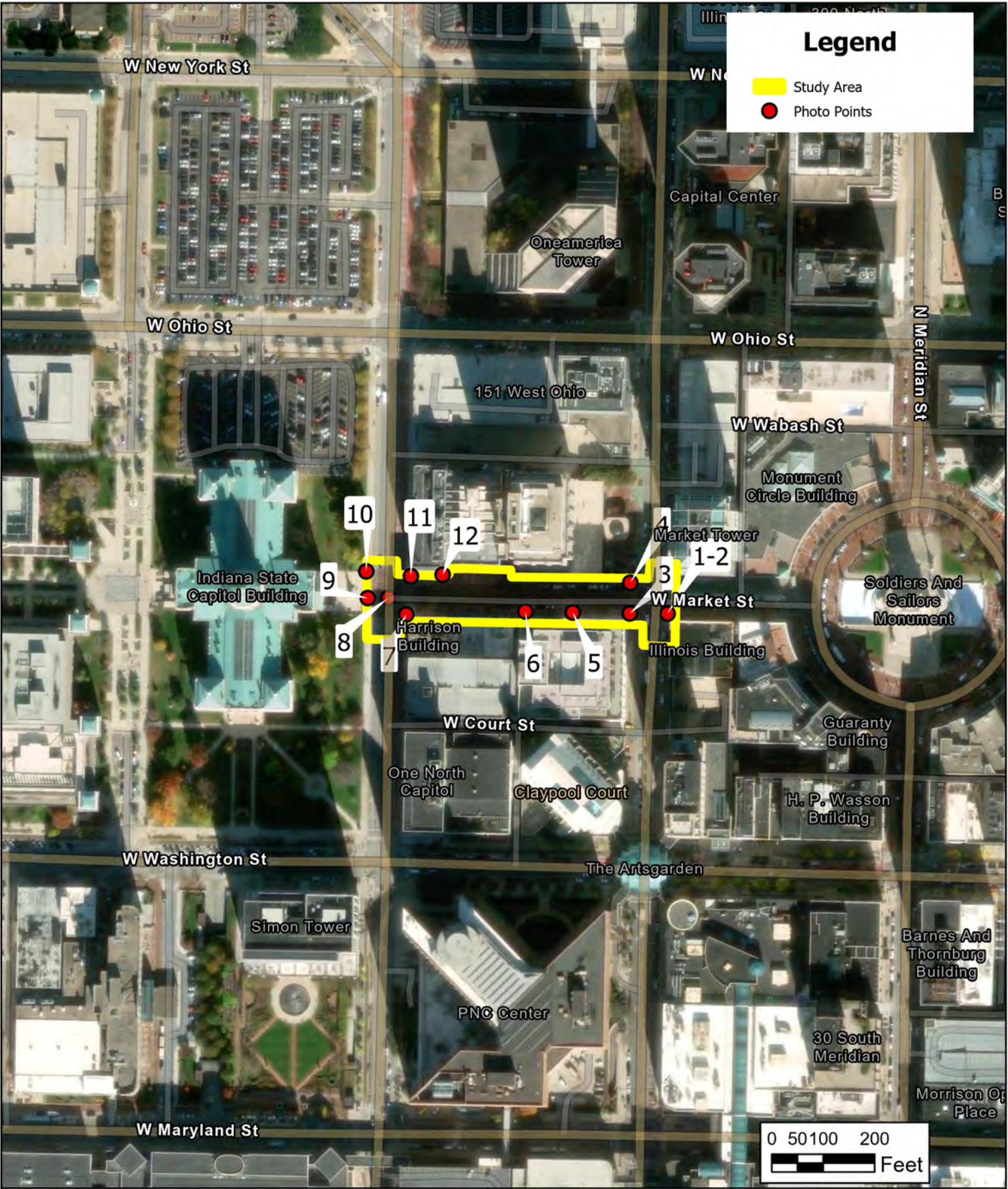
The purpose of this project is to correct the current roadway and sidewalk deficiencies on Market Street from Capitol Avenue to Illinois Street and provide a facility that improves pedestrian accessibility through the corridor.

Market Street consists of two 15-foot travel lanes with two 10-foot parking lanes and 20-foot pedestrian areas. The roadway and sidewalks are currently paved with brick. The existing right-of-way is approximately 90 feet (45 feet either side of the centerline) between Illinois Street and Capitol Avenue.

The proposed project will reconstruct the entire roadway through the project area, including curb and gutter, and sidewalks. This project will widen pedestrian areas on both sides of the roadway, reducing the driving area through the corridor from 50-foot clear roadway width to 40-foot clear roadway width. The sidewalk widths will be expanded from 20 feet to 25 feet on both north and south sides of Market Street. There will also be upgrades to the landscaped areas, subsurface infrastructure, and utilities in the project area.

There will be no permanent right-of-way acquired as part of this project. However, right-of-entries or temporary right-of-way will be required for sidewalk and driveway reconstruction. It is anticipated that the trees currently lining Market Street will be removed during construction and replaced once construction is complete. Maintenance of traffic (MOT) for this project will require phased construction and will maintain at least one lane of eastbound travel at all times. The expected detour for westbound vehicles will be to use northbound Illinois Street to westbound Ohio Street to southbound Capitol Avenue. Pedestrian Access to adjacent properties will be continuously maintained through the duration of construction. Temporary inconveniences associated with project construction are to be expected, but will resolve upon project completion. Construction is anticipated to begin in Spring 2026 and will last approximately 16 months. Due to the amount of utilities known in the project area, utility coordination has begun and will remain ongoing through the project development.





Scale: 1" = 250'

CHA Project No.: 75533  
DPW Project No.: ST-25-542  
Des. No. 2300030

### Aerial Map

W. Market St. Reconstruction, Capitol Ave. to Illinois St.  
Indianapolis, IN

Service Layer Credits: Maxar, Microsoft, Esri Community Maps Contributors, City of Indianapolis Marion Co, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





Photo 1: At the southeast corner of Market St and Illinois St, looking northwest



Photo 2: At the southeast corner of Market St and Illinois St, looking west



Photo 3: At the southwest corner of Market St and Illinois St, looking northeast



Photo 4: On the northwest corner of Market St and Illinois Ave, looking southwest





Photo 5: On the southern side of Market Street, looking northwest



Photo 6: On the southern side of Market St, looking west.

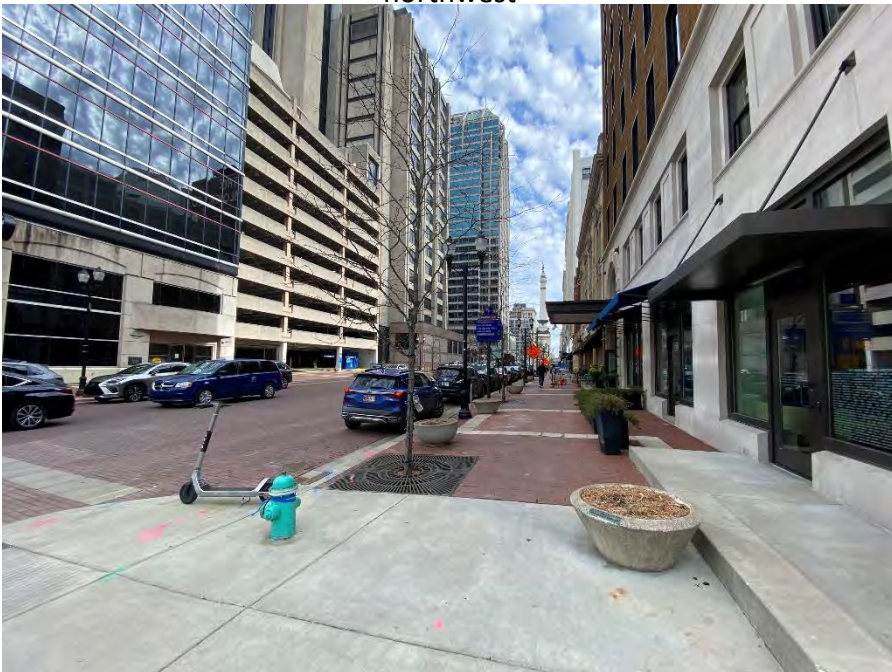


Photo 7: On the southeastern side of Market St and Capitol Ave, looking east

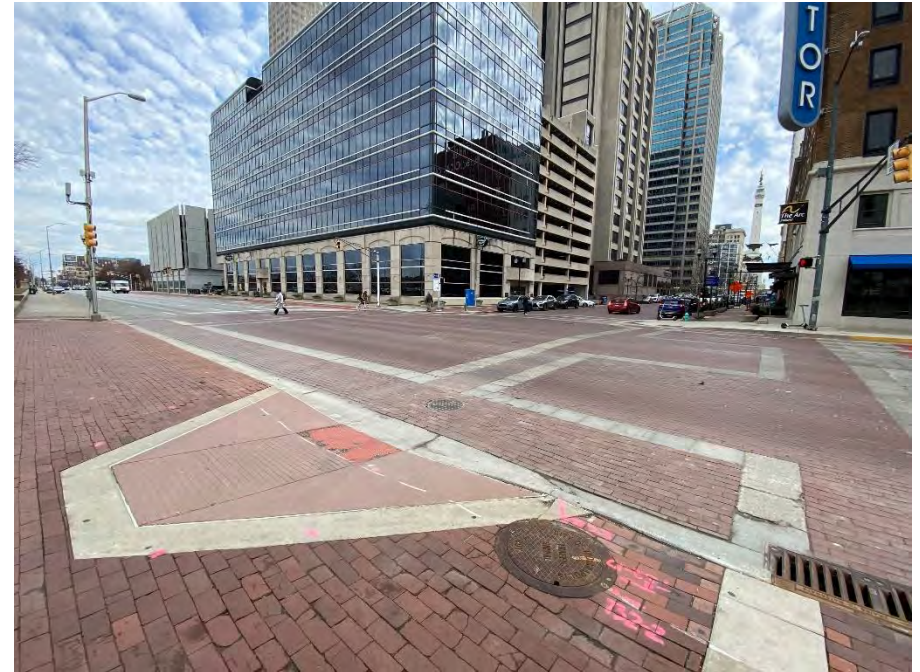


Photo 8: At Market St and Capitol Ave, looking east





Photo 9: At the western end of Market St and Capitol Ave, looking north

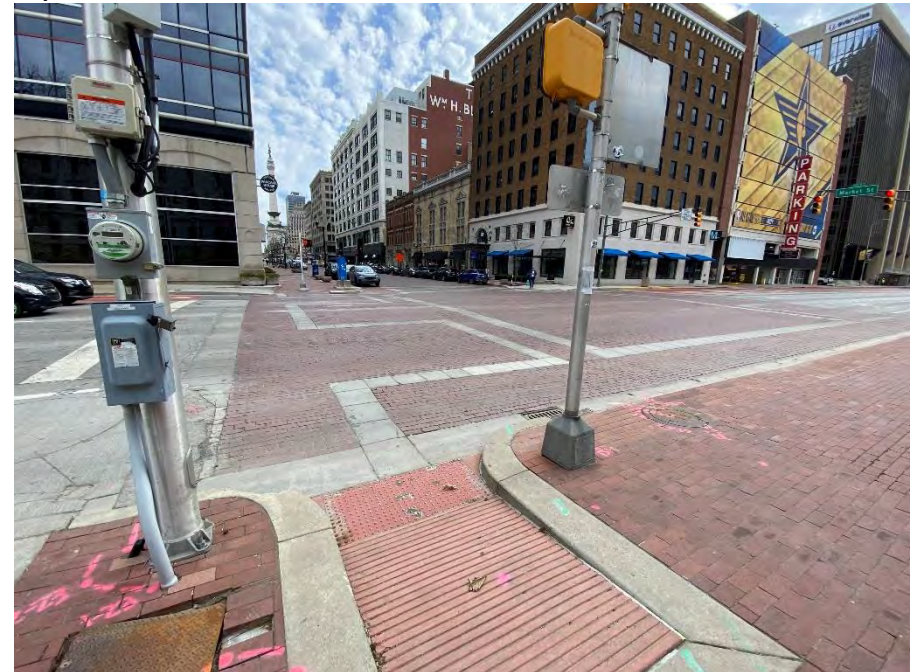


Photo 10: At the western end of Market St and Capitol Ave, looking east

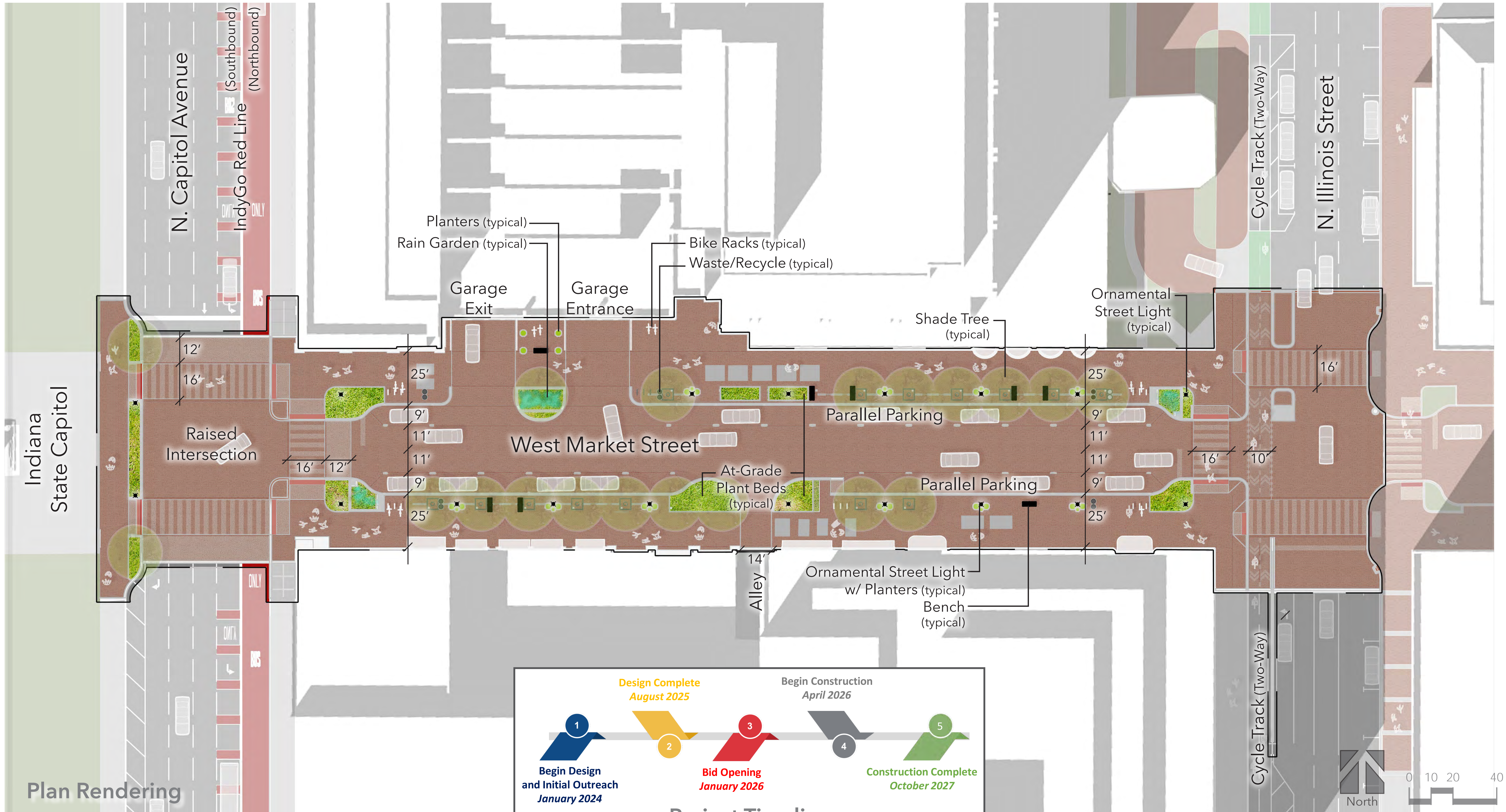


Photo 11: At the northeast corner of Market St and Capitol Ave, looking south

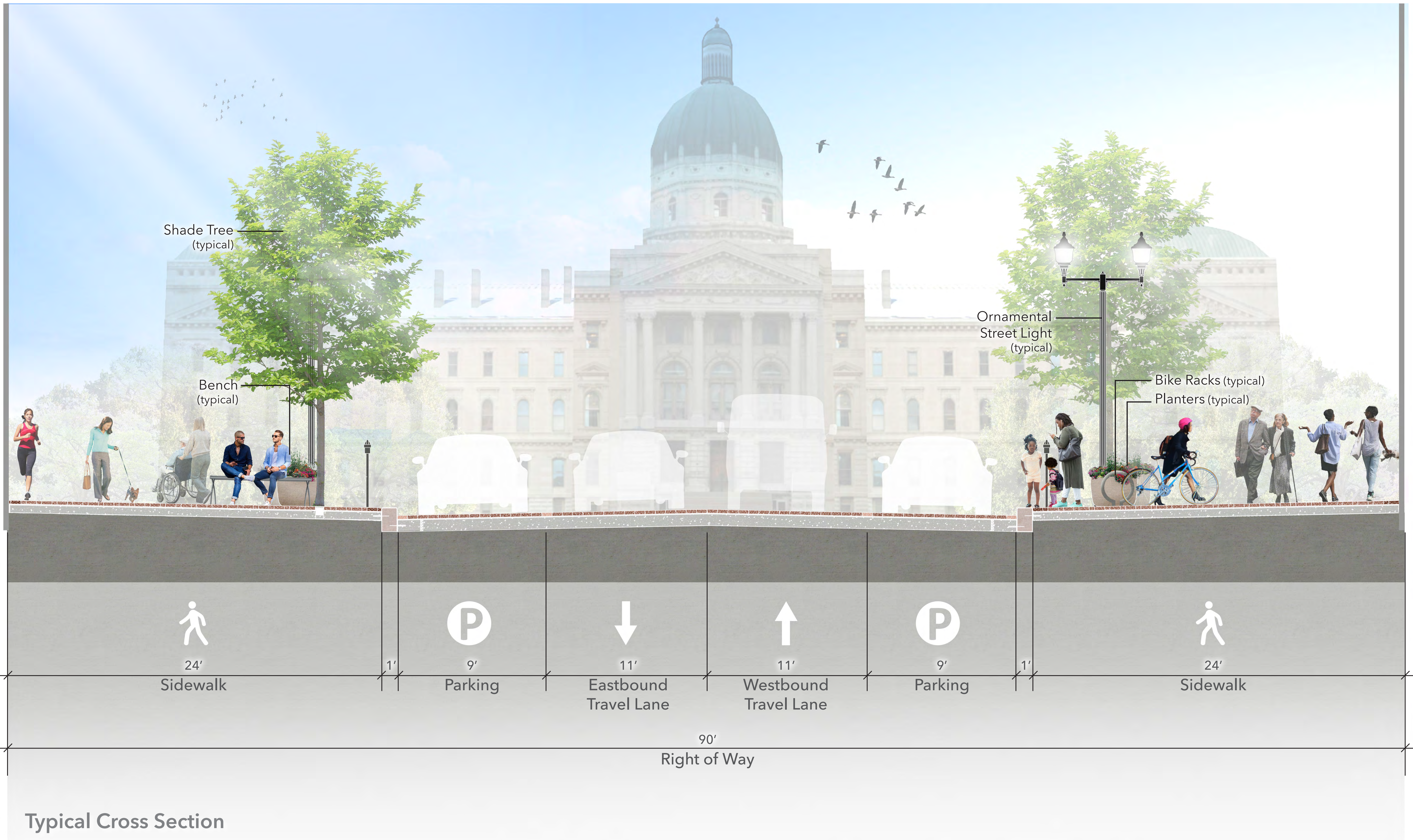


Photo 12: On the northern side of Market St, looking east.









Typical Cross Section





Perspective View  
Looking West from Illinois Street





Perspective View  
Looking East from Indiana State Capitol





**Birds Eye View**  
Looking East to Illinois Street Intersection





Birds Eye View  
Looking West to Capitol Avenue Intersection





**Street View**  
Looking East from Parking Garage Entrance





**Street View**  
Looking West from Parking Garage Entrance

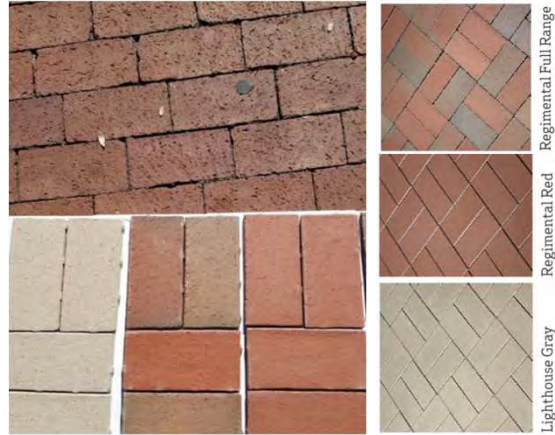




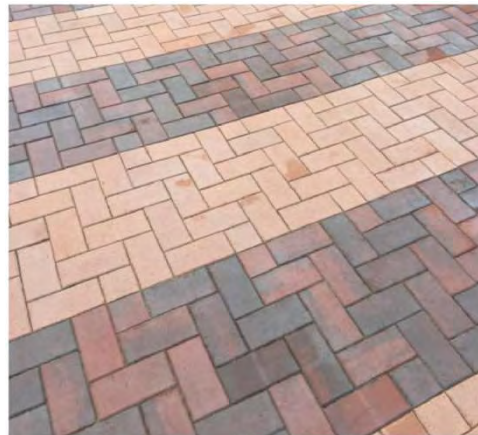
**Street View**  
Looking West from Illinois Street Intersection



PAVEMENTS



Proposed Color Blend Against Existing Pavers



CROSSWALKS & MARKINGS

LIGHTING



Washington – Double Acorn

TREE GRATES



Paver grate

SEATING



Landscape Forms Park Vue (Backless)

Proposed  
Sidewalk  
Amenities

CYCLE PARKING



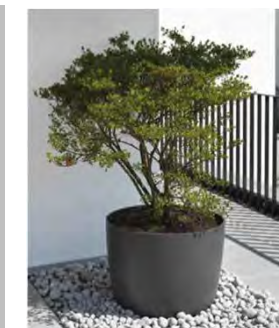
Ring

LITTER & RECYCLE



Trash Can

PLANTERS



Greenform Kyoto





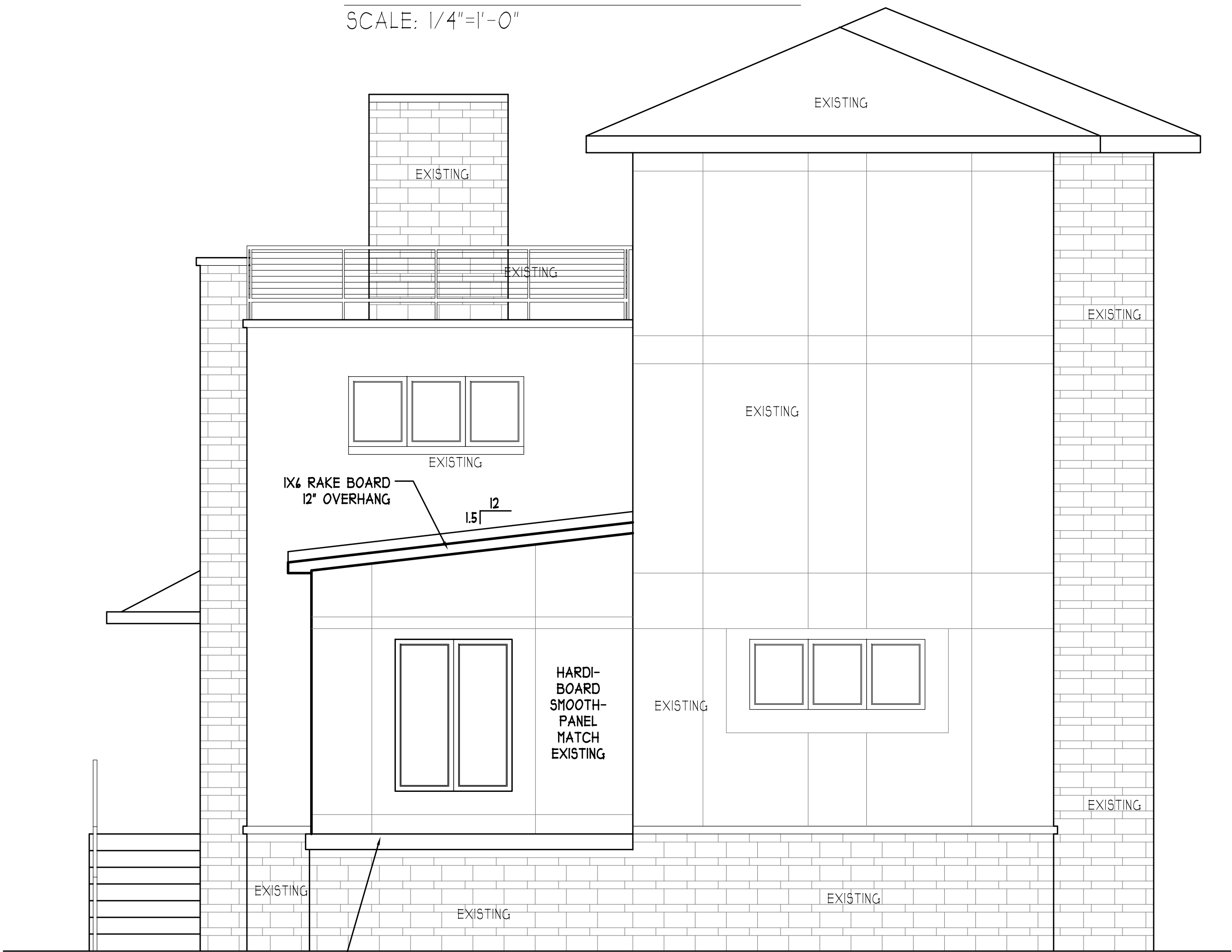
# **2025-COA-132 (CAMA)**

## **604 EAST NORTH STREET**

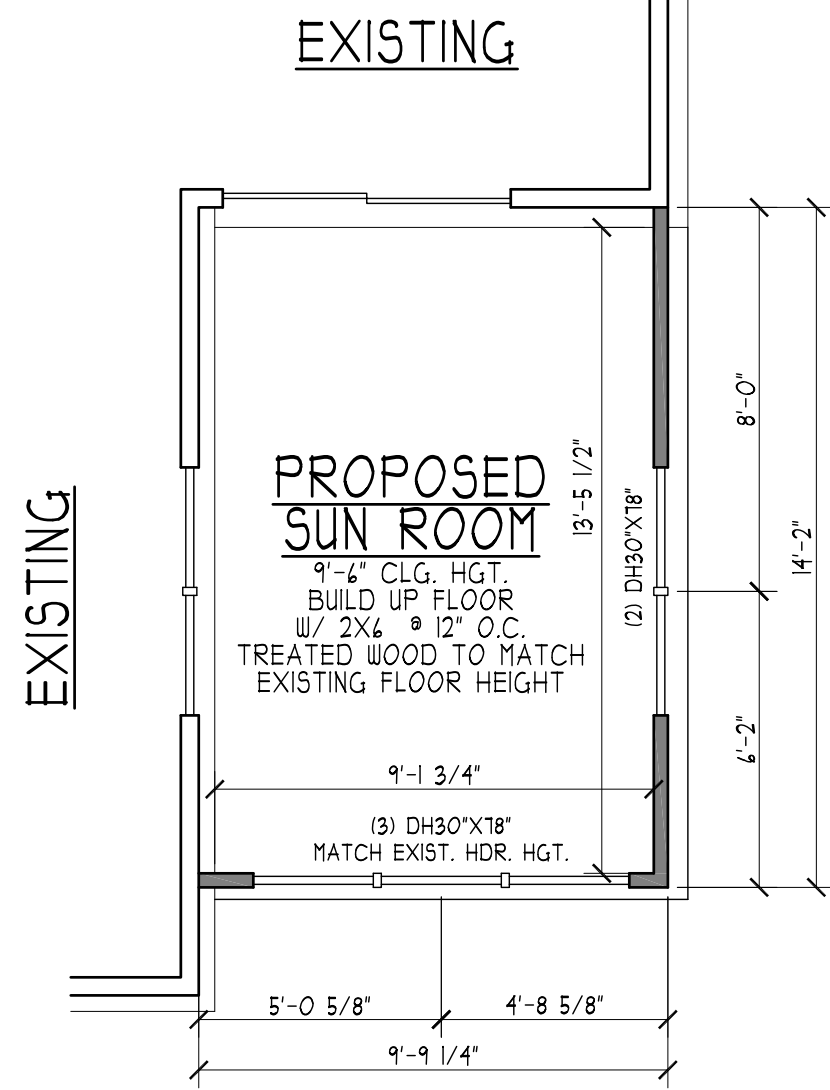




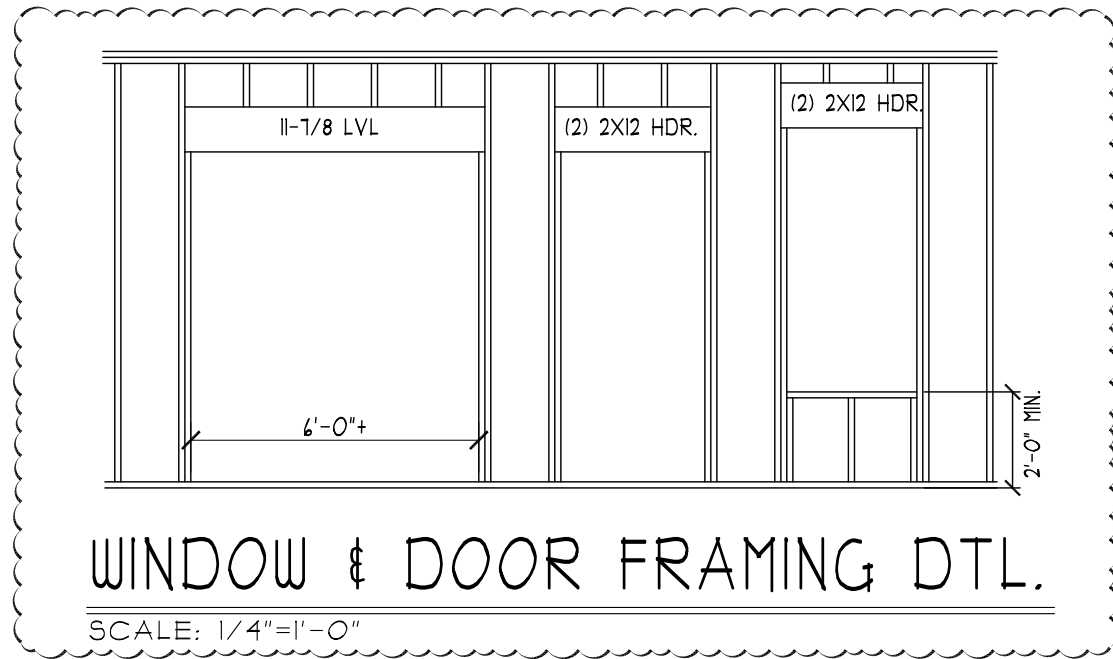
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



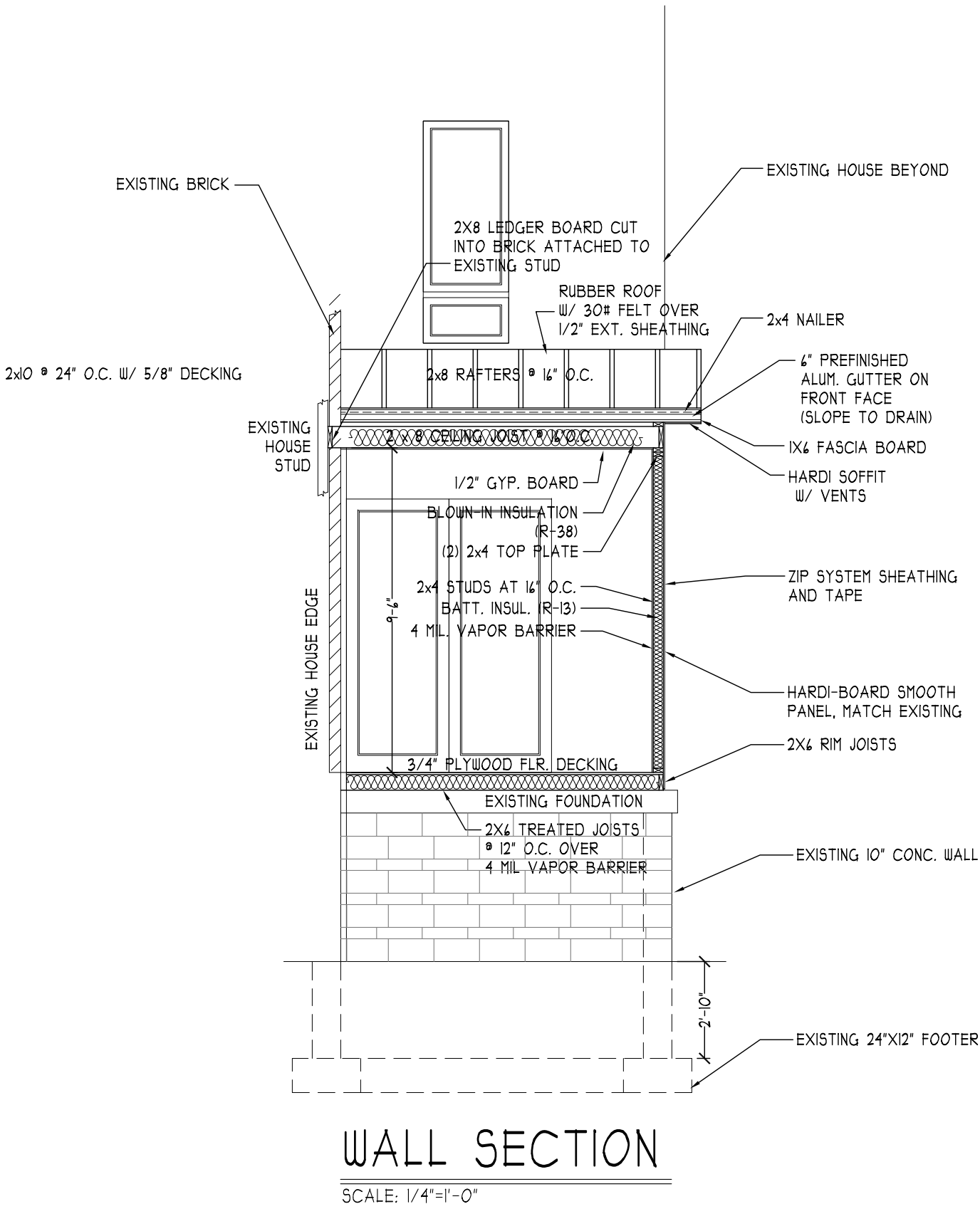
RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"



- GENERAL FLOOR PLAN NOTES:**
- ALL INTERIOR WALLS ARE 2X4 OR 2X4 AS SHOWN. EXTERIOR WALLS ARE 2X4 OR 2X4 W/ ONE LAYER OF 1/2" SHEATHING. ALIGN EXTERIOR OF SHEATHING WITH FOUNDATION WALL. ALL ANGLED WALLS ARE 45 DEGREES FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
  - CONFIRM ALL HEADER HEIGHTS AND SIZES PRIOR TO START OF FRAMING. ALL OPENINGS ARE TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
  - VERIFY ALL TYPES AND SIZES OF WINDOW UNITS AND DOORS WITH OWNER/BUILDER. NOTIFY BUILDER OF ANY DISCREPANCIES.
  - VERIFY LOCATION, TYPES AND SIZES OF VENTS AND EXTERIOR TRIM WITH OWNER/BUILDER.
  - INSULATE HIDDEN AREAS OR ASSEMBLIES BEFORE COVERING.
  - BUILDER/LUMBER SUPPLIER SHALL SPECIFY SIZES OF DIMENSIONAL LUMBER FOR FLOOR AND ROOF SYSTEMS. NOTIFY BUILDER/LUMBER SUPPLIER IMMEDIATELY OF ANY DISCREPANCIES.
  - STEEL LINTELS OR WOOD BEARING AREAS, PROPERLY SIZED, ARE TO BE PROVIDED OVER ALL OPENINGS TO SUPPORT MASONRY VENEER.
  - ALL ROOF AND WALL INTERSECTIONS SHALL BE FLASHED WITH ALUMINUM OR BETTER MATERIAL.
  - ALL BEDROOM EGRESS WINDOWS TO MEET MIN. CLEAR OPENING OF 5.7 FT2 UNLESS NOTED OTHERWISE. ONE WINDOW MINIMUM NEEDED PER BEDROOM.



WALL SECTION  
SCALE: 1/4"=1'-0"

**NOTES**

IT IS THE BUILDER/ OWNERS RESPONSIBILITY TO VERIFY THE PROPER AIR SPACE BETWEEN ALL BRICK AND WOOD WALLS WITH HOUSE WRAP. TO PREVENT WATER INFILTRATION. BUILDER/ OWNER SHOULD SEEK THE ASSISTANCE OF A QUALIFIED ENGINEER FOR THE PROPER SIZING OF ALL STRUCTURAL HEADERS, RAFTERS, SUPPORT BEAMS, LAMINATED BEAMS, JOISTS, FOOTINGS, ETC. IT IS THE BUILDER/ OWNER RESPONSIBILITY TO VERIFY ALL DIMENSIONS & DESIGN OF THESE DOCUMENTS FOR ACCURACY.

SCALE	1/4"=1'-0"
DRAWN BY	MUS
CHECKED	MUS

DATE	REVISIONS

PROJECT	ANDERSON RESIDENCE
	404 E NORTH STREET, INDIANAPOLIS, IN
SHEET TITLE	ENCLOSED SUNROOM

CLIENT INFORMATION

SHAW DESIGN
WHERE DRAFTING MEETS DESIGN
NORLEESVILLE, INDIANA 46060
EMAIL: SHAWDESIGN@GMAIL.COM

SHEET NO	A-1
OF	1
DATE	5/15/25
DWN NO	4

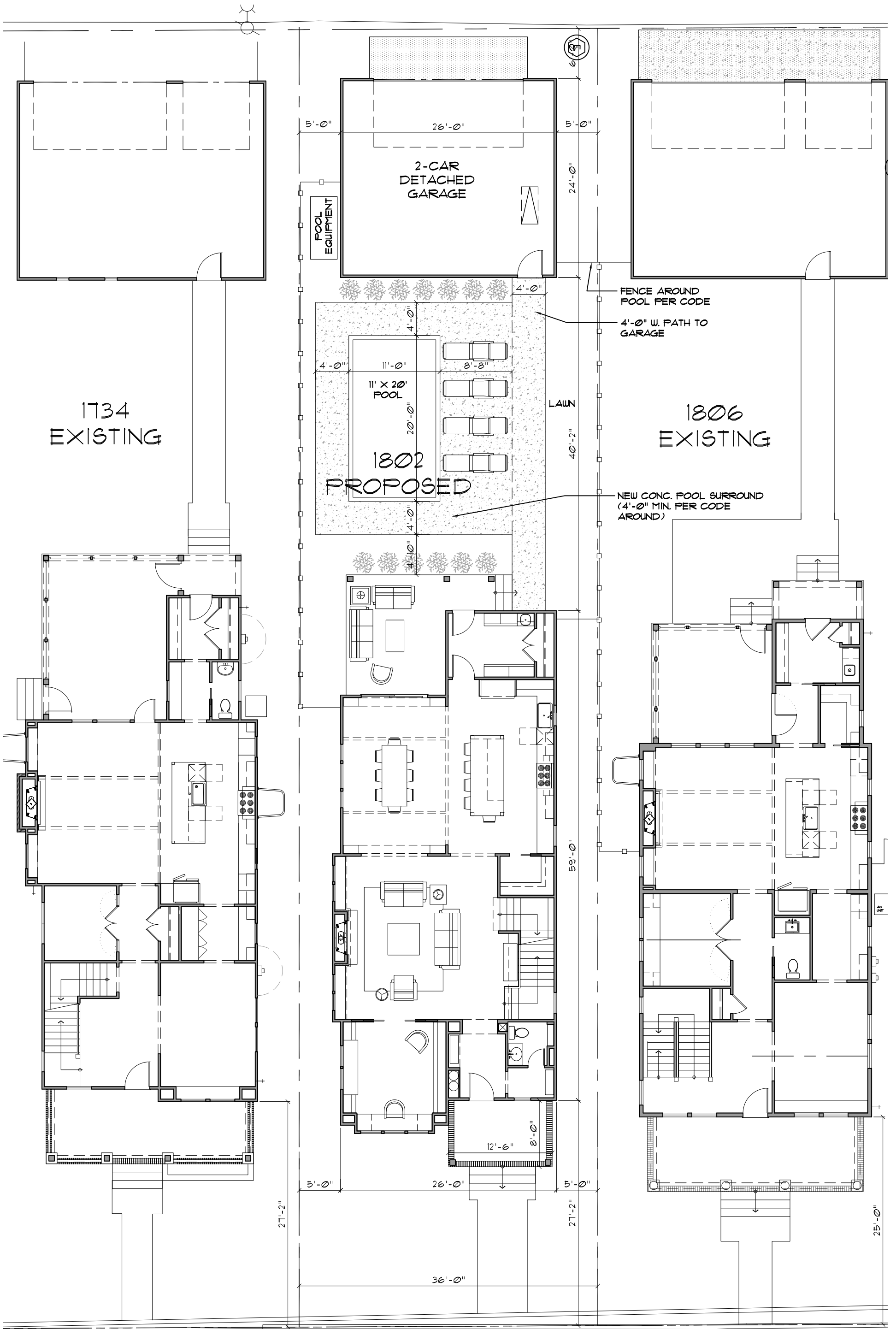




# **2025-COA-134 (HMP)**

## **1802 NORTH ALABAMA STREET**





ALABAMA STREET

SITE PLAN @ 3/32" = 1'-0"

125



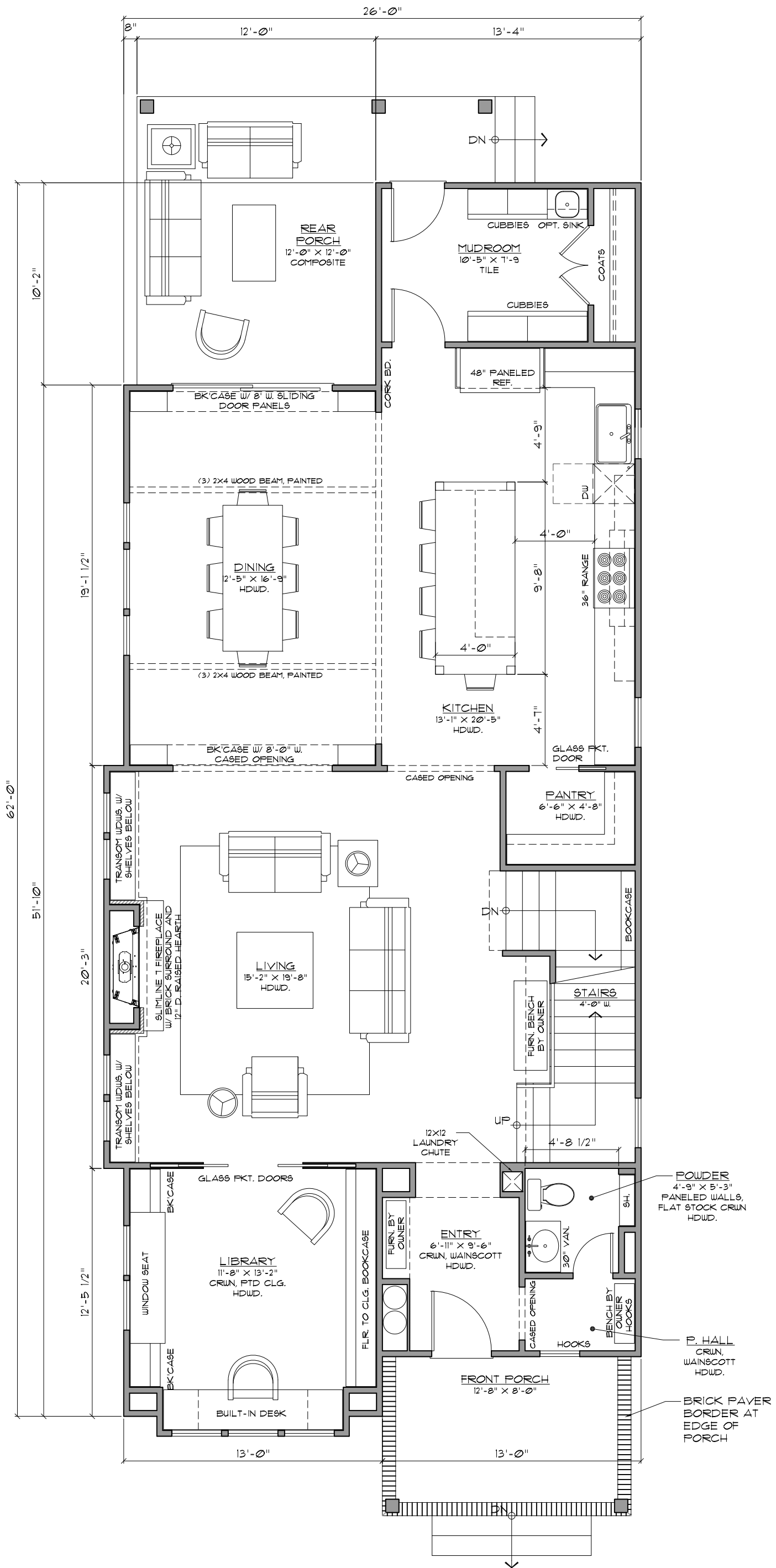




# ALABAMA STREET STREETSCAPE

SCALE: NTS

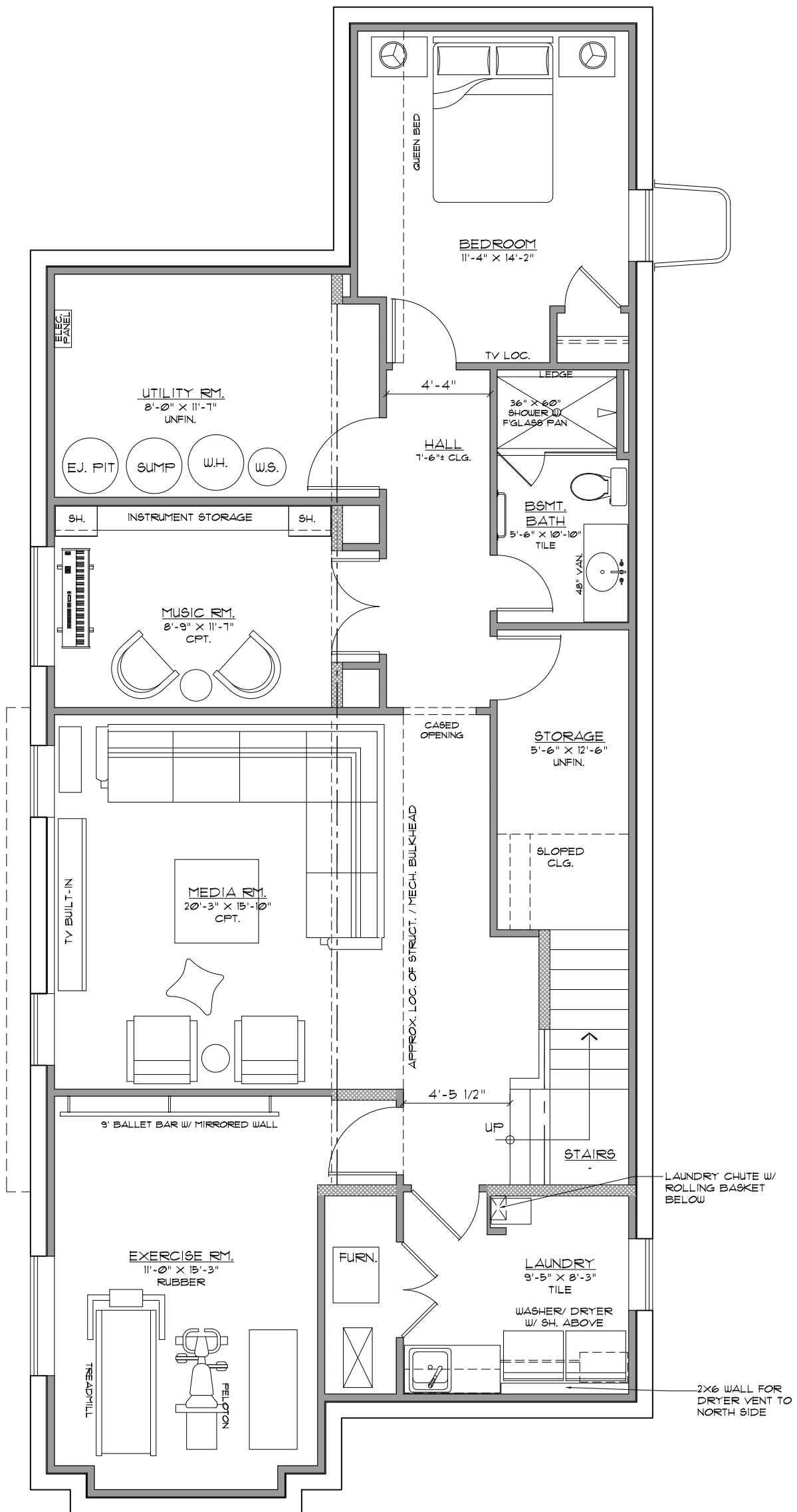










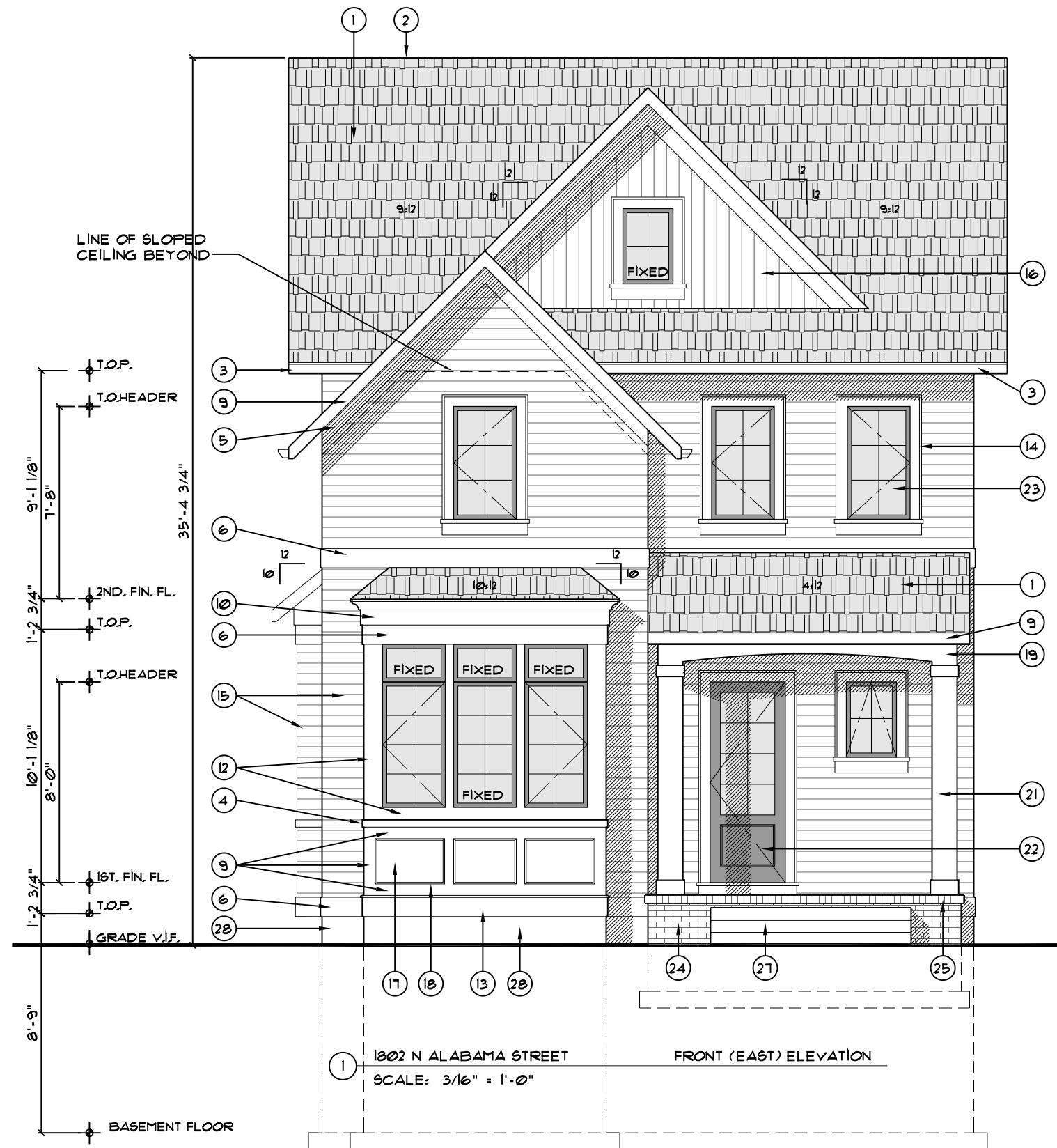




EXTERIOR MATERIALS KEY

- ① 3-DIMENSIONAL FIBERGLASS SHINGLE ROOF
- ② RIDGE VENT
- ③ ALUMINUM GUTTER
- ④ 5/4X4 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑤ 5/4X6 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑥ 5/4X10 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑦ NOT USED
- ⑧ 5/4X SMARTSIDE TRIM BOARD (SMOOTH)
- ⑨ 1X6 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑩ 2X8 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑪ 1X12 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑫ 1X SMARTSIDE TRIM BOARD (SMOOTH)
- ⑬ SLOPED 2X2 ON 5/4X10 SMARTSIDE BAND BD. (SMOOTH)
- ⑭ AZEK HISTORIC-BACKBAND WDW. AND DOOR SURROUND -  
HEAD TRIM: 4/4 X 6  
CASING: 4/4 X 6  
BACK BAND: AZM-6931  
SILL: AZM-T958  
APRON: 4/4 X 6
- ⑮ FIBERCEMENT BOARD SIDING - 5" EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
- ⑯ FIBERCEMENT BOARD SIDING - 6" VERT. EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
- ⑰ FIBERCEMENT BOARD PANEL (SMOOTH)
- ⑱ 1/2" COVE INSET IN PANEL
- ⑲ FIBERCEMENT WRAPPED ARCHED BEAM
- ⑳ 8" SQUARE TRIM WRAPPED COLUMNS W 1X8 BASE (REAR PORCH)
- ㉑ 12" SQUARE TRIM WRAPPED COLUMNS W 1X8 BASE AND 1X6 CAP (FRONT PORCH)
- ㉒ STAIN GRADE EXTERIOR DOOR
- ㉓ ANDERSEN 100 WINDOWS
- ㉔ STANDARD BRICK VENEER AT FRONT PORCH FOUNDATION
- ㉕ BRICK PAVERS AT FRONT PORCH
- ㉖ EPDM ROOF MEMBRANE (FLAT PORCH ROOF)
- ㉗ CONCRETE STEPS
- ㉘ CONCRETE FOUNDATION
- ㉙ WOOD STEPS, FINISH TBD

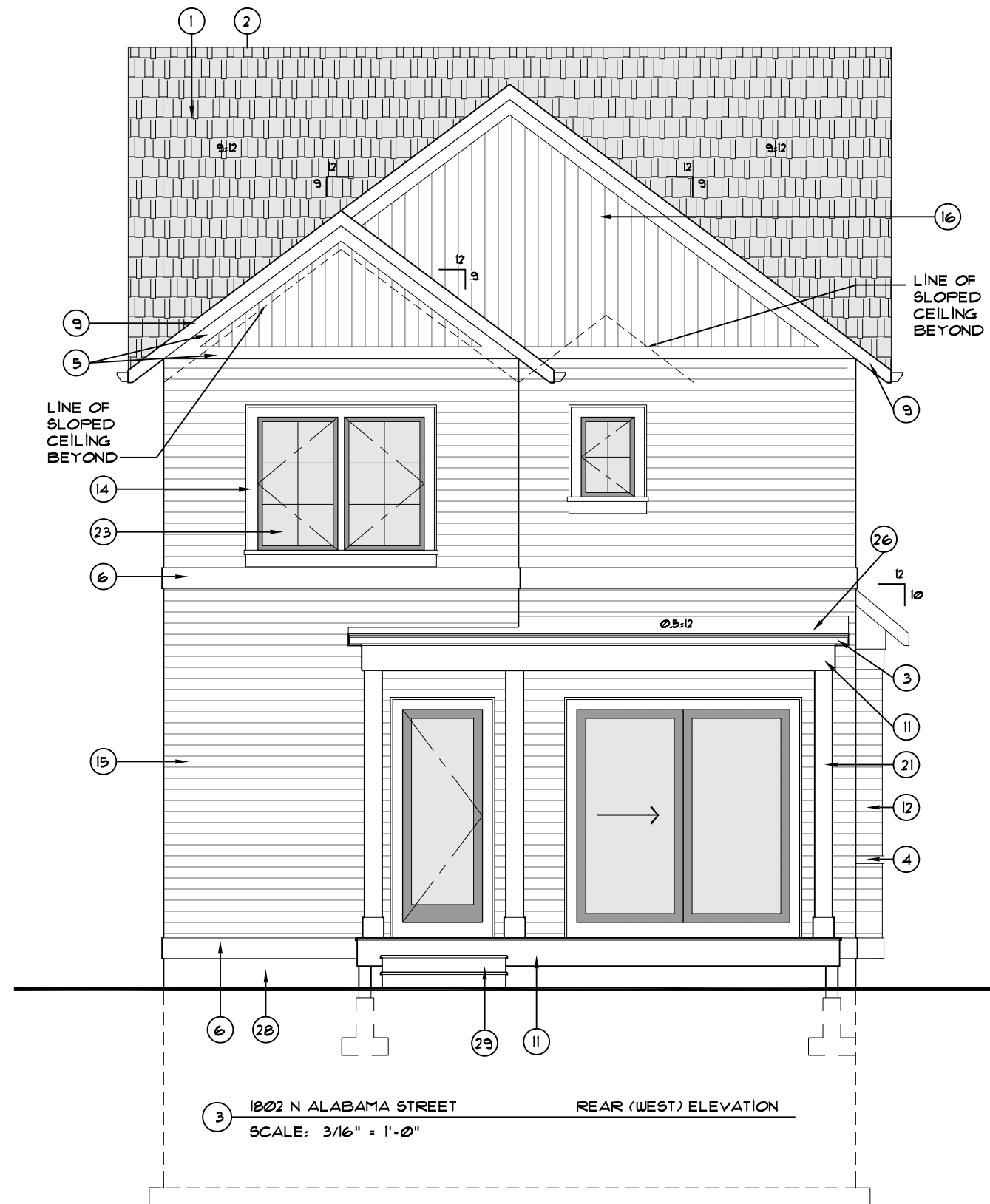












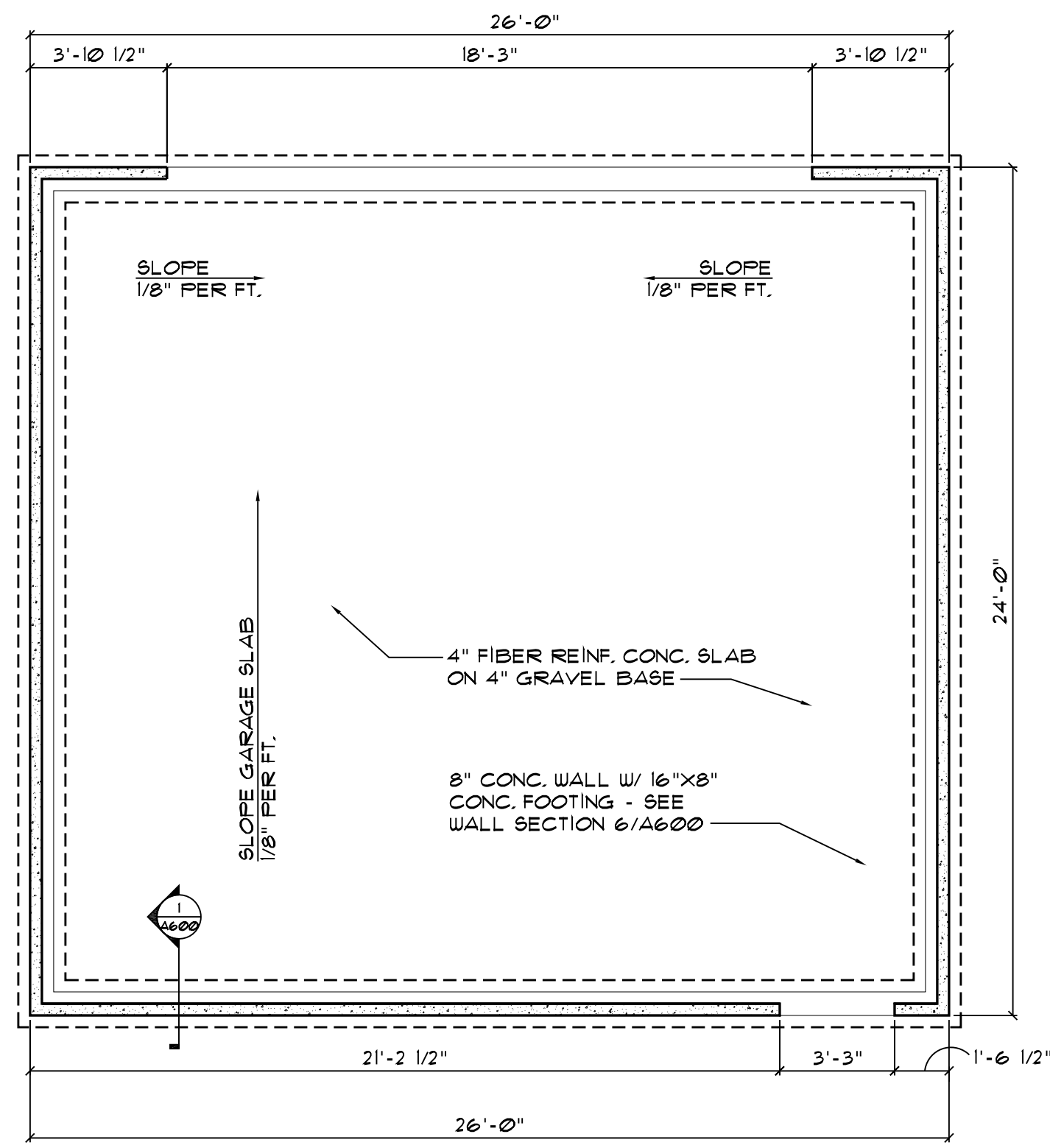






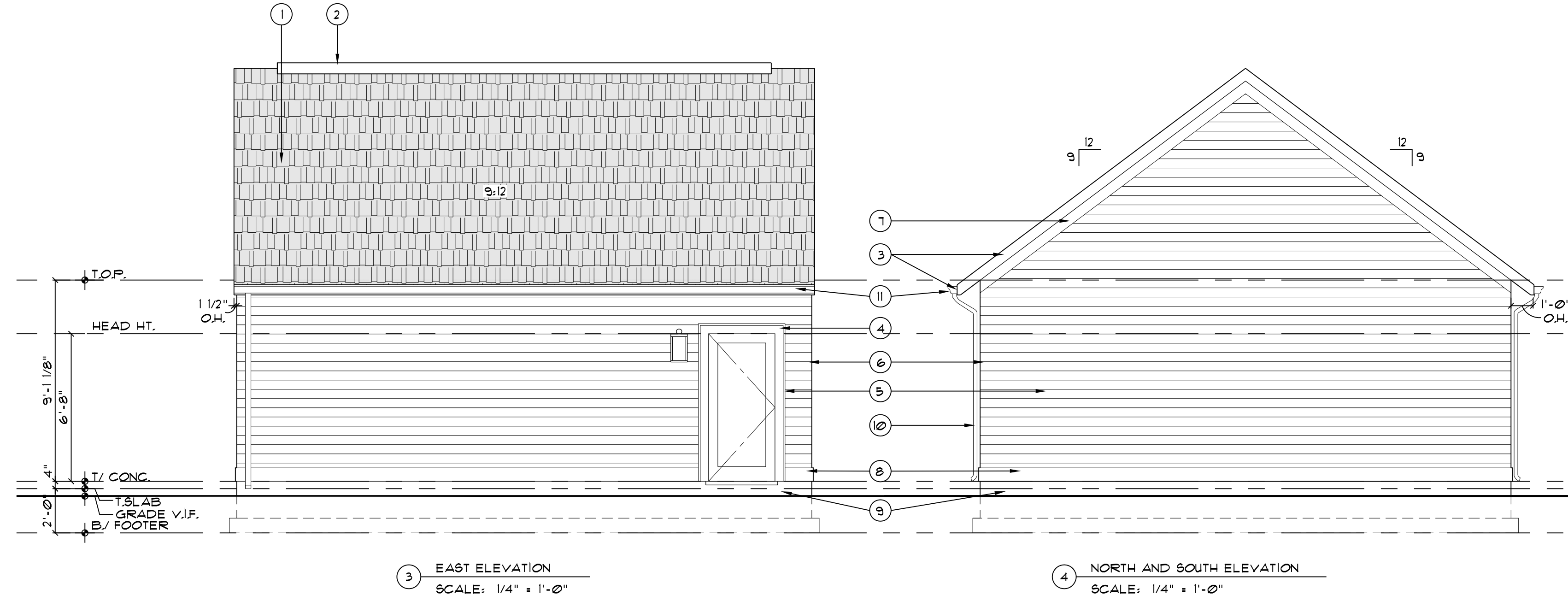
## EXTERIOR MATERIALS KEY

- 3-DIM. FIBERGLASS ROOF SHINGLES
- RIDGE VENT
- 1X6 SMARTSIDE RAKE/FASCIA BOARD (SMOOTH)
- 5/4X6 SMARTSIDE WINDOW TRIM (SMOOTH) W/ 2X2 CAP
- FIBERCEMENT BOARD SIDING - EXPOSURE TO MATCH HOUSE (SMOOTH) - METAL CAPS & CORNERS
- 5/4X6 SMARTSIDE CORNER BOARD (SMOOTH)
- 5/4X8 SMARTSIDE SUB RAKE BOARD (SMOOTH)
- 5/4X8 SMARTSIDE BAND BD. (SMOOTH)
- CONCRETE FOUNDATION
- DOWNSPOUTS
- ALUMINUM GUTTER
- OVERHEAD GARAGE DOOR



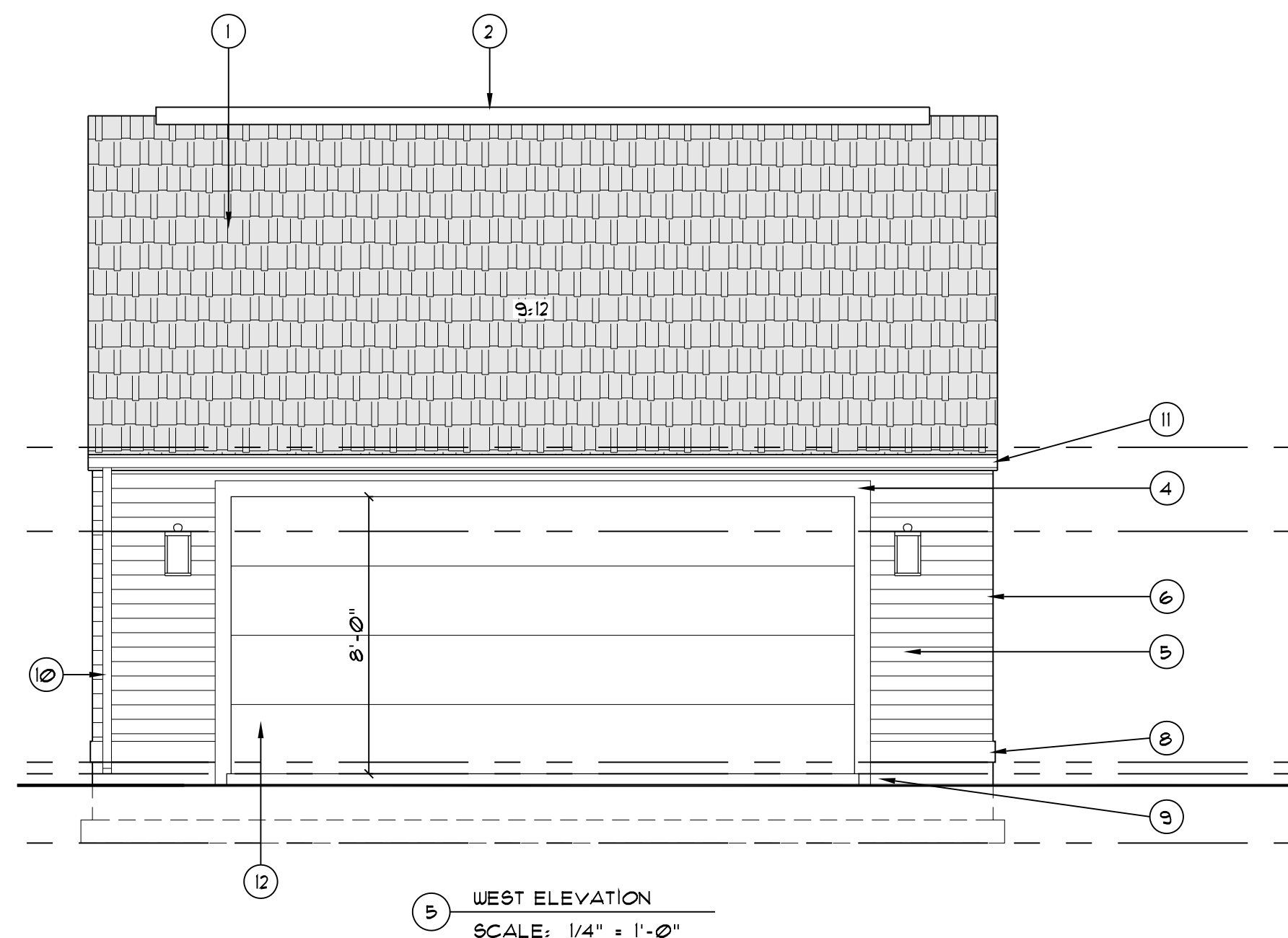
1 2-CAR GARAGE  
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

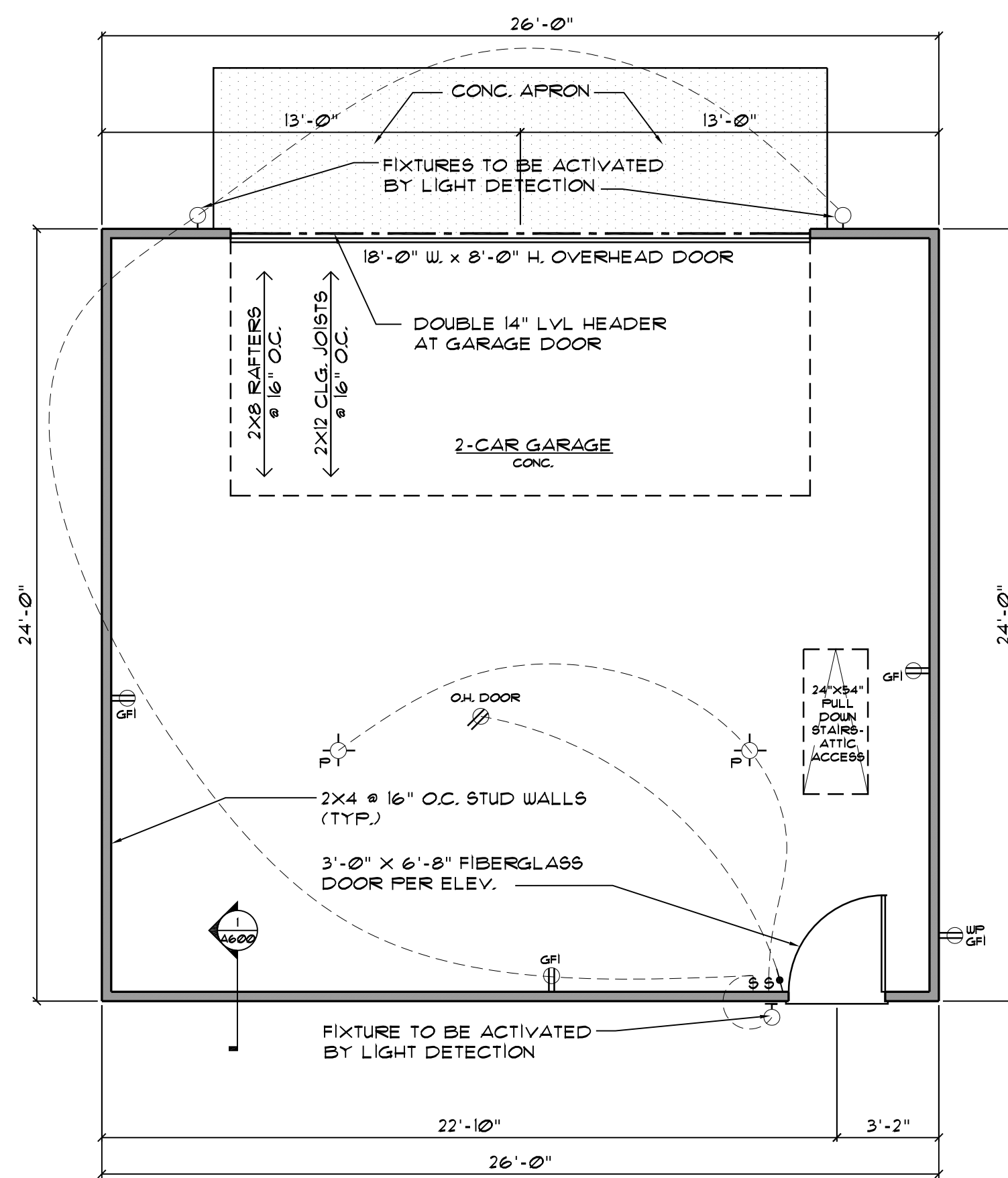


3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

4 NORTH AND SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



5 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 2-CAR GARAGE  
SCALE: 1/4" = 1'-0"

FLOOR PLAN  
480 SQUARE FEET

## GENERAL PLAN NOTES

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2020 INDIANA AMENDMENTS.

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2X4 @ 16" O.C.

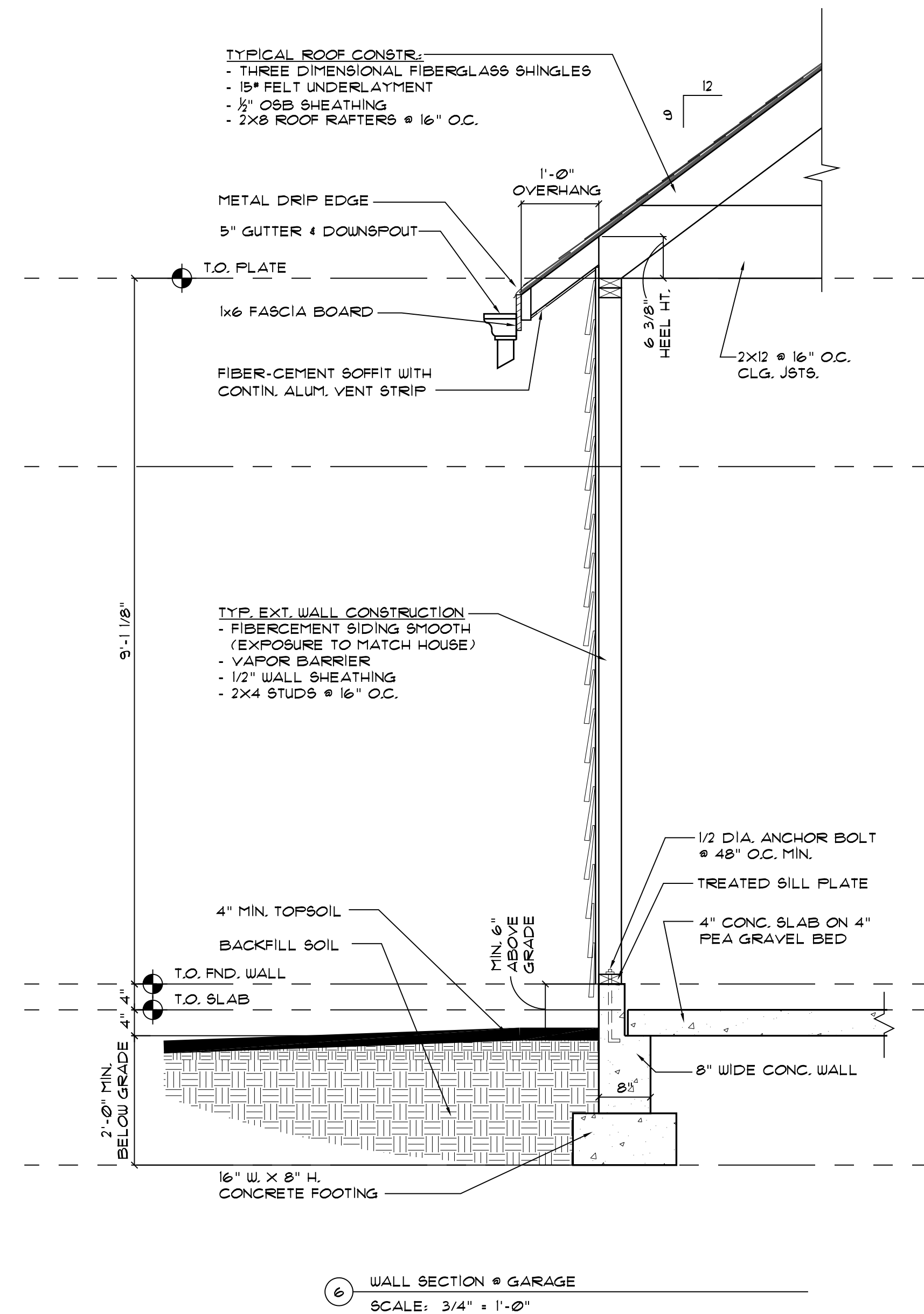
2. ALL 2X4 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE. ALL 2X6 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 24" O.C. W/ DOUBLE TOP PLATE. PROVIDE MIN. 3 STUDS @ EACH BEARING POINT. TYPICAL NON-BEARING WALL CONSTRUCTION SHALL BE 2X4 WALLS @ 16" O.C. W/ HEADER MIN. 2-2X4. PROVIDE BLOCKING @ CEILING LINE FOR PROPER DRYWALL ATTACHMENT.

3. SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUF. SPECS.

4. SLOPE ALL CONC. STOOPS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.

5. ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.

6. CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF CODES NOTED ON COVER SHEET, ALL LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.



6 WALL SECTION @ GARAGE  
SCALE: 3/4" = 1'-0"

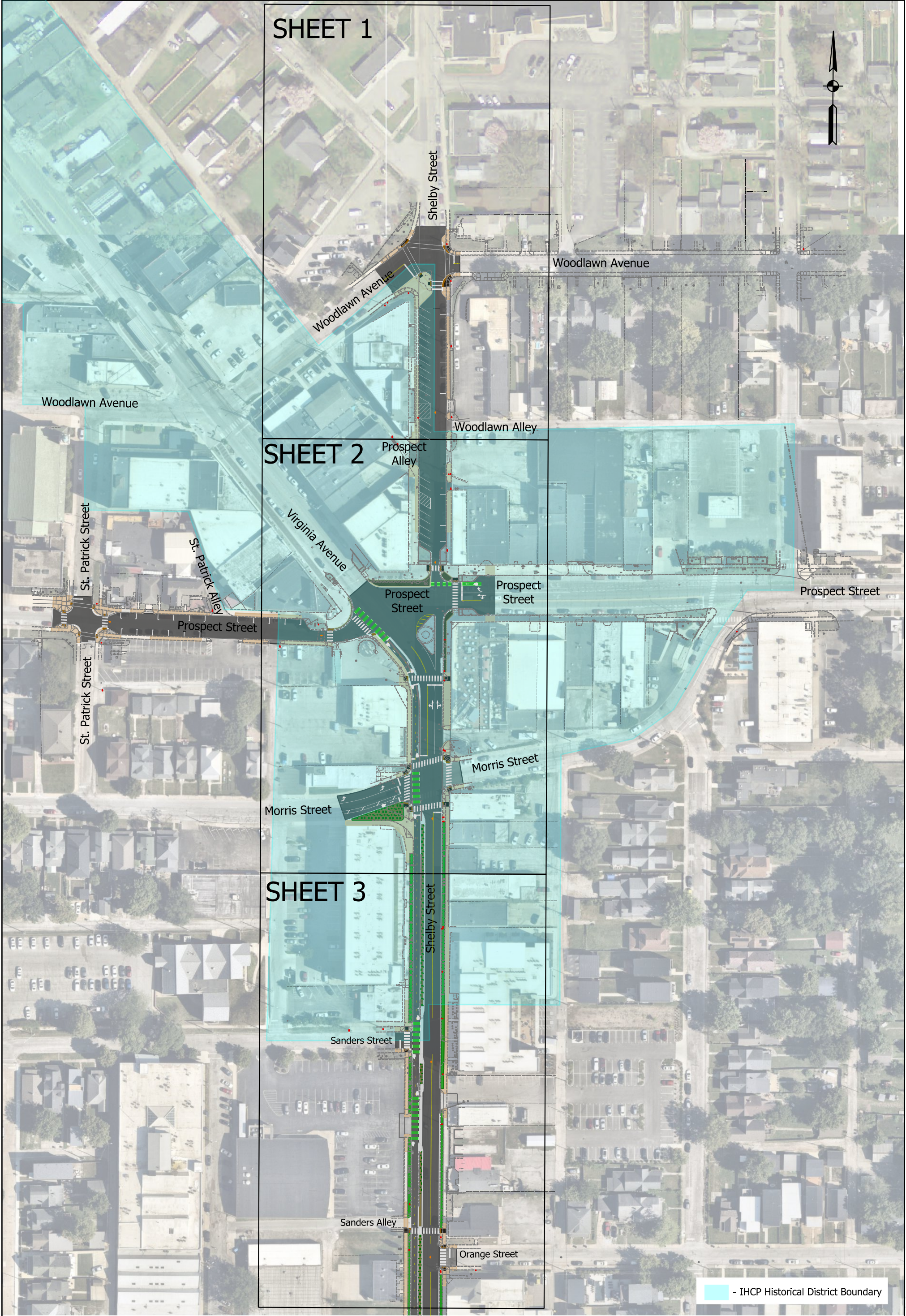




# 2025-COA-137 (FS)

**RIGHT-OF-WAY SEGMENTS OF SHELBY STREET, VIRGINIA AVENUE, PROSPECT STREET, WOODLAWN AVENUE, SANDERS STREET AND MORRIS STREET**





HORIZONTAL SCALE 1" = 60'	INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
1 SHEETS of 5	IHPC EXHIBIT





HORIZONTAL SCALE  
1" = 20'

INDIANAPOLIS  
DEPARTMENT OF PUBLIC WORKS



SHEETS  
2 of 5

IHPC EXHIBIT

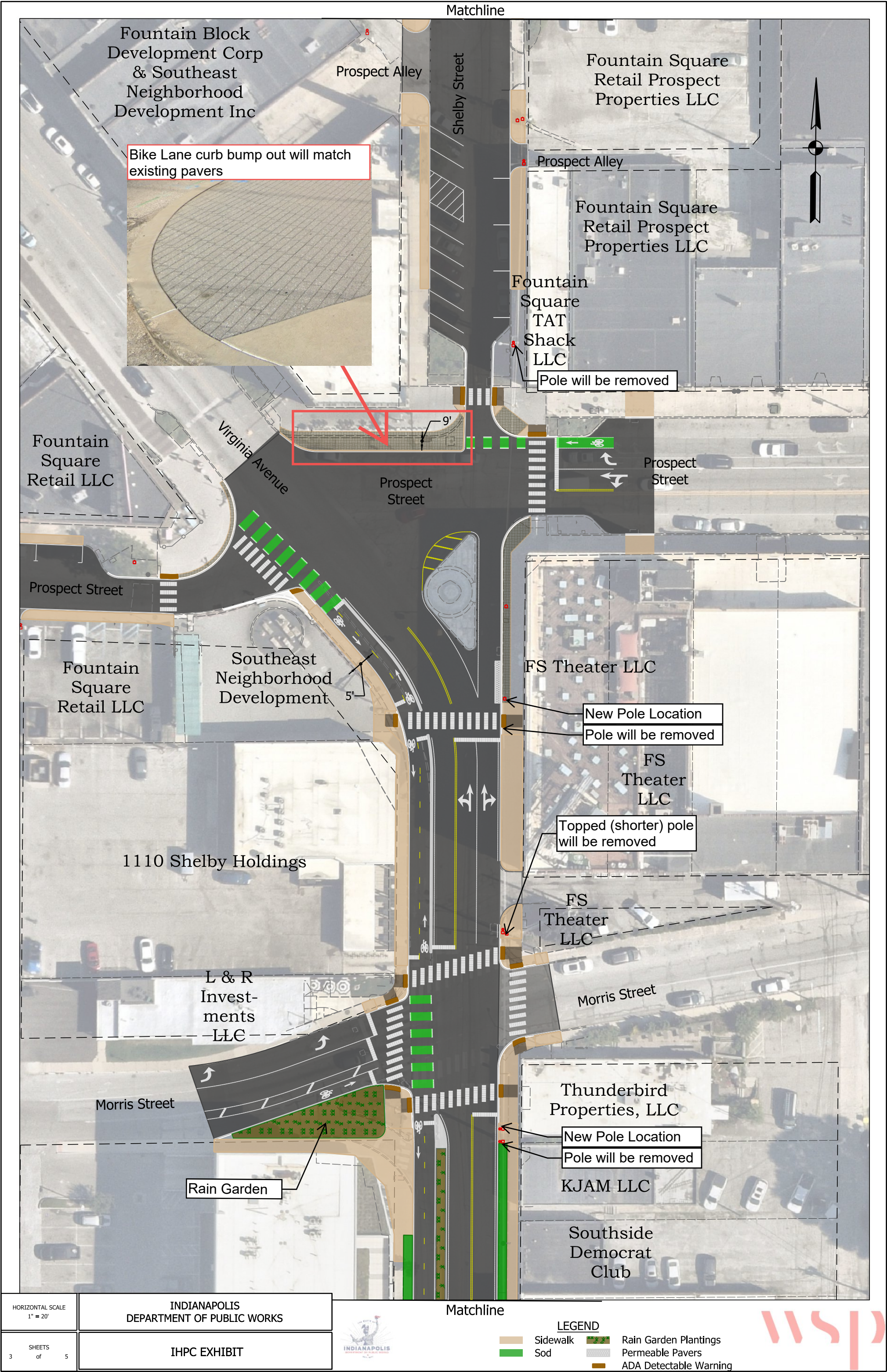
Matchline

LEGEND

- Sidewalk
- Sod
- Rain Garden Plantings
- Permeable Pavers
- ADA Detectable Warning

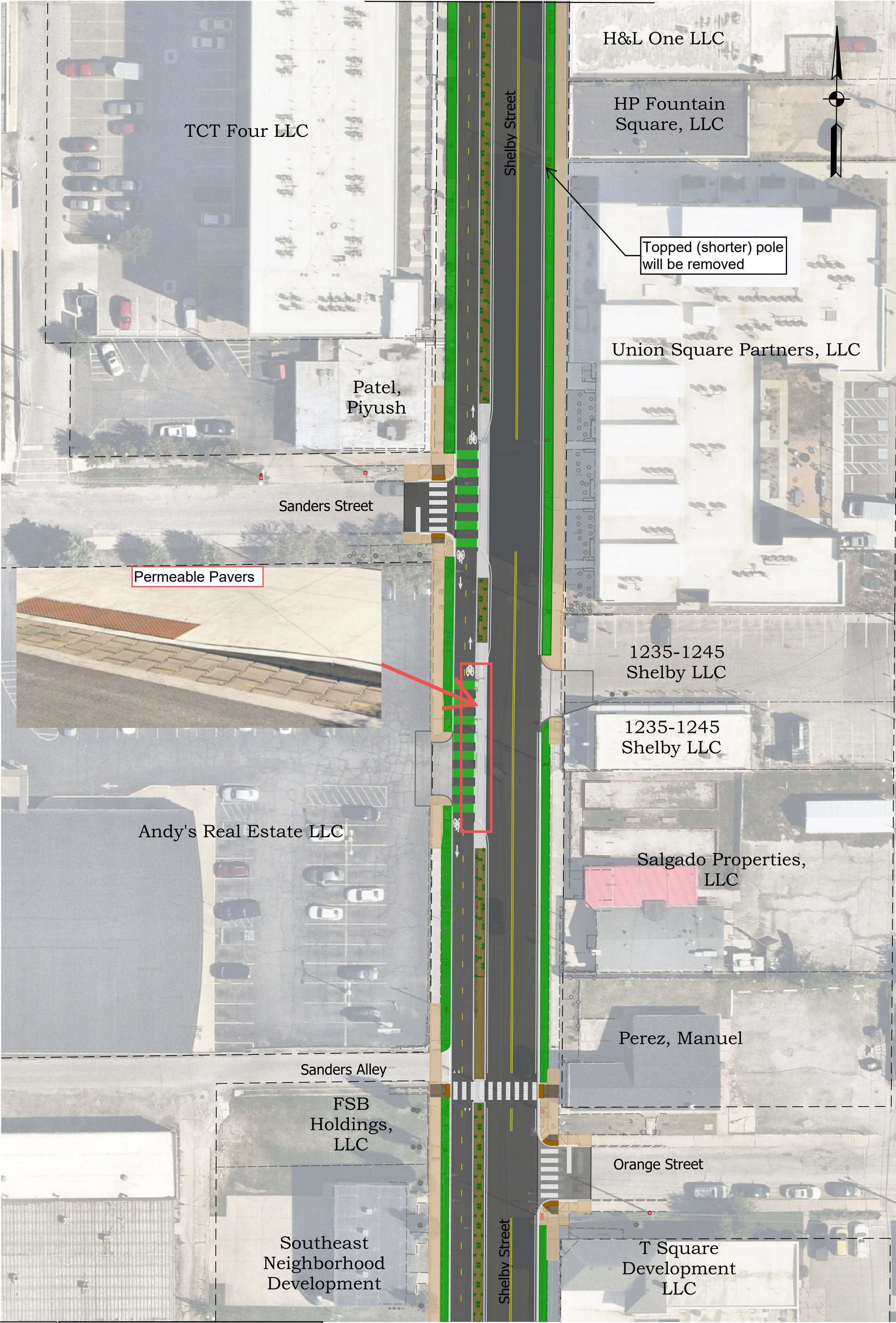









Matchline




HORIZONTAL SCALE 1" = 20'	INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
SHEETS of 5	IHPC EXHIBIT



INDIANAPOLIS  
DEPARTMENT OF PUBLIC WORKS

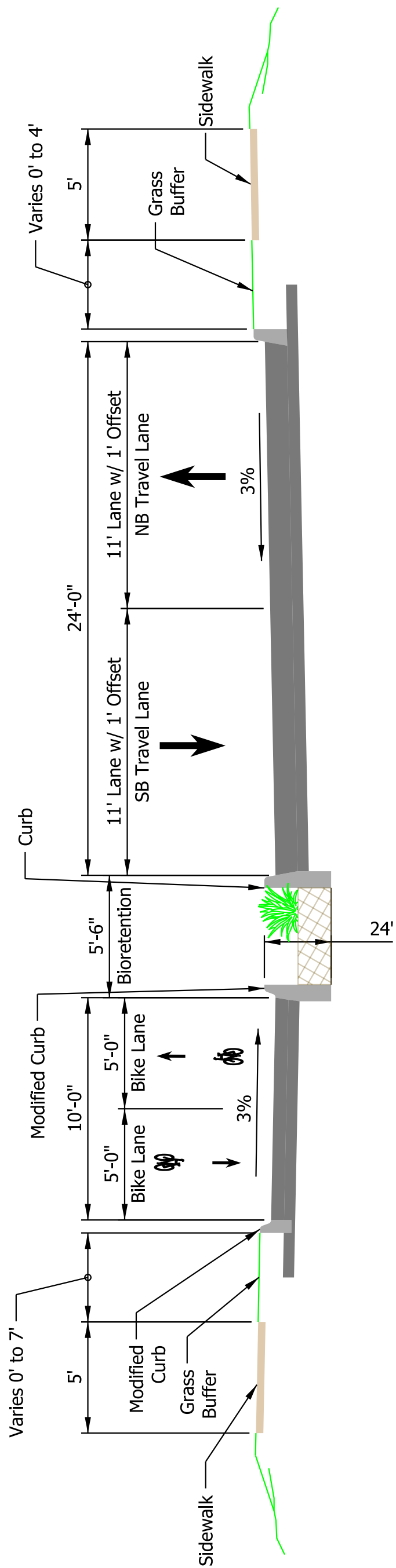
LEGEND

- Sidewalk
- Sod
- Rain Garden Plantings
- Permeable Pavers
- ADA Detectable Warning



WSP





HORIZONTAL SCALE 1" = 20'	INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
SHEETS 5 of 5	IHPC EXHIBIT







**2025-COA-149 (HMP) & 2025-VHP-004**  
**2064 NORTH ALABAMA STREET**  
**AKA 251 & 253 EAST 21ST STREET**



# BRUCE & MARTY TORRANCE NEW DUPLEX

251 & 253 E 21ST ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION HEARING - 20 MAY 2025

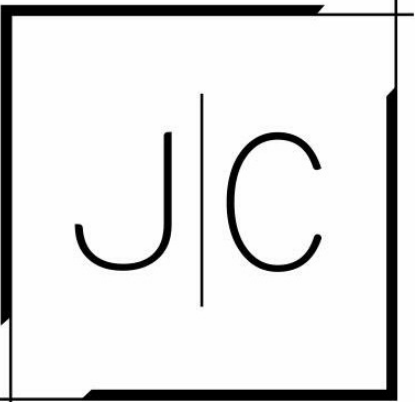
NOT FOR  
CONSTRUCTION



SHEET LIST	
C101	SITE PLAN
C102	STREETSCAPE
G001	3D PLAN VIEWS
G002	3D SECTION VIEWS
G003	3D EXTERIOR VIEWS
A101	FOUNDATION & ROOF PLANS
A102	FIRST & SECOND FLOOR PLANS
A301	EXTERIOR ELEVATIONS
A401	BUILDING SECTIONS

BUILDING AREA SUMMARY	
UPDATED 26 FEB 2025	
BASEMENT EACH	300 SF
FIRST FLOOR EACH	926 SF
FRONT PORCH EACH	45 SF
SECOND FLOOR EACH	926 SF

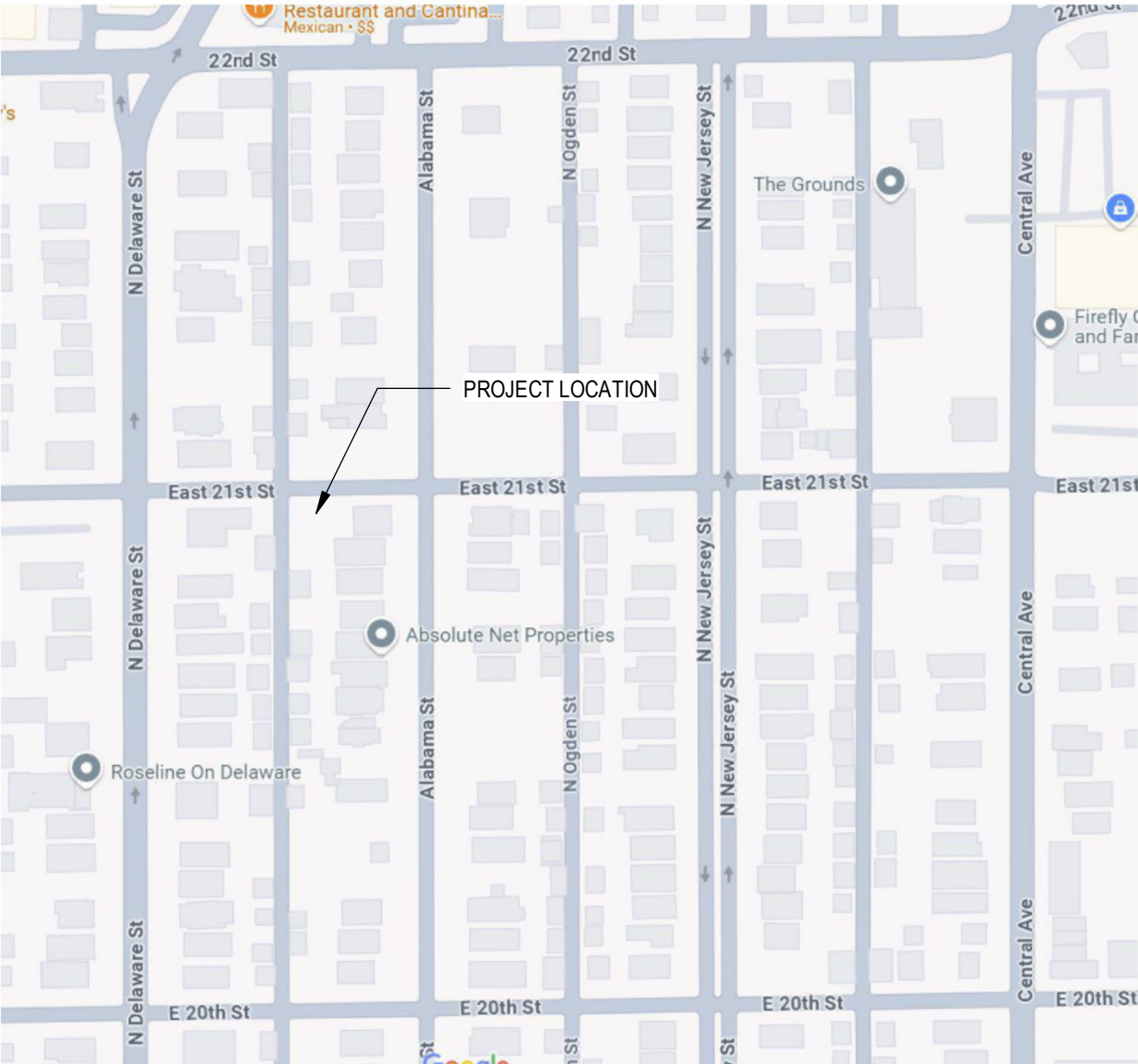
SUMMARY OF WORK
NEW RENTAL DUPLEX BUILT ON A VACANT LOT.



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247  
JEFFREYCOWSERT@GMAIL.COM

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE  
SOLELY CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF  
JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED,  
REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT  
PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC.  
UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.



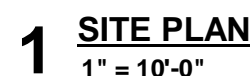
OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSTER RD  
CARMEL, IN 46033

BRUCE & MARTY TORRANCE -TOR\_003

NEW DUPLEX  
251 & 253 E 21ST ST  
INDIANAPOLIS, IN 46202



<b>ROW or Street classification</b>	<b>Distance along the right-of-way centerline</b>
Expressway	Direct access is not permitted
Arterials, Highways, or State Roads	120 feet
Collector	95 feet
Local	75 feet
Alley	40 feet
Railroad	75 feet
Greenway	20 feet





JCA 2019 5/20/2025 2:15:55 PM G:\Architecture\Projects\_JCA\TOR Bruce & Marty Torrance\TOR\_003 Torrance E 21st Sidings\Revit\TOR\_003 Torrance E 21st SRV724.rvt

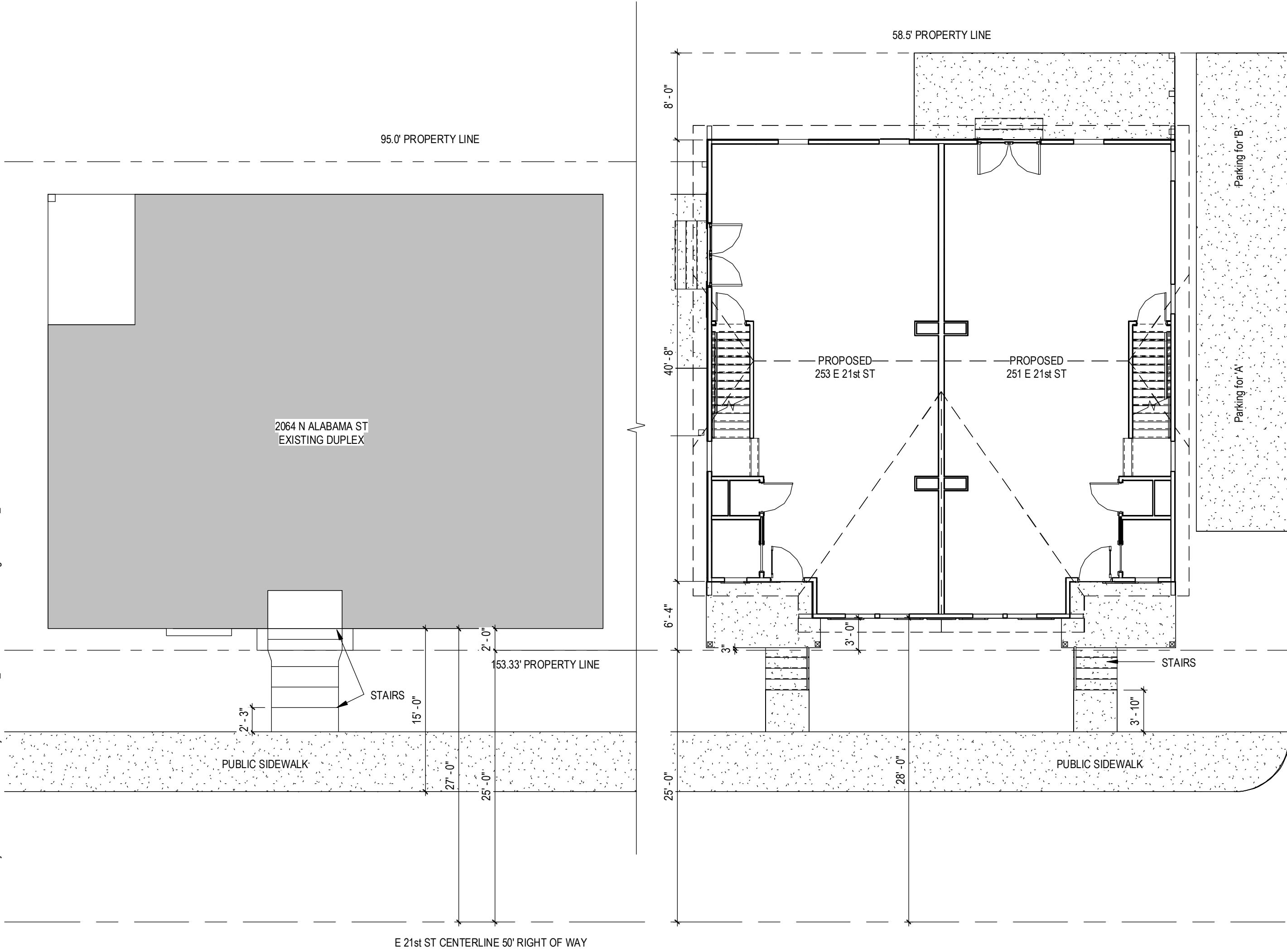


4 NORTH ELEVATION 225 E. 21st ST  
1/8" = 1'-0"

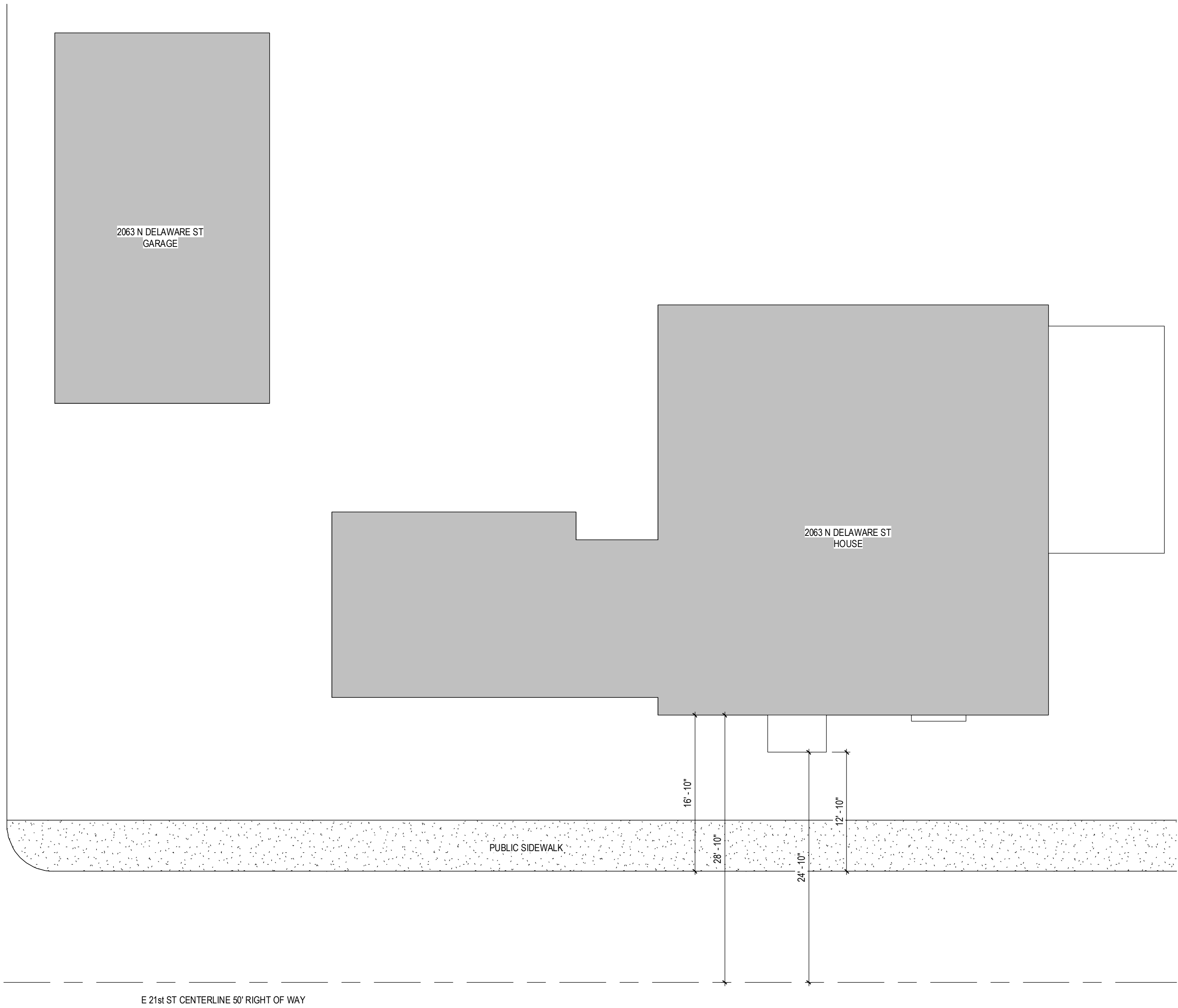
3 NORTH ELEVATION OF PROPOSED 251  
& 253 E 21st ST  
1/8" = 1'-0"



2 NORTH ELEVATION 2063 N DELAWARE  
ST  
1/8" = 1'-0"



1 SITE PLAN  
1/8" = 1'-0"



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSIER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY:  
Author  
CHECKED BY:  
Checker

STREETSCAPE

BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLEX

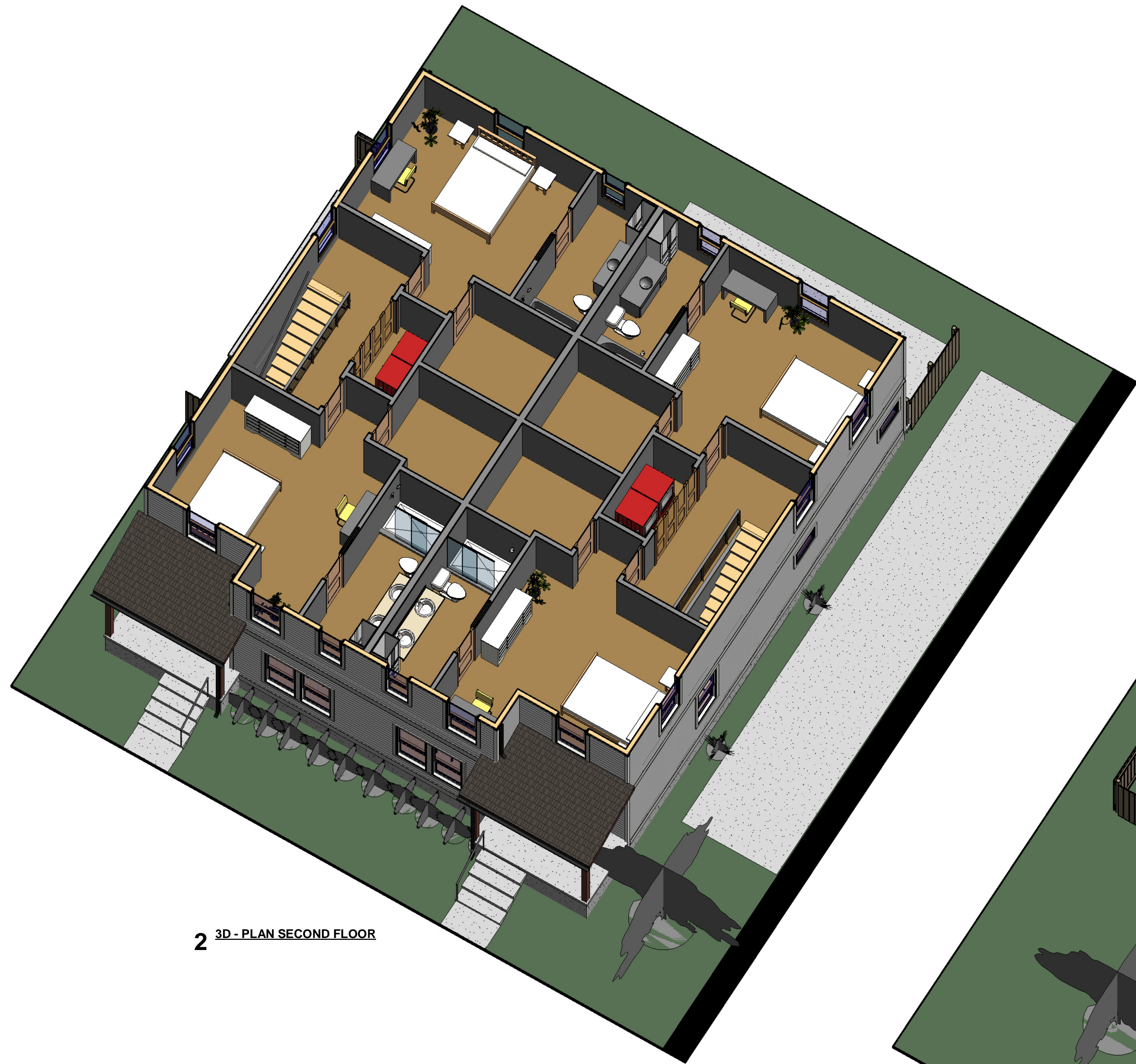
251 & 253 E 21st ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION  
HEARING

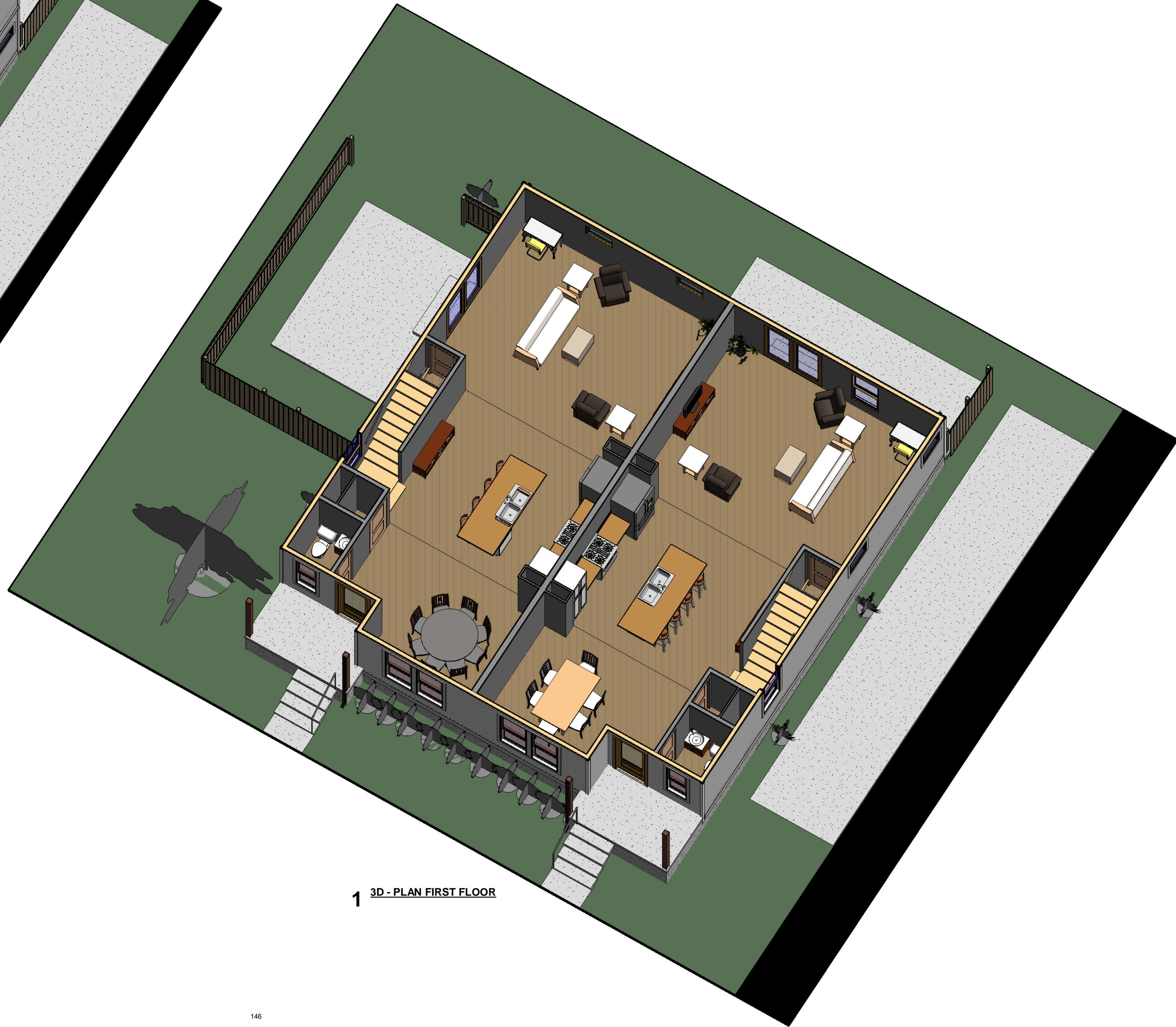
20 MAY 2025

C102





2 3D - PLAN SECOND FLOOR



1 3D - PLAN FIRST FLOOR



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSLER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY: Author  
CHECKED BY: Checker

3D PLAN VIEWS

BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLEX

251 & 253 E 21ST ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION  
HEARING

20 MAY 2025

G001





ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC

831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSIER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY:  
Author  
CHECKED BY:  
Checker

3D SECTION VIEWS

BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLEX

251 & 253 E 21ST ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION  
HEARING

20 MAY 2025

G002

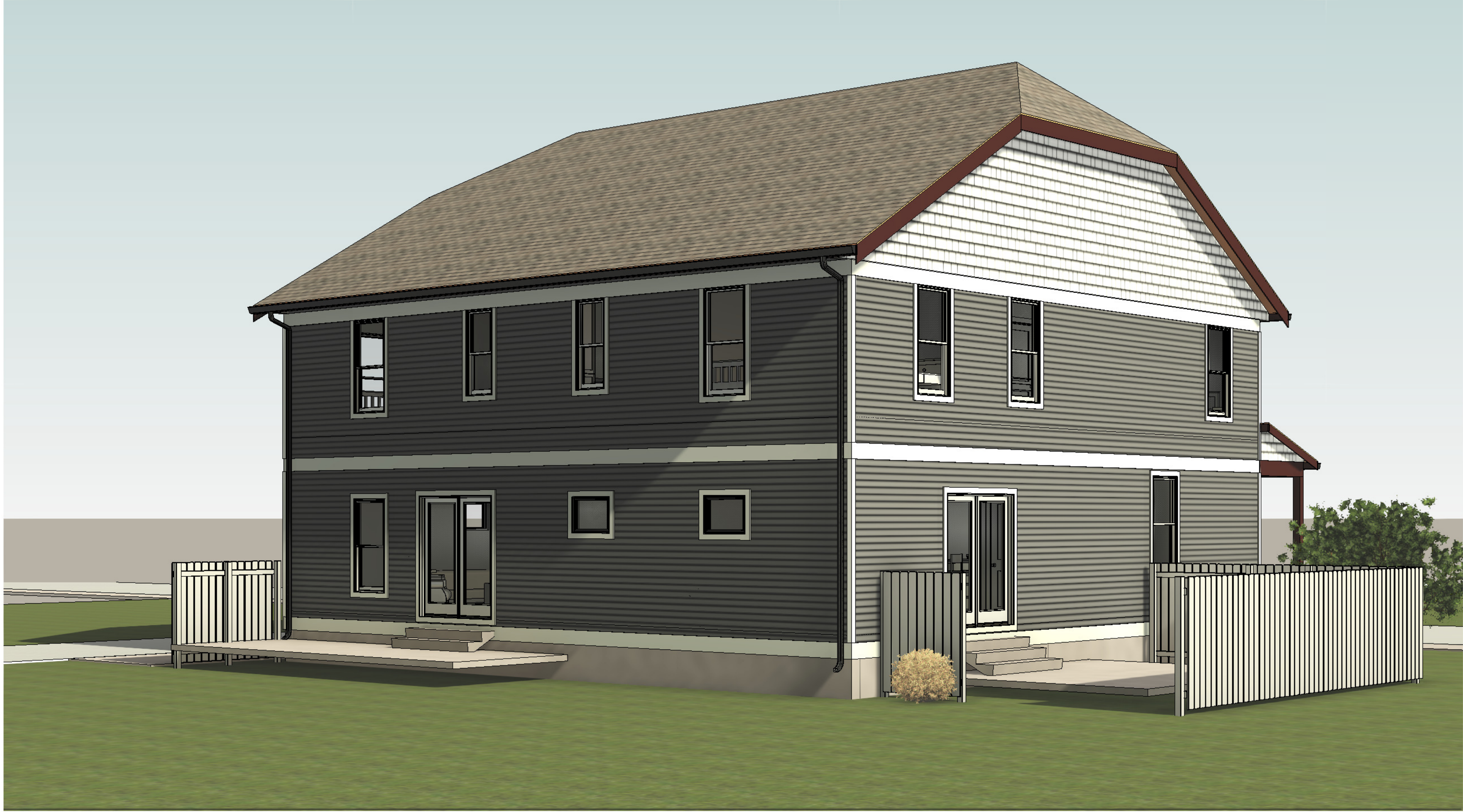


2 3D - CROSS SECTION 2



1 3D - CROSS SECTION 1





ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSLER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISSEMINATED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY: Author  
CHECKED BY: Checker

3D EXTERIOR VIEWS

BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLEX

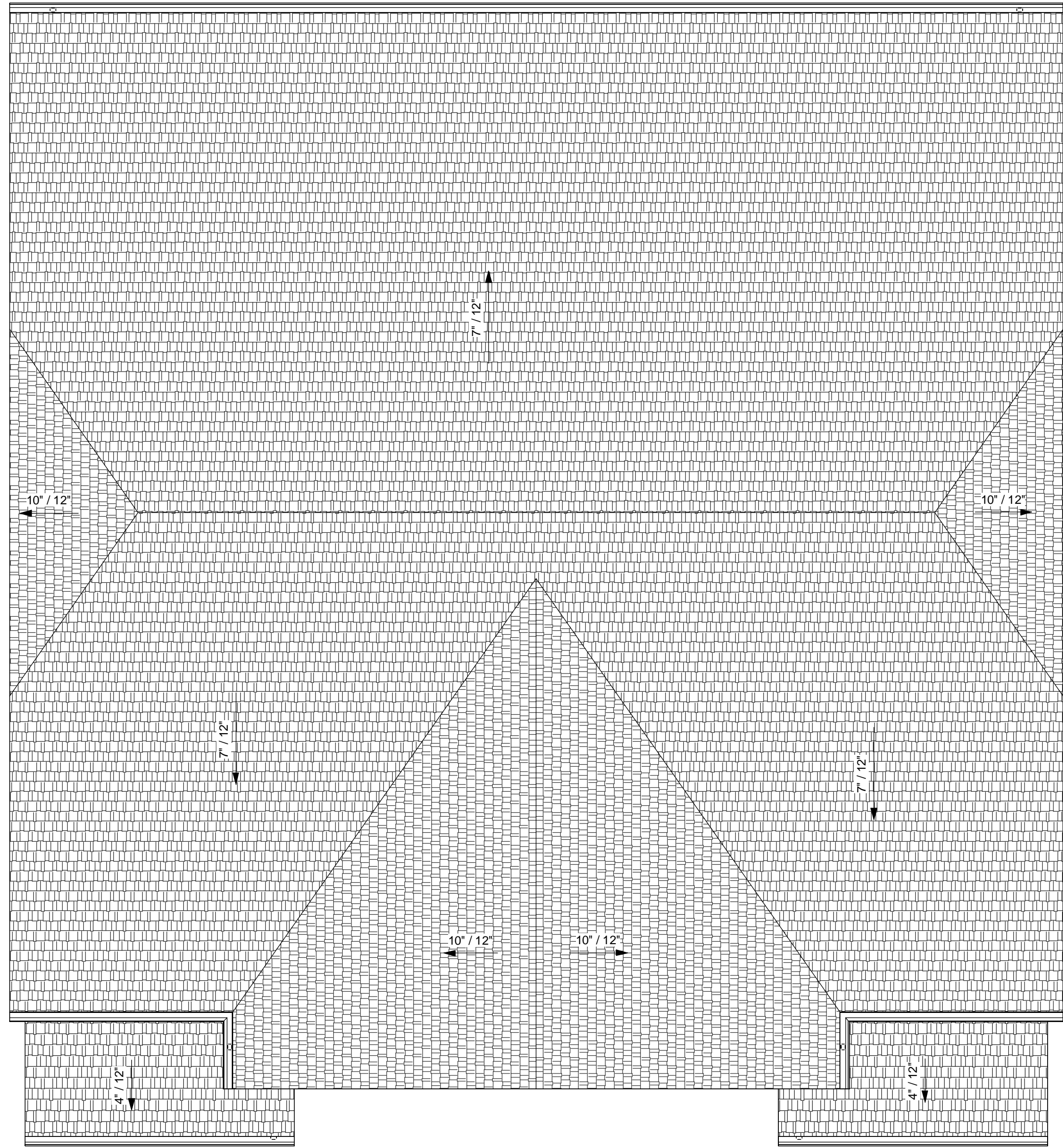
251 & 253 E 21ST ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION  
HEARING

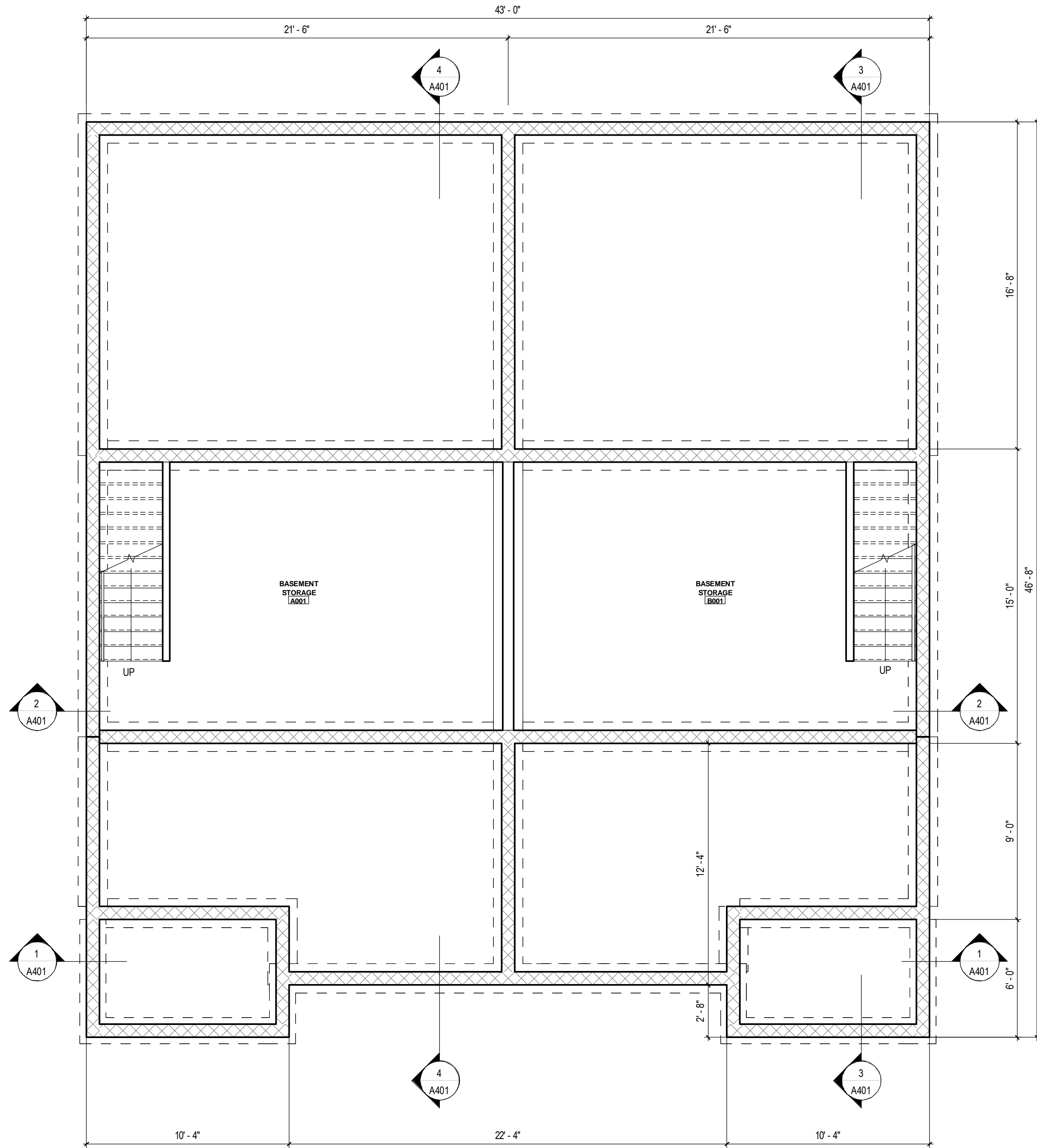
20 MAY 2025

G003

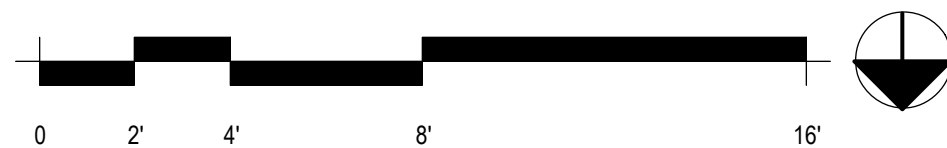




**2 ROOF PLAN**  
1/4" = 1'-0"



**1 FOUNDATION PLAN**  
1/4" = 1'-0"



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSLER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY: Author  
CHECKED BY: Checker

FOUNDATION & ROOF PLANS

BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLEX

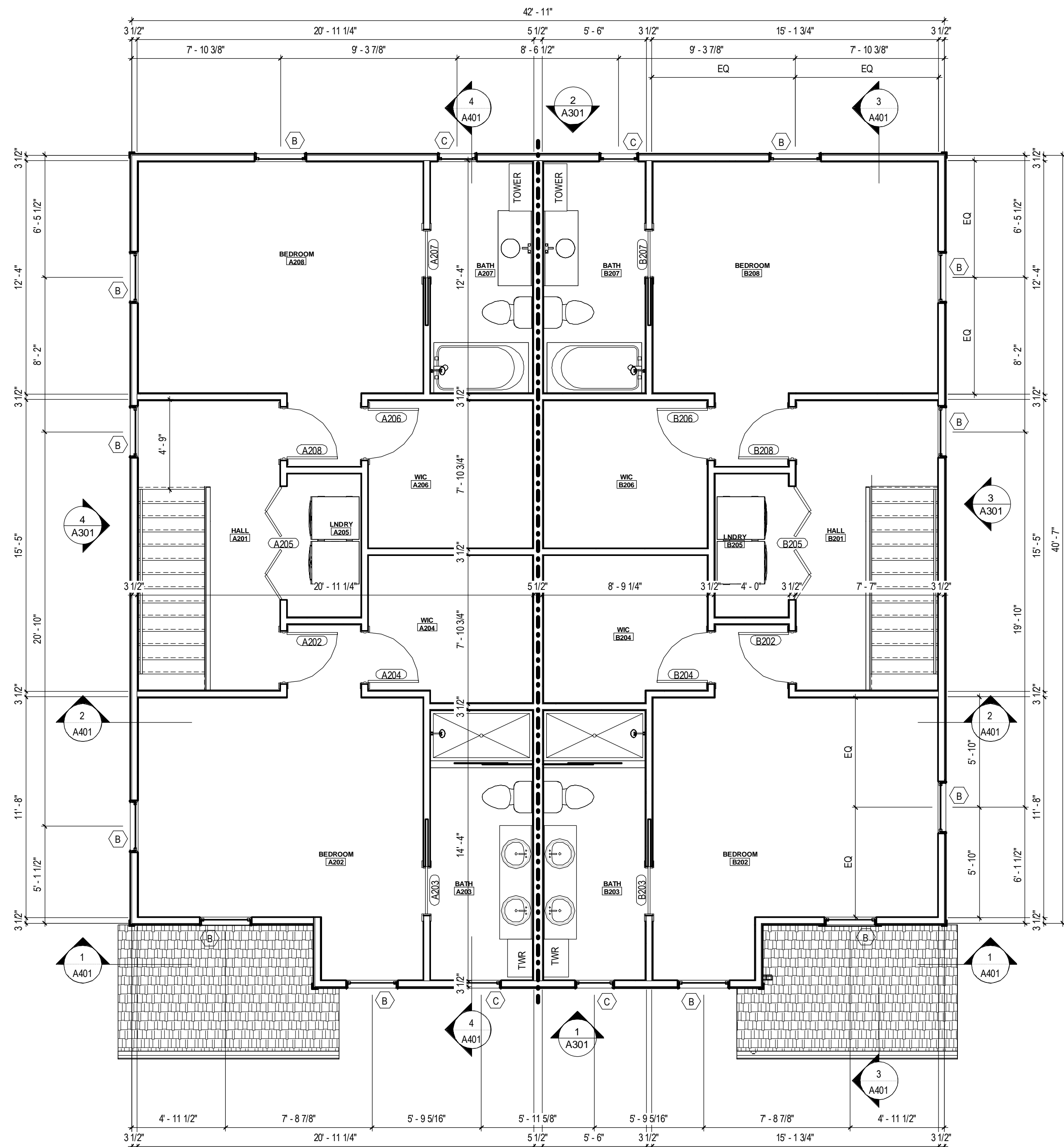
251 & 253 E 21ST ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION  
HEARING

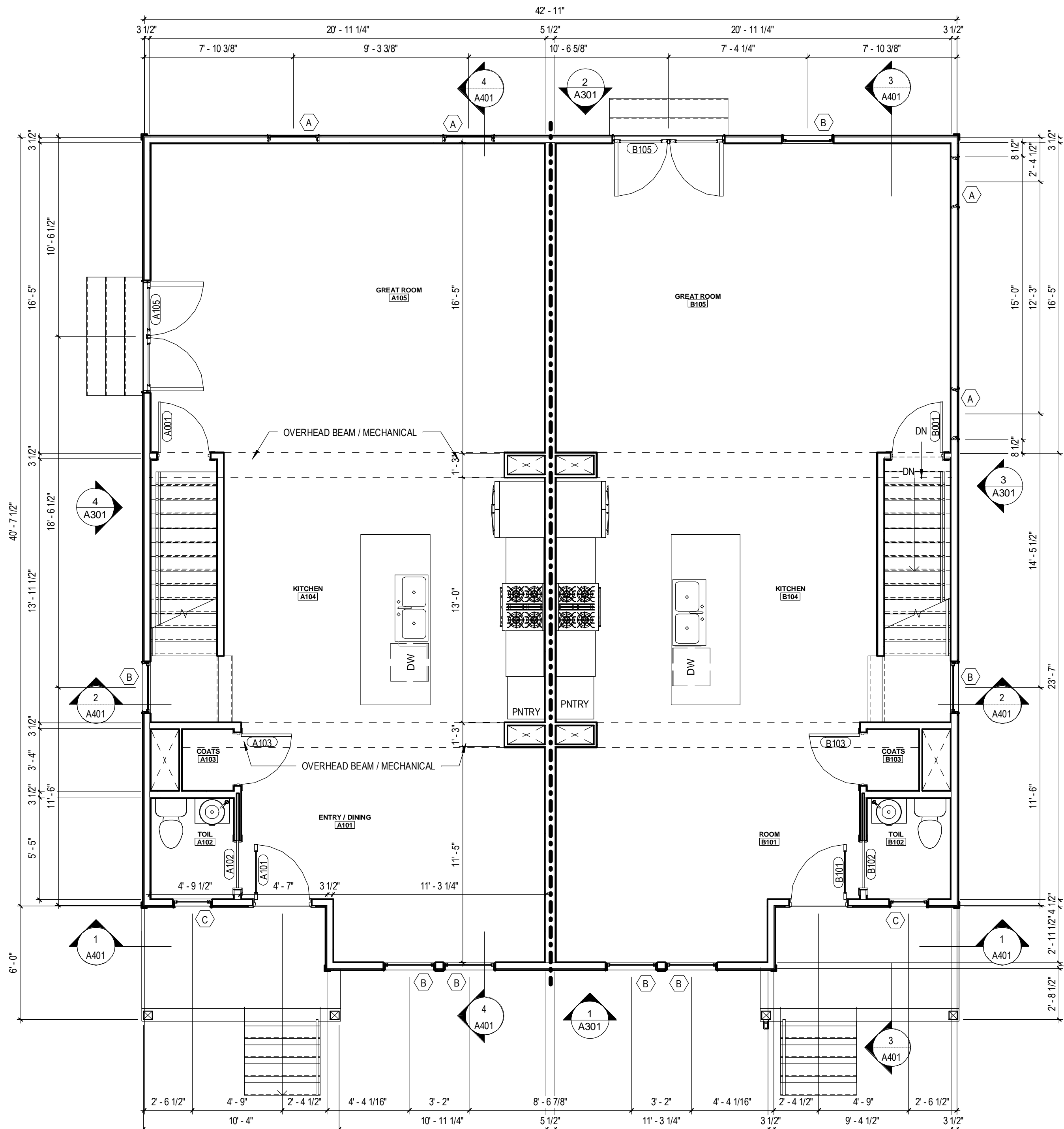
20 MAY 2025

A101

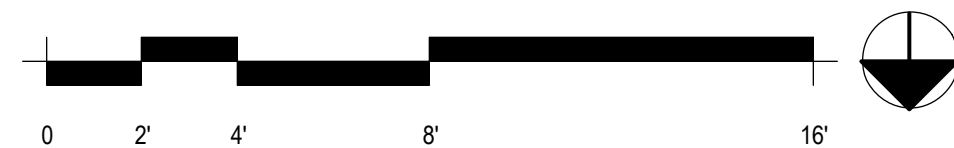




2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSTER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY: Author  
CHECKED BY: Checker

FIRST & SECOND FLOOR PLANS

BRUCE & MARTY TORRANCE - TOR\_003

NEW DUPLEX

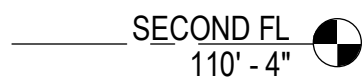
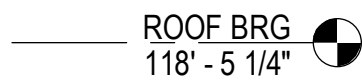
251 & 253 E 28TH ST  
INDIANAPOLIS, IN 46202

IHPC COMMISSION  
HEARING

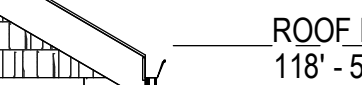
20 MAY 2025

A102

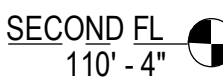
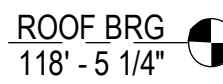




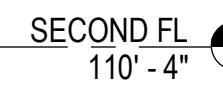
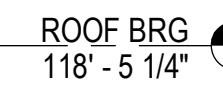
**4 EAST ELEVATION**  
1/4" = 1'-0"



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



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



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

1. SMOOTH CAST IN PLACE CONCRETE FOUNDATION.
2. CAST IN PLACE CONCRETE PORCH & STAIR.
3. ALUMINUM CLAD DOORS W/ 1 1/2"x3 1/2" CASING.
4. ALUMINUM CLAD WINDOWS W/ 1 1/2"x3 1/2" CASING. 5' BETWEEN PAIRS.
5. MITRED SIDING CORNERS.
6. PAINTED 6" SQUARE POSTS.
7. PAINTED CEMENT SMOOTH SIDING 5" EXPOSURE.
8. PAINTED CEMENT SHINGLE SIDING 7" EXPOSURE, EVEN BOTTOM ALIGNMENT.
9. PAINTED STEEL HANDRAIL.
10. PAINTED 6" GUTTER BOARD. UNDER GUTTER.
11. PAINTED 10" FASCIA.
12. DO NOT BIRD-BOX THE SOFFIT.
13. ARCHITECTURAL SINGLES.
14. PREFINISHED ALUMINUM GUTTER & DOWNSPOUT.
15. 1"x10 BASE TRIM.
16. 1"x10 BELT TRIM.
17. 1"x10 FRIEZE TRIM.

\* ALL TRIM AND SIDING TO BE PAINTED SMOOTH FINISH CEMENT COMPOSITE.



**JEFFREY COWSERT-ARCHITECT, LLC**  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSTER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSELT - ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSELT - ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION

**NOT  
FOR  
CONSTRUCTION**

DESCRIPTION
-------------

DATE \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

## EXTERIOR ELEVATIONS

BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLICEX

251 &amp; 253 E 21ST ST

**IHPC COMMISSION  
HEARING**

**20 MAY 2025**

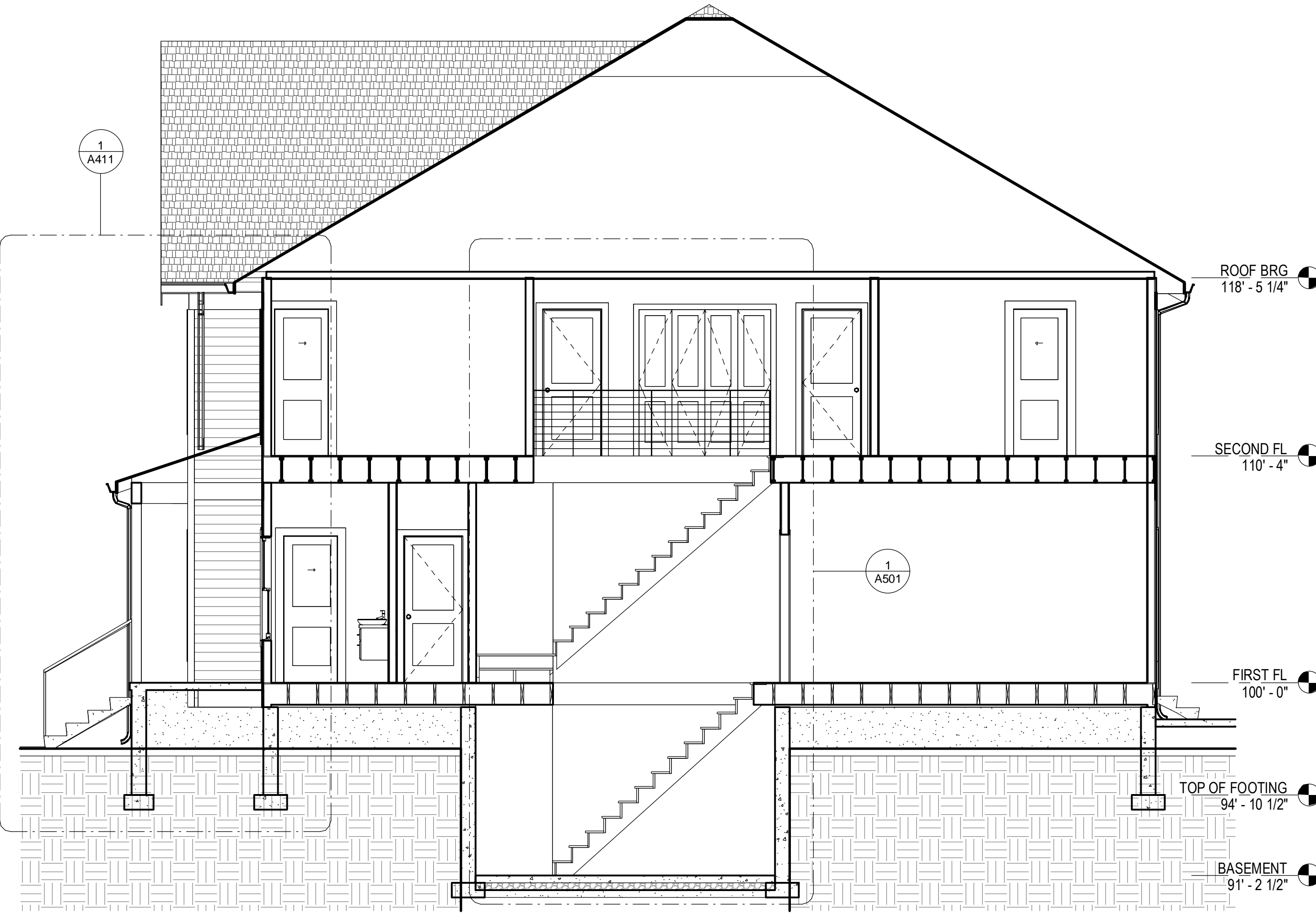
# A301



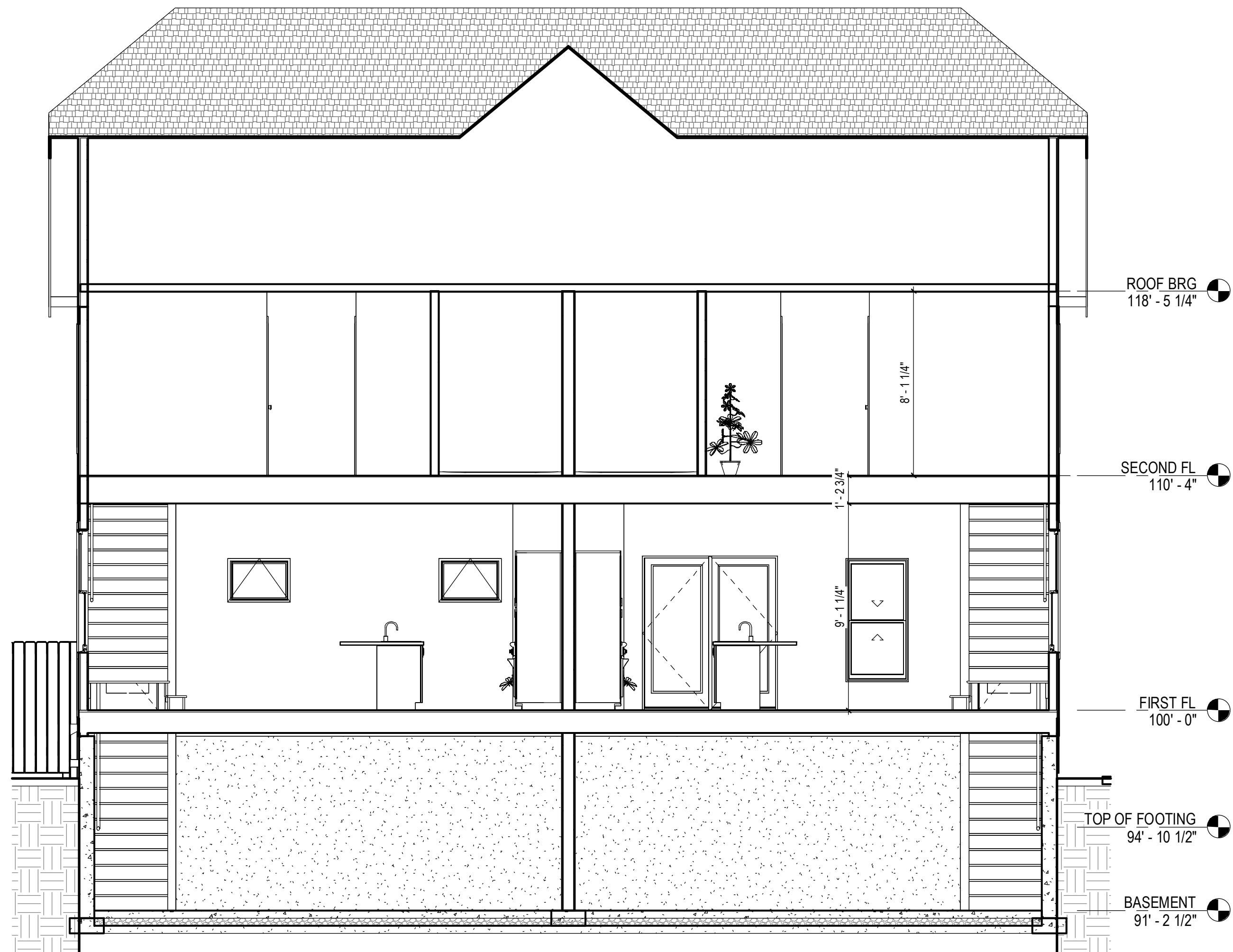
JCA 2019 5/20/2025 2:20:21 PM G:\Architecture\Projects\JC\TOR Bruce & Marty Torrance\TOR\_003 Torrance E 21st\SI\Drawings\Revit\TOR\_003 Torrance E 21st\SRV724.rvt



**4 BUILDING SECTION**  
1/4" = 1'-0"



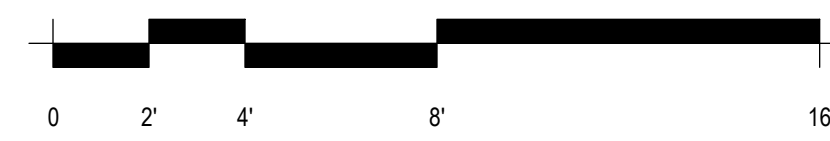
**3 BUILDING SECTION**  
1/4" = 1'-0"



**2 BUILDING SECTION**  
1/4" = 1'-0"



**1 BUILDING SECTION**  
1/4" = 1'-0"



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC  
831 N PARK AVE - UNIT A  
INDIANAPOLIS, INDIANA 46202  
M: 317-407-2247

OWNER  
BRUCE & MARTY TORRANCE  
11838 HOSIER RD  
CARMEL, IN 46033

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT  
FOR  
CONSTRUCTION

DESCRIPTION

DATE

DRAWN BY:  
CHECKED BY:

Author  
Checker

**BUILDING SECTIONS**  
BRUCE & MARTY TORRANCE - TOR\_003  
NEW DUPLEX

IHPC COMMISSION  
HEARING

20 MAY 2025

A401

231 & 233 E 21ST ST  
INDIANAPOLIS, IN 46202

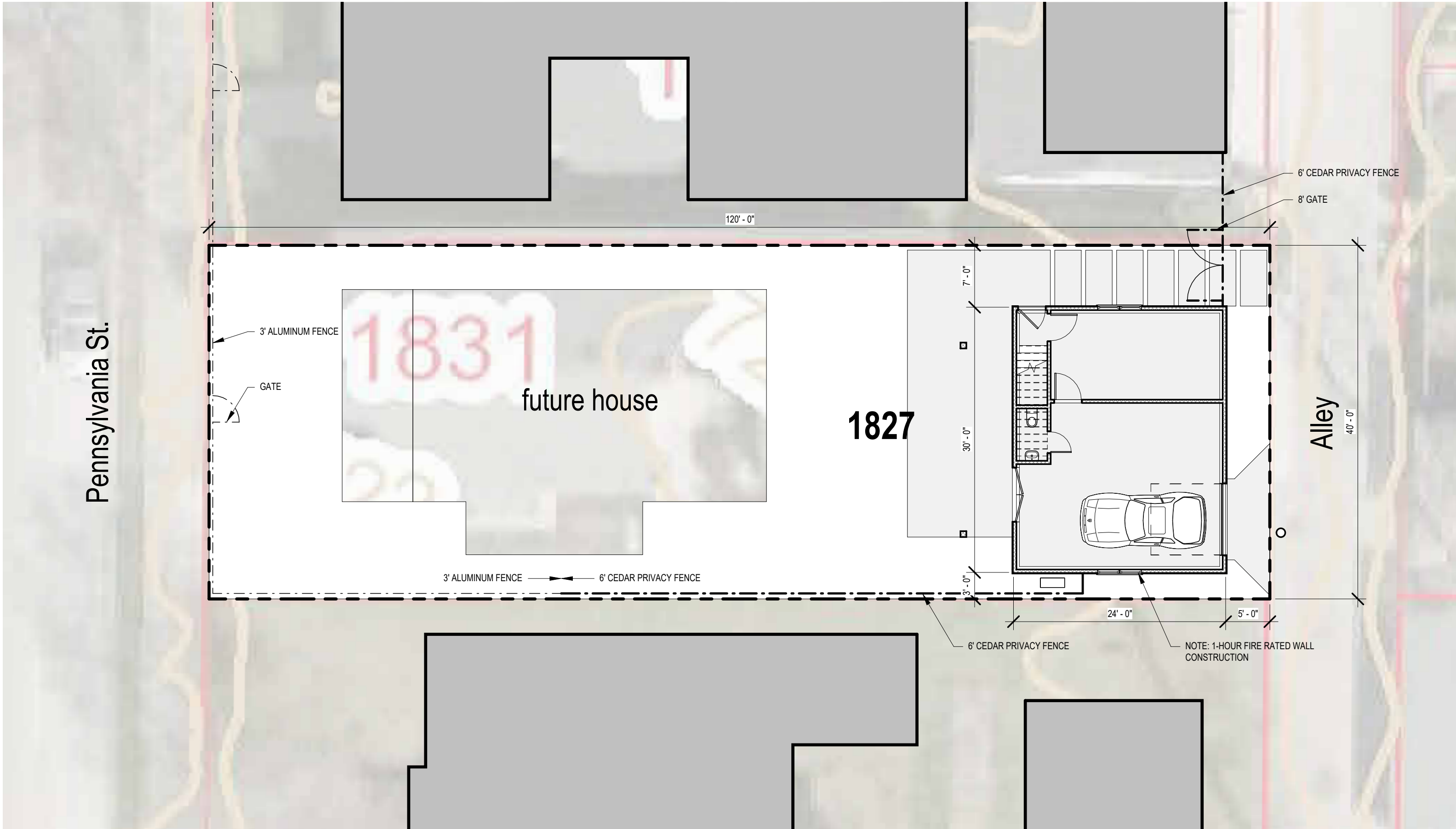




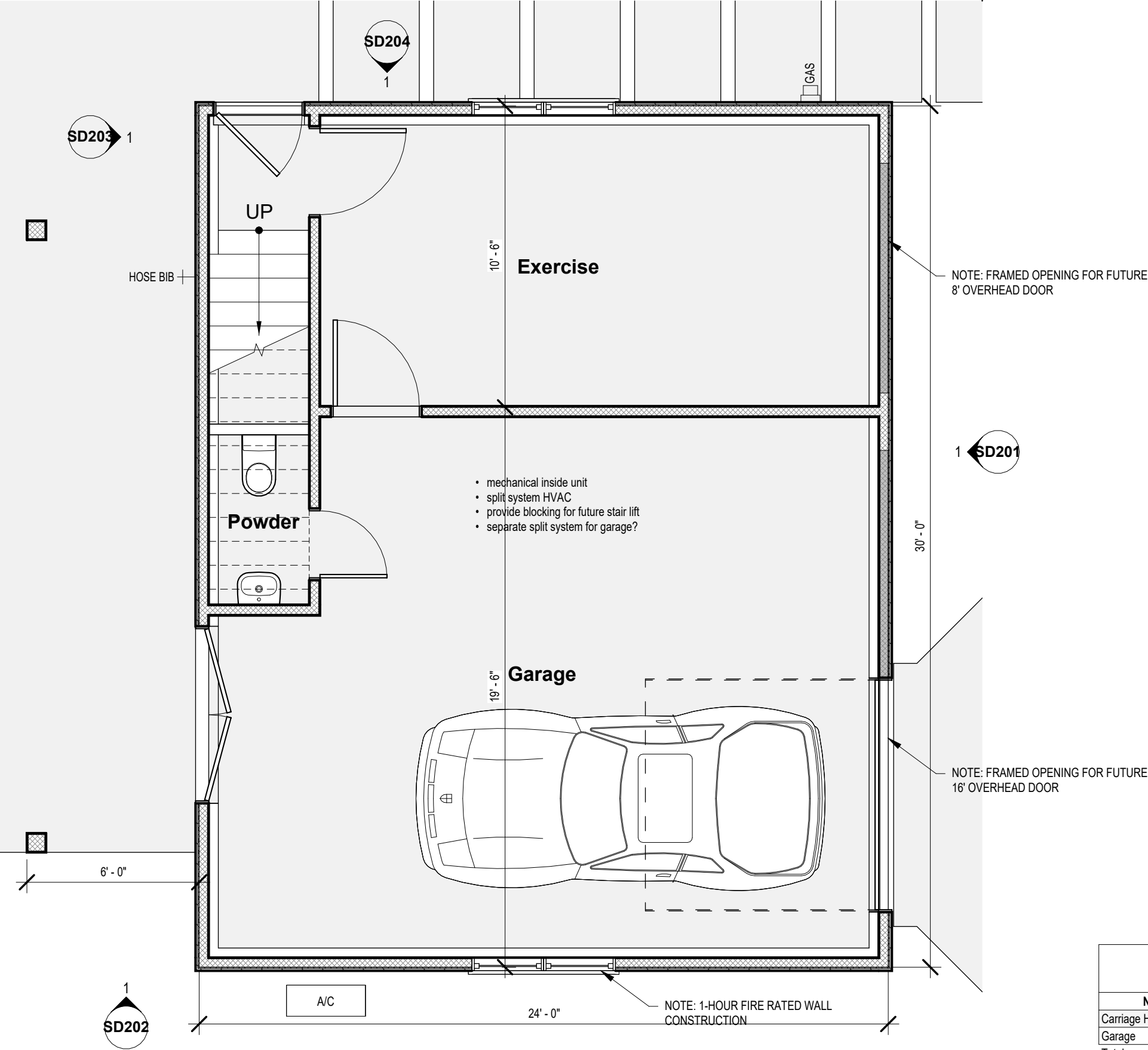
# **2025-COA-151 (HMP) & 2025-VHP-005**

## **1827 NORTH PENNSYLVANIA STREET**







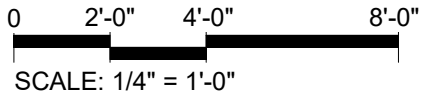


Floor Areas	
Name	Area
Carriage House	720 SF
Garage	720 SF
Total	1440 SF

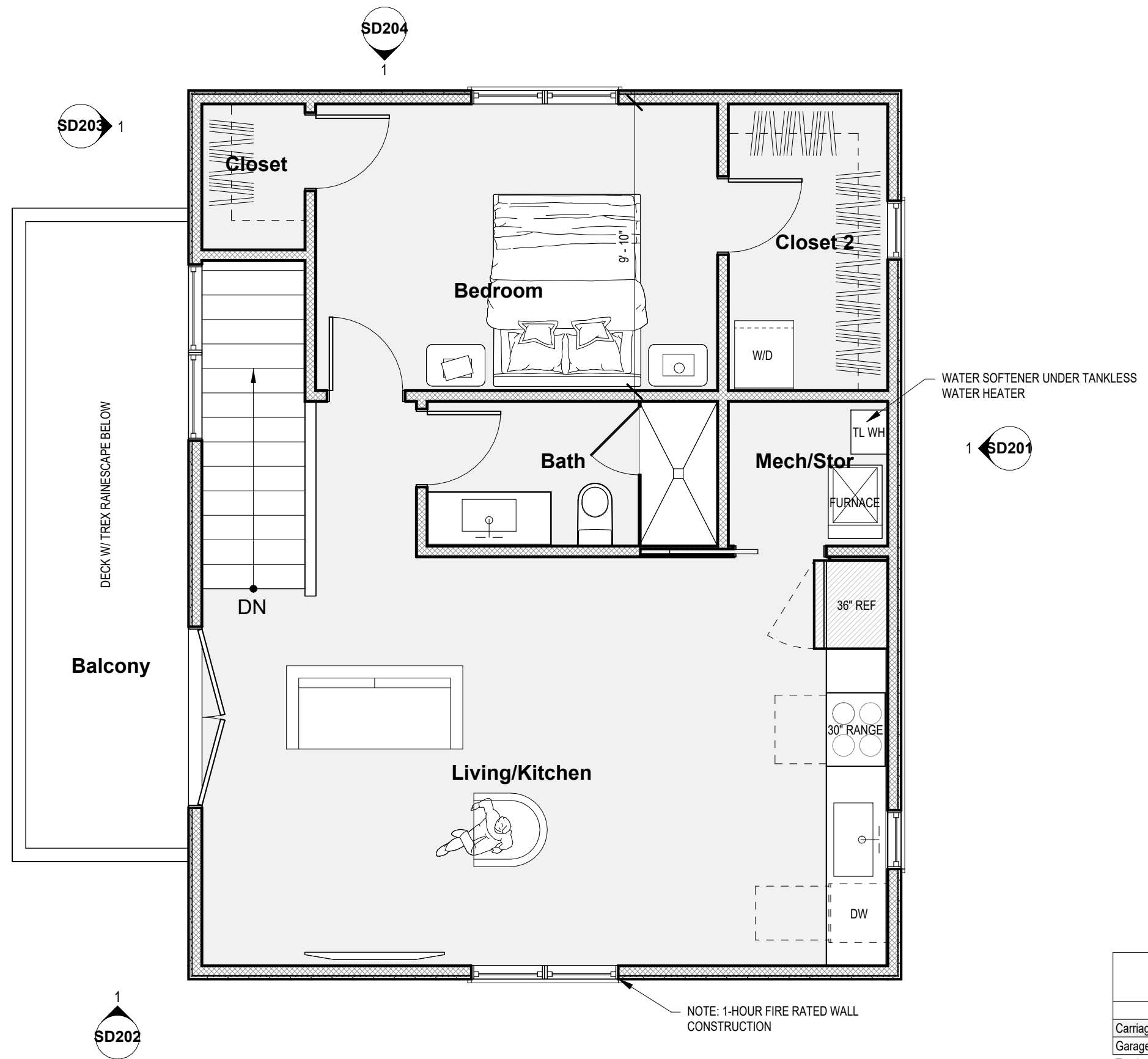




*Floor Plan*  
**1 Second Floor Plan**  
1/4" = 1'-0"

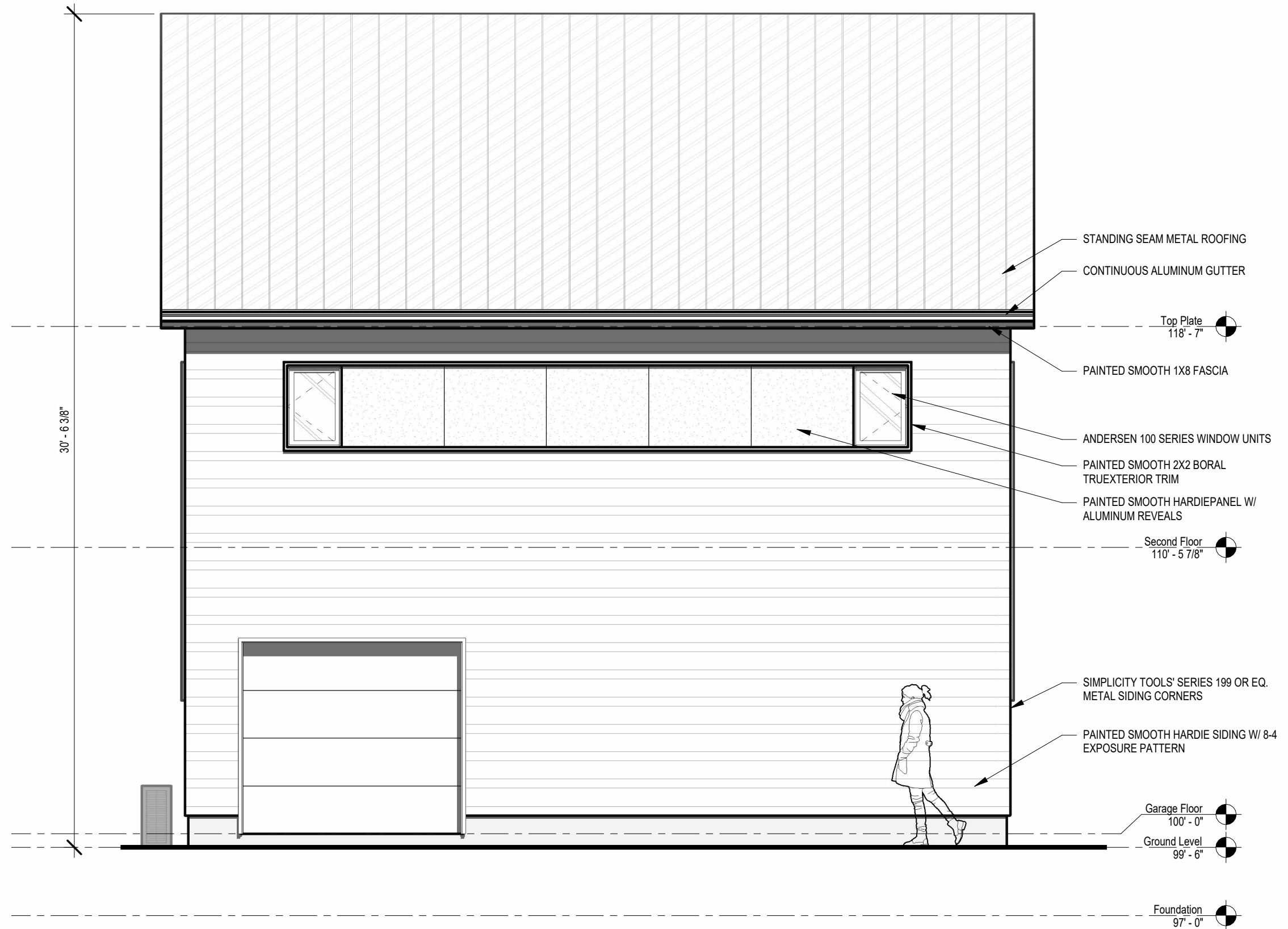


SCALE: 1/4" = 1'-0"



Floor Areas	
Name	Area
Carriage House	720 SF
Garage	720 SF
Total	1440 SF





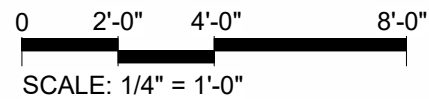
Building Elevation  
**1 Alley/East**  
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"  
SCALE: 1/4" = 1'-0"





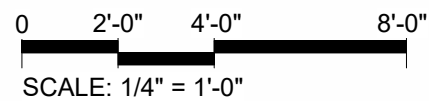
Building Elevation  
**1** South  
 1/4" = 1'-0"







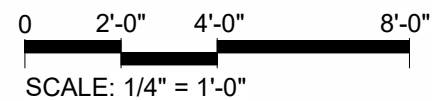
Building Elevation  
**1 West**  
1/4" = 1'-0"







Building Elevation  
**1** North  
1/4" = 1'-0"



160

**Burke Carriage House**  
1827 Pennsylvania Street, Indianapolis

**SD204**

05.19.25









3D View  
**1** Alley Perspective

162

**Burke Carriage House**  
1827 Pennsylvania Street, Indianapolis

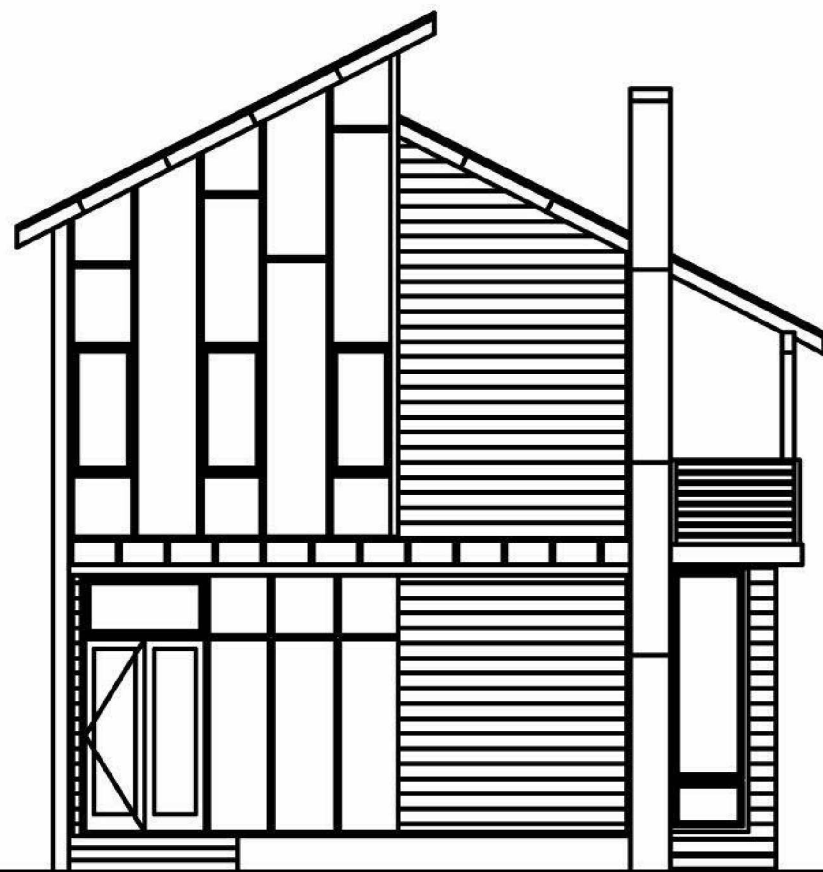
**SD206**

05.19.25









1831

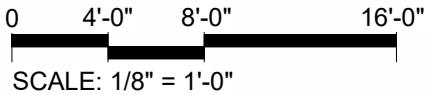


1827 (PROPOSED)



1825

Building Elevation  
**1 Streetscape**  
 1/8" = 1'-0"





**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF USE**

**FINDINGS OF FACT**

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

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

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

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

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

**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_





Indianapolis Historic Preservation Commission

**Attn: Architectural Reviewer, Morgan Marmolejo** [Morgan.Marmolejo@indy.gov](mailto:Morgan.Marmolejo@indy.gov)

200 East Washington Street, Room #1801

Indianapolis, IN 46204

**RE: 2025-COA-151 (HMP) | 1827 N Pennsylvania Street**

May 20, 2025

Dear Members of the Indianapolis Historic Preservation Commission:

The Historic Preservation and Land Use Committee (LUC) of Herron-Morton Place **supports** the application (*version 5.19.2025*) to construct the Accessory Dwelling Unit/Carriage House at **1827 N. Pennsylvania Street** to accommodate a new resident of Herron Morton Place neighborhood and family member of an existing resident next door.

The proposed ADU is fully consistent with the neighborhood's broader goals to build community while assisting one of our current residents and their family as they strive to build gentle density. We recognize the importance of balancing historic preservation with thoughtful infill development that meets the evolving needs of residents while maintaining the district's character.

The applicant's responses to the neighborhood and IHPC feedback demonstrate an effort to design a structure that respects and complements our historic neighborhood. We particularly appreciate the focus on fenestration and the design of the balcony – two key features that contribute significantly to the architectural harmony of the district while bringing our porching culture to the design (even if the balcony is on an ADU).

Regarding **fenestration**, the applicant has responded to noted staff concerns by incorporating more windows on the street-facing façade, which enhances visual interest, promotes transparency, and aligns with the character of surrounding structures. The decision to avoid an additional window under the stairs maintains architectural integrity and aesthetic consistency. We support this approach as it ensures the carriage house contributes positively to the neighborhood's historic charm.

Concerning the **balcony**, the applicant's design choice to make it more open and street-visible aligns with the district's tradition of internal porches and porches that foster a sense of community. The balcony's width and the noted inclusion of vertical supports are thoughtful considerations that balance safety, functionality, and design authenticity. The applicant's reasoning to retain vertical supports for structural integrity, rather than opting for a cantilever, is practical and maintains the traditional aesthetic, which we fully endorse.





The overall transitional design approach, moving away from contemporary styling toward a more traditional aesthetic, may help preserve the historic feel of Herron Morton Place while allowing for a versatile and inclusive future for the property.

Additionally, the inclusion of a **metal roof**, inspired by existing nearby structures across the street, introduces a modern yet respectful material that enhances sustainability and street appeal. Besides the sustainability benefits in production inputs HMPA LUC also recognizes the life cycle gains of metal roofing that accrue to the structure itself as opposed to asphalt shingles. High quality metal roof spec and installation will ensure the structure is aesthetically pleasing and lasts longer with lower maintenance needs.

We support the applicant's efforts to incorporate Staff and neighborhood resident input and guidance thoughtfully, ensuring that the carriage house complements the existing historic context while addressing the specific needs of the residents. The adjustments we have learned about in fenestration from the original proposed design and balcony design reflect a commitment to respectful and compatible infill development.

Thank you for considering this application. We look forward to seeing this project proceed in a manner that enhances Herron Morton Place's unique historic character.

Respectfully submitted,

Chris Harrell, Co-Chair, on behalf of the  
Historic Preservation and Land Use Committee



Samantha & Joel Weyrauch  
1825 N Pennsylvania Street  
Indianapolis, IN 46202  
smcoppedge4@gmail.com  
(317) 374-9542

Monday, May 19, 2025

Indianapolis Historic Preservation Commission

Re: Support for Carriage House at 1827 N Pennsylvania St, Indianapolis, IN (Case No. 2025-COA-151)

Dear Commissioners,

We are writing to express our strong support for the proposed carriage house at 1827 N Pennsylvania St. As neighbors and advocates of Herron-Morton Place, we appreciate the thoughtful approach taken by the applicant to integrate new development while respecting the character of our neighborhood.

The applicant has made commendable efforts to incorporate both official feedback from the IHPC and community input into their design, demonstrating a commitment to maintaining the historic integrity and aesthetic of the district. They have shifted from a contemporary approach to a more traditional and transitional design, aligning with surrounding structures and offering flexibility for future modifications that could accommodate diverse architectural styles. This ensures the carriage house will blend harmoniously within our neighborhood's historic context.

Additionally, the design modifications, such as the open balcony and the attention to visual compatibility with adjacent buildings, reflect a considerate approach to safety, functionality, and visual appeal. The applicant's willingness to incorporate landscaping and fencing to further soften the structure's appearance from the street exemplifies their commitment to maintaining an inviting and cohesive streetscape.

Given the purpose-built function of this carriage house for a family member and the responsiveness demonstrated in their design, we believe this project will add value to our community without compromising its historic character. As the neighbors directly next door, we wholeheartedly support this application and encourage approval of the proposed design.

Thank you for your consideration.

Sincerely,  
Samantha & Joel Weyrauch  
1825 N Pennsylvania Street



From: Todd Foushee  
1841 N. Pennsylvania Street  
Indianapolis, IN 46202  
Email: [Behavioralsolutions9@gmail.com](mailto:Behavioralsolutions9@gmail.com)  
Mobile #: 317-501-2218

Date: May 19, 2025

To : Indianapolis Historic Preservation Commission

Re: Support for Carriage House at 1827 N Pennsylvania St, Indianapolis, IN (Case No. 2025-COA-151)  
Property Owned by Branden Burke

Dear Commissioners,

I am pleased to write in support of the proposed carriage house at 1827 N Pennsylvania St as proposed. As a neighbor, I appreciate the thoughtful and respectful design approach taken by the applicant, which thoughtfully responds to the feedback from its direct neighbors, HMP neighborhood, and IHPC and reflects the historic character of our neighborhood.

This proposal is a strong example of design sensitivity and compatibility within our district. The applicant has made purposeful modifications to incorporate more traditional and transitional elements, aligning the new structure with the existing homes along Pennsylvania Street. The design draws inspiration from nearby structures such as 1831 and 1835 North Pennsylvania, which feature alternating slope shed roofs and a similar vernacular architectural style. It also harmonizes with the Penn Row Condos across the street, contributing to a cohesive streetscape.

Furthermore, the updates regarding window placement, roof material, and landscaping show a clear effort to respect the historic aesthetic while incorporating current, sustainable materials like roofing that are immediately across the street of Penn Row. The current design's scope of windows and doors exceeds typical standards for structures in this district, ensuring the carriage house complements historic and neighboring structures without feeling out of place.

The applicant's responsiveness to IHPC feedback, combined with their awareness of existing neighborhood examples, demonstrates a commitment to maintaining the district's visual integrity. Their willingness to incorporate landscaping and fencing to soften the structure's street view will further enhance the aesthetic harmony of our neighborhood.

Overall, I believe this proposal enhances the character of our historic district, respects its architectural heritage, and provides a valuable addition to our community. I fully support this project and encourage the commission to approve it.

Thank you for your consideration and please advise if you should have any questions or wish to discuss.

Sincerely,  
Todd Foushee  
1841 N Pennsylvania Street, 46202.



May 20th, 2025

Dear Members of the Indianapolis Historic Preservation Commission:

I am writing to express my support for the application to construct a carriage house at 1827 N. Pennsylvania Street (Case No. 2025-COA-151). As a neighbor living directly adjacent to the proposed site, I've had the opportunity to observe the applicant's thoughtful design process, and I commend the effort to ensure the structure aligns with the historic character of our neighborhood.

I've reviewed multiple iterations of the design and believe the applicant has approached this project with care and sensitivity. In particular, I appreciate the attention given to the fenestration and balcony elements. The increased number of windows on the street-facing façade will help the carriage house blend more seamlessly with the surrounding historic architecture, contributing to a cohesive and visually appealing streetscape.

I also support the decision to maintain visibility of the balcony from the street. This design choice reinforces the porch-forward aesthetic that defines much of Herron-Morton Place. Additionally, the use of vertical supports rather than a cantilevered balcony is both practical and appropriate, further anchoring the design in the neighborhood's traditional architectural language.

Moreover, the applicant's transitional design strikes an effective balance between honoring the historic context and introducing subtle, complementary updates. The use of a metal roof—drawing inspiration from existing structures in the area—adds an elegant, understated touch that remains consistent with the district's overall character.

As someone who directly faces the proposed carriage house, I am pleased with the plans and confident in their contribution to the continued preservation and growth of Herron-Morton Place.

Thank you for your time and consideration.

Sincerely,

Nick McNeely  
1828 N. Pennsylvania Street  
Indianapolis, IN 46202  
317-410-4402 Cell  
[nickmcneely@talktotucker.com](mailto:nickmcneely@talktotucker.com)





**2024-COA-356 (IRV)**  
**5814 BEECHWOOD AVENUE**





Photo 1: House and garage immediately adjacent east of 5814 Beechwood with vinyl siding and vinyl windows, and garage sided in vinyl on the second lot adjacent east of 5814 Beechwood





Photo 1d: House immediately adjacent east of 5814 Beechwood with vinyl siding and windows - house on second lot adjacent east of 5814 with vinyl siding and aluminum windows - next two houses adjacent east with vinyl and aluminum siding





Photo 1b: two houses directly across from 5814 - with vinyl siding and all vinyl windows





Photo 1c: two houses across from 5814 Beechwood - one with vinyl siding and vinyl windows - one with steel door





Photo 1f: Three houses immediately adjacent west of 5814 - one with vinyl siding and vinyl windows - one with vinyl siding - one with aluminum siding and a combination of original and vinyl windows





Photo 5: 5814 Beechwood with west side dormer in new cement board siding - upper vinyl windows as I found them at purchase - Lower casement windows as found and east side dormer after removal of aluminum siding





Photo 5a: 5814 Beechwood with all vinyl windows, cement siding, sun porch and new trim paint





Photo 5b: Greenhouse as found - Many original windows lost & replaced with fiberglass - the stucco wall extends beyond the foundation and is built on packed earth.





Photo 6: Greenhouse removed and original slab on concrete block on concrete footer exposed



Photos 6, 7, 8, 9, 10: New framing for sunporch built directly on existing foundation























Photo 12: Original wood door





Photo 12 a: new fiberglass over wood core door - this and all exterior doors are a match of the door IHPC approved in 2024 for the house adjacent east -





Photo 13: Greenhouse east wall after removal of aluminum & glass, showing block wall sitting outside (off) of the foundation.





Photo 14: Interior view into new sun porch built directly on the existing foundation





Photo 14a" Living room and greenhouse as found at purchase





Pho 14b: Living room and sun porch today





Photo 14c: Kitchen as found at purchase





Photo 16: Kitchen today