

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

### **HEARING AGENDA**

Wednesday, January 7, 2026, 5:30 P.M. 2nd Floor, Public Assembly Room, City-County Building 200 East Washington Street, Indianapolis, Indiana

#### **BUSINESS**

CALL		

#### I. APPROVAL OF MINUTES

NOVEMBER 5, 2025 IHPC HEARING MINUTES DECEMBER 3, 2025 IHPC HEARING MINUTES

#### III. OLD BUSINESS - NO PUBLIC HEARING

NONE

#### IV. NEW BUSINESS - NO PUBLIC HEARING

#### **ELECTION OF OFFICERS**

Bill Browne – President David Baker – Vice President Susan Williams – Secretary

#### **621 LOCKERBIE STREET**

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IHPC Administrator asking to pursue enforcement action.

#### **PUBLIC HEARING**

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

NONE

#### VI. EXPEDITED CASES

2025-COA-477 (NA) & 4630 WEST 71ST STREET CASSANDRA THOMAS Rezone from C1 to D3.

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

2024-COA-226 AMENDMENT 1 (WD) &

2025-VHP-011

230 SOUTH PENNSYLVANIA STREET

JENNIFER MILLIKEN

Page 17 Submittal Page 74

Amend previously approved hotel design for additional stories and Variance of Development Standards for the encroachment into the required sky exposure plane.

#### 2025-COA-301 (CAMA)

## 656 EAST ARCH STREET ABBEY ROBERTSON

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Demolish the majority of the existing home, leaving the street facing façade & segments of the west & east walls. Reconstruct the house & enlarge building footprint & increase overall building height at rear of structure. Replace windows & doors. Repair/replace foundation where necessary. Repair/replace siding & trim where necessary. Retain original rafter tails where existing. Construct new wrap-around front porch. Demolish existing garage in its entirety & construct new 2-car garage & carriage house.

#### /III. APPLICATIONS TO BE HEARD (NEW)

2025-COA-489 (CAMA) 409 MASSACHUSETTS AVENUE

& 2025-VHP-013 JUSTIN KINGEN

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Install sidewalk cafe with pergola and vinyl screen walls and install trash can screening & a Variance of Development Standards to exceed the maximum permitted height of a sidewalk cafe barrier.

#### IX. PRELIMINARY REVIEW

**NONE** 

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

2025-COA-039 711 EAST VERMONT STREET

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AMENDED (LS) BRIAN BUEHLER

Amend previously approved COA & extend fence removal deadline.

#### XI. OLD BUSINESS – TO BE HEARD

**NONE** 

XII. CLOSING BUSINESS

**NONE** 

INDIANAPOLIS HISTORIC PRESERVATION COMMISSIONERS				
William A. Browne, Jr., President	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027		
David Baker, Vice President	Indianapolis City-County Council	February 6, 2023- December 31, 2025		
Susan Williams, Secretary	Indianapolis City-County Council	February 6, 2023-December 31, 2026		
Anjanette Sivilich	Indianapolis City-County Council	February 5, 2024-December 31, 2027		
Annie Lear	Indianapolis City-County Council	February 5, 2024-December 31, 2027		
Anson Keller	Mayor, City of Indianapolis	June 28, 2023-December 31, 2025		
Disa Watson-Summers	Mayor, City of Indianapolis	January 1, 2022-December 31, 2025		
Krystin Wiggs	Mayor, City of Indianapolis	July 15, 2024-December 31, 2025		
Michael Bivens	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027		

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



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

#### **IHPC STAFF REPORT SUMMARY**

Hearing Date: January 7, 2026

Property Address: 621 Lockerbie Street

Historic Area: Lockerbie Square

Township: Center

Council District: 17

Owner: Ronda Kay Duvall

Case At-A-Glance: The IHPC Administrator is asking for permission from the

Commission to pursue enforcement action per IC 36-7-11.1-12

#### **BACKGROUND OF PROPERTY**

#### **History of the Property**

The George Webber House was built in 1873. Ms. Duvall purchased the property in 1992 according to property records.

#### **Repair Orders on the Property**

City records indicate Ms. Duvall was receiving repair orders from the Marion County Health Department as early as 2008. Although Ms. Duvall was able to come into compliance at various times since then, the property has been in and out of compliance since. The most recent repair orders were opened four years ago with the Department of Business and Neighborhood Services (DBNS). Penalties and liens have been assessed and some paid by the owner, however, no work has occurred to correct the violations, other than removal of some of the vines on the property (IHPC staff has heard an adjacent neighbor may have done that work). A list of the DBNS repair orders is included in this report.

Some of the top chimney bricks fell off into the alley due to severe mortar loss. Some of those bricks hit the house next door on the alley side. There used to be a wood privacy fence, but according to neighbors someone set it on fire.

A vacant board order violation VBO22-00562 was opened in May of 2022 due to someone breaking in the back door. The owner failed to secure the door within the allowed time so DBNS contractors secured the door. See photo in this report.

After complaints from neighbors were received, the IHPC Administrator tried to locate Ms. Duvall but her service address was to this house which is empty. Recently, the IHPC Administrator learned of a potential secondary address that Ms. Duvall might be at

and was able to serve her the letter included in this memo dated October 17, 2025. Soon after, the IHPC staff received a COA application from her but staff is still waiting on additional information to review the application. The IHPC Administrator received an email from Ms. Duvall's attorney asking to continue appearing before the Commission from December to January. He emailed on December 15<sup>th</sup> and stated that he asked his client to obtain written confirmation from the contractor that he'll complete the work required by the repair orders and an estimated date of completion. She's working on that, and I'll send it to you upon receipt (or start looking for another contractor.

The following list of repairs is taken directly from the BNS repair order RNH24-00018:

Chimney	MISSING BRICKS (top) MORTAR LOSS (throughout)
Foundation	MISSING/LOOSE BRICKS AND MORTAR LOSS
Gutter boards, gutters,	
and downspouts	MISSING (front & west side) GUTTERBOARD WOOD ROT (throughout)
Paint	PEELING AND FLAKING ON SURFACES
Porch (Front)	DECKING BOARDS AND SUPPORTS WOOD ROT / HOLES
Roof	HOLE (upper story back) DAMAGED/MISSING SHINGLES (north-east side)
Shrubbery	REMOVE ENCHROACHING TREE LIMBS, VINES AND WEEDS
Siding	WOOD ROT, DAMAGED AND LOOSE WOOD PANELS
Soffits	WOOD ROT, DISREPAIR
Steps (Outside)	BROKEN/MISSING BRICK STEPS
Stoop	DAMAGED BRICK AND MORTAR LOSS
Windows and Doors	REPAIR TO MAKE WEATHERTIGHT AND IN WORKING ORDER

Ms. Duvall's COA application was to do the following work: paint; replace roof shingles; repair masonry; repair/replace siding & trim, repair/replace soffits; repair porch floorboards; repair windows and doors.

#### What staff is asking from the Commission

Staff has asked the owner of the above property to appear in person at the January meeting to discuss why the above property that she owns is not being maintained or repaired and to allow the Commission to ask questions. Her attorney has emailed that they will be in attendance.

Staff is asking the Commission to hear the owner's comments and discuss whether the IHPC Administrator should pursue enforcement action against Ms. Duvall for failure to comply with the repair and maintenance requirements setforth in the IHPC's state statute. Staff is also asking to set a deadline for the COA work applied for to be completed with regular check-ins before the Commission until the repair work is completed.

## <u>Property Maintenance Language from the Statute</u> IC 36-7-11.1-12:

Enforcement of chapter, ordinance, and covenants; notice to correct failures or violations Sec. 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy

condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission may give the owner written notice to correct the failures or violations within thirty (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

#### **Next Steps**

Staff is asking that Ms. Duvall come into compliance with all the repair orders outlined in RNH24-00018 no later than April 1, 2026 and is to appear before the Commission with a progress update at the February 4th, March 4<sup>th</sup> and April 1st IHPC meetings.

The IHPC Administrator is asking authorization from the Commission to pursue enforcement action now against Ms. Duvall for failure to comply with the repair and maintenance requirements set forth in the IHPC's state statute.

#### NOTE #1:

This enforcement action does not preclude the owner from getting a COA to make the necessary repairs and completing them. If she comes into compliance earlier than April 1, 2026, IHPC staff will withdraw the complaint with the City Prosecutor.

#### NOTE #2:

This action is independent from the DBNS RNH24-0018 case and it is still Ms. Duvall's responsibility to come into compliance with their repair order.

### **EXHIBITS**



Google view of house May 2024 with overgrowth
The rest of the photos below were taken October 17, 2025 by the inspector (DBNS)

















Ms. Ronda Kay Duvall 225 E. North St Apt. 1003 Indianapolis, IN 46204

Date: October 17, 2025

Re: 621 Lockerbie Street, Indianapolis, IN 46202

Ms. Duvall:

Per IC 36-7-11.1-12<sup>I</sup>, you are to correct failures or violations on the property within 30 days after receipt of this notice on the property you own at 621 Lockerbie Street which is located in the locally protected historic district of Lockerbie Square. The Indianapolis Historic Preservation Commission is requiring all violations per orders RNH24-00018/RNH21-00901 with the Department of Business and Neighborhood Services/ City of Indianapolis /Unsafe Buildings to be corrected. The following items are in violation and are included in the orders to repair:

Chimney	MISSING BRICKS (top) MORTAR LOSS (throughout)
Foundation	MISSING/LOOSE BRICKS AND MORTAR LOSS
Gutter boards, gutters,	MISSING (front & west side) GUTTERBOARD WOOD ROT
and downspouts	(throughout)
Paint	PEELING AND FLAKING ON SURFACES
Porch (Front)	DECKING BOARDS AND SUPPORTS WOOD ROT / HOLES
	HOLE (upper story back) DAMAGED/MISSING SHINGLES (north-east
Roof	side)
Shrubbery	REMOVE ENCHROACHING TREE LIMBS, VINES AND WEEDS
Siding	WOOD ROT, DAMAGED AND LOOSE WOOD PANELS
Soffits	WOOD ROT, DISREPAIR
Steps (Outside)	BROKEN/MISSING BRICK STEPS
Stoop	DAMAGED BRICK AND MORTAR LOSS
Windows and Doors	REPAIR TO MAKE WEATHERTIGHT AND IN WORKING ORDER



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#### <sup>1</sup> IC 36-7-11.1-12 Enforcement of chapter, ordinance, and covenants; notice to correct failures or violations

- Sec. 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission may give the owner written notice to correct the failures or violations within thirty (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).
- (b) The commission, or any enforcement official of the consolidated city designated by the commission, may enforce this chapter, any ordinance adopted under it, and any covenants or conditions required or imposed by the commission by civil action in the circuit or superior court. Any legal, equitable, or special remedy may be invoked, including mandatory or prohibitory injunction or a civil fine. These enforcement actions (except those seeking a civil fine) may also be brought by any interested person or affected owner.

As added by Acts 1982, P.L.77, SEC.6. Amended by P.L.16-1995, SEC.14.

You are required to obtain approval from our office prior to commencement of work. The Certificate of Appropriateness application can be submitted at the link below.

https://www.indy.gov/activity/historic-preservation-certificate-of-appropriateness

Please note, you are being asked to appear at the December 3, 2025, IHPC meeting at 5:30PM in the Public Assembly Room of the City-County Building for an update on the progress of the above repairs. Failure to comply with this notice will result in this matter being forwarded to the City Prosecutor for enforcement.

Sincerely,

Meg Busch Administrator, Indianapolis Historic Preservation Commission Meg.busch@indy.gov 317-327-4408



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

#### **IHPC STAFF REPORT SUMMARY**

Hearing Date: JANUARY 7, 2026

Case Type: EXPEDITED

**Continued From:** 

Case Number: 2025-COA-477 (NA)

Property Address: 4630 W 71ST ST

Historic Area: NEW AUGUSTA

Township: PIKE

Council District: 1

Applicant: Cassandra Thomas

Owner: Lena & Lyle Institute INC

Reguest: Rezone from C-1 to D-3

Staff Recommendation: Approval

Staff Reviewer: Caroline Emenaker

Case At-A-Glance: This request is to rezone the parcel from C-1 (exclusive office uses)

to D-3 (medium density residential). Staff is recommending approval

for the rezone.

#### **BACKGROUND OF PROPERTY**

The subject property is the site of a single-family dwelling constructed in 1922. In 2002 the property was rezoned from D-3 to C-1 to support office uses (2002ZON131). The property was previously used as a satellite office but has been vacant for six months.

#### REQUEST

The request is to rezone the parcel from C-1 (exclusively office uses) to D-3 (medium density residential) to restore the original zoning of the property.

#### HISTORIC AREA PLAN RECOMMENDATION

The New Augusta Plan recommends the use of former D-3 properties along 71<sup>st</sup> street as offices, while also acknowledging that unnecessary zoning can impact the historic integrity of the neighborhood.

#### General Land Use and Development Recommendations:

New Augusta is being increasingly surrounded by suburban housing, commercial centers, office and industrial development, which potentially threatens New Augusta's historic character. The primary land

use and development objective identified by residents and property owners is to maintain the current mix of residential and commercial uses. Another concern is the conversion of houses to commercial use and the future development of vacant lots for commercial use. To help protect the neighborhood from these threats, the following recommendations are suggested:

- Encourage the continued use of historic houses as residences.
- Encourage the continued use of historic commercial buildings for office or retail use.
- Consider changes in use from residential to office along W. 71st St., provided residential buildings retain their residential character.

#### **Zoning Recommendations:**

One way to protect New Augusta from inappropriate development is to provide appropriate zoning. Currently, most of the area is zoned D-3, which supports its medium density single family housing. A wide range of development opportunities are allowed in other zoning districts in New Augusta. Properties unnecessarily zoned for commercial use are of primary concern. Inappropriate zoning could make it possible for New Augusta to lose historic fabric and character to commercial uses. In response to these threats, the following recommendations are suggested:

#### D-3: Medium Density Residential

• Most of New Augusta is zoned D-3. A D-3 property should not be rezoned unless the existing building on it was built for non-residential use and rezoning is necessary to allow a use appropriate to the building and compatible with the neighborhood.

#### C-1: Exclusive Office Uses

• If properties with W. 71st St. addresses area converted from residential uses, variances or rezoning to C-1 should be considered to allow office uses, which can respect the architecture of the buildings and have minimal impact on nearby residences.

#### STAFF RECOMMENDATION

Staff is recommending approval of the application. While the New Augusta plan does allow for office uses, and recommends it for properties on 71<sup>st</sup> street, the rezone will legally establish residential use, restoring the original use of the property.

#### STAFF RECOMMENDED MOTION

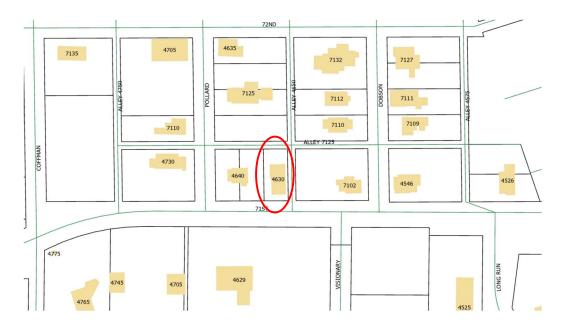
#### 2025-COA-477 (NA):

<u>To approve</u> a Certificate of Appropriateness to rezone the subject property to D-3 per the submitted documentation.

#### 2025-ZON-121:

<u>To recommend</u> approval to the Metropolitan Development Commission to rezone the subject site from C-S to D-9.

#### **EXHIBITS**



Location of subject property



Subject property

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

#### **IHPC STAFF REPORT SUMMARY**

Hearing Date: January 7, 2026
Case Type: Continued Case

Continued From: December 3, 2025

Case Number: 2024-COA-226 AMENDMENT 1B

Property Address: 230 South Pennsylvania Street

Historic Area: Wholesale District

Township: Center

Council District: 18

Applicant: Ice Miller

Owner: Boxcar Development LLC

Request: Amend previously approved plans to include increasing the height of

the tower section of the building by two floors; changes to fenestration, detailing and the brick color; and for a Variance of Development Standards for the encroachment into the required sky

exposure plane.

Staff Recommendation: Approval or Continuance

Staff Reviewer: Shelbi Long

#### **BACKGROUND OF PROPERTY**

At the December 2025 IHPC hearing the Commission reviewed the above requests and provided the following feedback:

- The new proposed brick color is too dark it was recommended to find a shade between the new proposed color and the original approved color that is more compatible with the surrounding buildings and to help the reduced reveals of the design have more visibility.
- The depth of the fenestration has been reduced which has negatively impacted the articulation of the design. The new design as presented is too flat.
- The reduction of the pilaster width compared to the window size is incompatible with the surrounding historic architecture the windows should be significantly larger than the pilasters.
- The loss of the brick banding above the glass level makes the upper portion of the building look like it is floating the upper portion of the building needs a base.
- Concerns about the changes to the cornice and corner pilasters and the loss of banding details, terra cotta, and traditional design elements were expressed.

#### FROM DECEMBER 2025 IHPC STAFF REPORT

At the September 4, 2024 IHPC hearing the Commission approved 2024-COA-226 to demolish the historic building on site and construct a new hotel with commercial spaces, parking garage, entertainment venue and a skybridge. The request included a Variance of Development Standards for the encroachment into the required sky exposure plane and rezoning the site from I3 to CBD2. The historic structure has since been demolished and the below grade work for the development has begun.

#### REQUEST

Updates to design from December 2025 IHPC hearing:

- 1. Increased the width of the windows on the north and south tower elevations from 9'-4" to 10'-8" and decrease the width of the brick piers from 8'-4" to 6'10".
- 2. Increased the width of the windows on the east and west tower elevations from 7'-4" to 8'-8" and decrease the width of the brick piers from 6'-10" to 5'-4".
- 3. Add approximately 1,680 linear feet of rowlock at the corners of the building (vertical detail).
- 4. Above the third-floor glazing, added brick banding with terra cotta medallions.
- 5. At all tower windows increased the window surround projection depth from 3/4" to 1-1/4" and window jamb return from 7" to 7 3/4".
- 6. The hotel and restaurant canopies were simplified; some retail awnings were removed. Final canopy/awning/signage review to be deferred.

Please note: some of the drawings show sidewalk cafes. Sidewalk cafes were not included in the initial or amended case and will require a separate application.

#### FROM DECEMBER 2025 IHPC STAFF REPORT

#### Design

The amended proposal is for various changes to the design, including:

- Adding two additional floors to the height of the hotel tower (from 13 to 15 floors) totaling an additional 25,840 square feet.
- Changing the brick color. The initial proposal was for red bricks, the current proposal is for shades of brown, including an iron spot.
- Changes to the fenestration and detailing of the structure, including:
  - o Reduce number of windows on the north elevation,
  - o Reduce depth of window surrounds,
  - o Eliminate terra cotta on the first floor (change to brick), and
  - Brick detailing throughout the tower.

#### Variance of Development Standards

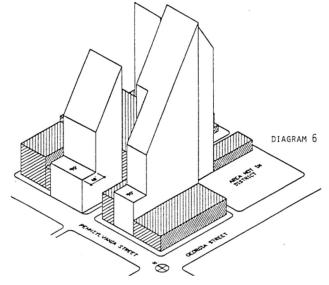
The applicant is requesting a new variance for the encroachment into the required sky exposure plane. Because of its CBD2 zoning classification the site must comply with the sky exposure plane two. A variance for sky exposure encroachment was granted with the initial approval in September 2024. This amended request is to increase the height by two additional floors. This additional impact on the sky exposure plane requires a new variance. Per the new request, portions of floors 6 through 15 on the north, east and west elevations would be within the sky exposure plane.

#### HISTORIC AREA PLAN RECOMMENDATION

#### **New Construction**

 Context: every site for new construction possesses a unique context to which the new construction should compatibly relate. Where new construction is... adjacent to historic buildings, its design should relate directly to the proportion, alignment and façade component of the adjacent buildings.

- Height and Proportion: The proper height and proportion of new buildings in the Wholesale District varies slightly from block to block. To address the height and proportion of the new buildings, diagrams are included which graphically represent the allowable maximum massing and height of the new infill construction. The diagrams showing proposed heights and building volumes (one example to the right) were derived from the city's skyplane and exposure ordinances for CBD-2 zoning classifications and were then altered to more closely respond to the existing buildings of the Wholesale District.
- Alignment: new buildings should be constructed to align with property lines on primary streets in order to define the urban corners and streets. The façade elements of the new buildings, such as



- storefront openings, signs, awnings, and windows should be aligned with those of neighboring structures. New building setbacks on secondary streets and alleys should also be aligned with those of area structures.
- Façade Components: ...use typical façade components such as storefront elements (kickplate, transoms, display windows, and entrances), ornamentation, signage, and awnings. Use building materials that are most prevalent and that will blend into the district...

#### STAFF RECOMMENDATION

The applicant has proposed the above changes to try to address the Commission comments from the December 2025 hearing. Staff defers to the Commission on if they find the changes to be sufficient.

#### STAFF RECOMMENDED MOTION

Option One:

#### **COA# 2024-COA-226 AMENDMENT 1 (WD)**

**To approve** a Certificate of Appropriateness to amend previously approved plans to include increasing the height of the tower section of the building by two floors; changes to fenestration, detailing and the brick color; and for a Variance of Development Standards for the encroachment into the required sky exposure plane, per submitted documentation and subject to the following stipulations:

## DBNS: ABOVE GRADE STRUCTURAL PERMITS MAY NOT BE ISSUED until stipulations number 1 and 2 are fulfilled.

- Owner shall submit to the IHPC all jurisdictional final construction drawings for above grade improvements for approval by the Commission under Old Business, including any changes required by the Commission at the IHPC Hearing. The applicable final construction drawings may be submitted in packages; provided that construction related to a package does not occur until that package is approved by the IHPC. Approved \_\_\_\_\_\_ Date\_\_\_\_
   A pre-construction meeting with IHPC staff, the owner's representative, and the
- A pre-construction meeting with IHPC staff, the owner's representative, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* \_\_\_\_\_ Date \_\_\_\_\_
- 3. A material mock-up shall be provided onsite for review and made available to the Commission prior to purchase and installation. *Approved Date*
- 4. A durable marker indicating the date of construction must be incorporated into the foundation of the building.

- 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 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: See COA 2024-COA-226 for any additional stipulations and requirements.

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

#### **VARIANCE# 2024-VHP-008**

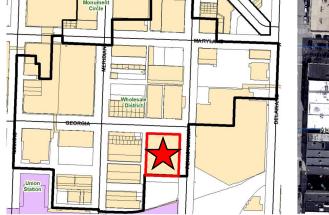
**To approve** a Variance of Development Standards for the encroachment into the required sky exposure plane per submitted drawings and the Findings of Fact in the January 7, 2026 IHPC hearing staff report.

#### Option Two:

To continue to the February 4, 2026 IHPC Hearing.

#### **EXHIBITS**

### LOCATION OF SUBJECT PROPERTY

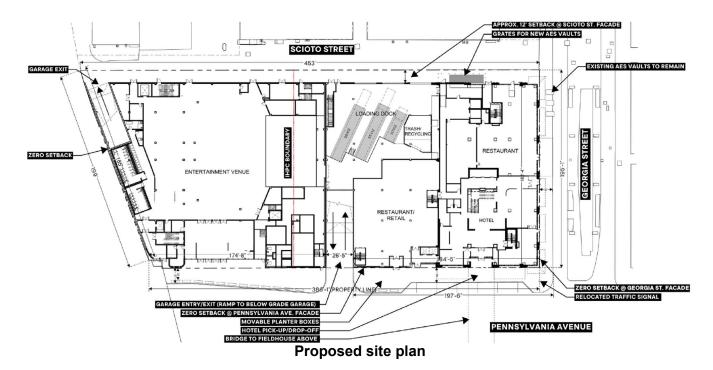




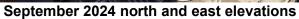
#### **PROPOSED**



**Project site layout** 









December 2025 north and east elevations



January 2026 north and east elevations



September 2024 north and east elevations



December 2025 north and east elevations



January 2026 north and east elevations





September 2024 - left: east and north elevations, right: west and north elevations





December 2025 - left: east and north elevations, right: west and north elevations





January 2026 - left: east and north elevations, right: west and north elevations



September 2024 east elevation



**December 2025 east elevations** 



January 2026 east elevations



September 2024 - East / Pennsylvania Street elevation



December 2025 - East / Pennsylvania Street elevation



January 2026 - East / Pennsylvania Street elevation



September 2024 - North / Georgia Street elevation



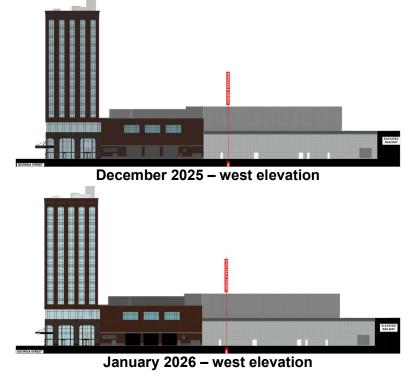
December 2025 - North / Georgia Street elevation



January 2026 - North / Georgia Street elevation



September 2024 – west elevation

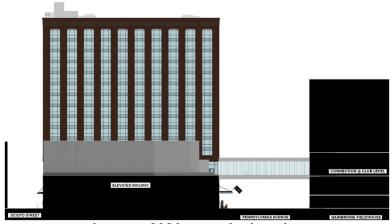




September 2024 – south elevation



December 2025 – south elevation



January 2026 – south elevation



September 2024 materials



**Amended materials** 



September 2024 – proposed sky exposure plane



Amended – proposed sky exposure plane

#### **FINDINGS OF FACT**

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

community because:
The building will be designed and constructed to comply with all appliable building and safety codes.
The south elevation will enjoy maximum sun exposure to the hotel tower.
The north elevation will see adequate sunlight exposure as the sun moves from east to west over Georgia Street.
Buildings to the east (Gainbridge Fieldhouse) and west (existing historic buildings) are several stories shorter than this building, which will
help maximize available sun exposure.
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 cubicet preparty is in the downtown core subgro buildings of this scene and scale are expected. This expectation mappe

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

the value of property in the adjacent area will not be impacted. Moreover, the penetration of the sky exposure plane

does not impact how any adjoining properties can be used.

The property is located in the core of Downtown Indianapolis adjacent to a large, professional sports arena in a vibrant	
entertainment area. Compliance with the required sky exposure plane would reduce the number of hotel rooms,	
which are very much needed in this entertainment area of downtown Indianapolis, and result in a loss of density	
where density is needed and desired.	

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

#### **IHPC STAFF REPORT SUMMARY**

Hearing Date: January 7, 2026

Case Type: Continued

Continued From: October 1, 2025, November 5, 2025, and December 3, 2025

Case Number: 2025-COA-301 (CAMA)

Property Address: 656 E. Arch Street

Historic Area: Chatham-Arch & Massachusetts Avenue

Township: Center

Council District: 13

Applicant: Abbey Robertson

Owner: Parker Haehl

Request: HOUSE: demolish the majority of the existing home, leaving only the

studs street facing façade and segments of the west and east walls. Reconstruct the house and enlarge building footprint and increase overall building height at rear of structure. Replace windows and doors. Repair/replace foundation where necessary. Repair/replace siding & trim where necessary. Retain original rafter tails where

existing. Remove existing chimney.

GARAGE: demolish existing garage in its entirety. Construct new 2-

car garage & carriage house.

Staff Recommendation: Continue to the February 4, 2026 hearing.

Staff Reviewer: Morgan Marmolejo

Case At-A-Glance: The request is to demolish the majority of a historic workers' cottage

and garage to construct an addition and carriage house. The request

does not meet the CAMA plan.

#### **BACKGROUND OF PROPERTY**

The subject property is a one-and-a-half story frame cottage dwelling with a single-story addition on the rear of the property. The structure appears on the 1887 Sanborn map with a single-story accessory structure. The structure remains unchanged until the 1915 Sanborn map when the rear addition of the property has some alterations, and the side covered porch is shortened. On the 1956 Sanborn map, the primary structure remains unchanged, but the accessory structure has been removed. The current configuration of the subject property can be clearly seen on aerial images from 1972, but the 1966 aerial images show a rough image of the same configuration. The subject property has remained unchanged since the 1972 aerial images.

#### **REQUEST**

The applicant is proposing to demolish the majority of the existing, historic home, leaving only the street facing façade and portions of the west and east walls. They are requesting to reconstruct the home to enlarge the building footprint and increase the overall building height on part of the structure. They are requesting to replace windows and doors, repair/replace foundation where necessary, repair/replace siding and trim where necessary, remove existing chimney, retain the original rafter tails where existing, and add skylights to the addition.

Additionally, the applicant is proposing to demolish the existing garage and construct a new 2-car garage and carriage house.

The major changes between the October 1, 2025, hearing and the January 7, 2026, hearing are below:

- 1. The removal of the proposed wrap-around front porch.
- 2. The proposed removal of the existing chimney.
- 3. The proposed removal of more of the west wall of the home.
- 4. The lengthening of the proposed addition 4 feet more towards the rear yard.
- 5. The addition of a second skylight on the addition.
- 6. Overall design of the proposal is different from the first version and sits further back from the front of the house.

#### HISTORIC AREA PLAN RECOMMENDATION

The applicant's request encompasses multiple aspects of the Chatham-Arch & Massachusetts Avenue plan. Staff believes it is important to outline and note each of these areas below:

#### Demolition

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of the structure. The following examples are meant to help define demolition and are not all-inclusive:

- 1. The razing, wrecking or removal of a total structure.
- 2. The razing, wrecking or removal of a part of a structure, resulting in a reduction in its mass, height or volume.
- 3. The razing, wrecking or removal of an enclosed or open addition.

#### Criteria for Demolition

The IHPC shall approved a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

- 1. The structure poses an immediate and substantial threat to the public safety.
- 2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
- 3. The demolition is necessary to allow new development which, in the Commission's opinion is of greater significance to the preservation of the district that its retention of the structure, or portion thereof, for which demolition is sought, and/or
- 4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

#### **Condition**

Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances, demolition of selective parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

#### **Significance**

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance.

In making its determination of significance, the Commission shall consider the following:

- 1. Architectural and historical information included in this plan.
- 2. Information contained in the district's National Register nomination (if one exists).
- 3. Information contained in any other professionally conducted historic surveys pertaining to this district.
- 4. The opinion of its professional staff.
- 5. Evidence presented by the applicant.
- 6. Evidence presented by recognized experts in architectural history.

Per the 1982 Chatham-Arch & Massachusetts Avenue Plan:

The area also boasts a group of Civil War-era, workers' cottages on Arch, St. Clair, and 9<sup>th</sup> Streets. These houses represent the workingman's presence in the early stages of Indianapolis' growth into an industrial metropolis. Only a few pockets of these 1860s and early 1870s cottages survive in the downtown area out of hundreds that once covered the near east, west, and south sides of the city.

#### Replacement

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than *retention* of the existing structure. This will only be the case when the structure to be demolished is not of material *significance*, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district.

To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

- 1. Elevations and floor plans.
- 2. A scaled streetscape drawing showing the new development in its context (usually including at least two buildings on either side).
- 3. A site plan showing the new development and structure(s) to be demolished.
- 4. A written description of the new development.

- 5. A time schedule for construction and evidence that the new construction will occur.
- 6. Any other information that would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

#### **Economics**

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return for the existing property without the demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case.

To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:

- 1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.
- 2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its stability for rehabilitation.
- 3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
- 4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
- 5. For property acquired within twelve years of the date of an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the part from whom acquired, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.
- 6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation and annual cash flow before and after debt service, if any, during the same period.
- 7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
- 8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- 9. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
- 10. Copy of the most recent real estate tax bill.
- 11. Form of ownership or operation of the property, whether sole proprietorship, for profit or non-for-profit corporation, limited partnership, joint venture, or other method.
- 12. Any other information that would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g. proforma financial analysis.

#### New Construction: New Additions & Accessory Buildings

#### Recommended:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.

- 2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
- 3. Additions should be located at the rear, away from the front 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.

#### Not Recommended:

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

#### Renovation: Porches

#### Not Recommended:

- 1. Alterations to historic porches, especially on primary facades.
- 2. Replacing original stone steps.
- 3. Replacing original wood floors with concrete.
- 4. Placing new porches in locations which never had porches, especially on significant elevations.

#### Renovation: Roof & Roof Elements

#### Recommended:

- 1. Flat surfaced skylights with frames that match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.
- 2. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

#### Not Recommended:

1. Skylights on prominent roof slopes that affect the building character. Bubble style skylights break the roof plane and should be avoided.

#### **IHPC STATE STATUTE IC 36-7-11.1-9**

The IHPC state statute says in IC 36-7-11.1-9: "... if the commission finds under subsection (d) any application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial, the commission shall issue a certificate of authorization, which constitutes a certificate of appropriateness for purposes of this chapter.

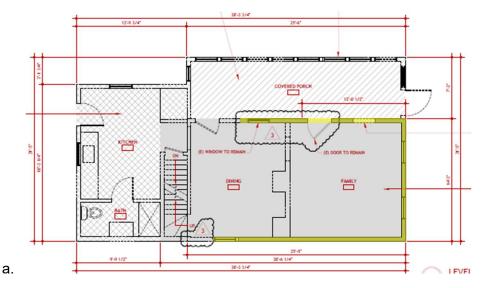
#### STAFF RECOMMENDATION

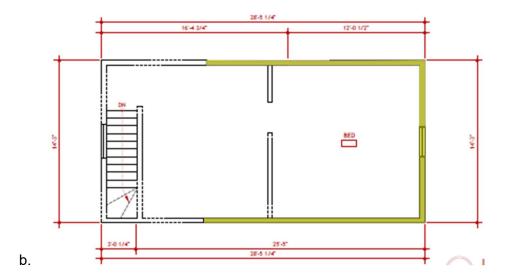
Staff does not believe the request is compliant with the plan or the Commission's feedback from the October 1, 2025, hearing for the following reasons:

- 1. The Commission asked that the addition be pushed back so it starts at the rear of the existing porch to preserve the character-defining windows and doors on the enclosed porch. The applicant still has 7 feet of the original porch set to be demolished that includes one opening.
- 2. The Commission expressed concern with the amount of demolition that will occur with the proposal. The applicant did not reduce the amount of demolition, they however asked to remove more of the existing structure on the west wall. With this, the applicant also increased the overall length of the addition by 4 feet. In addition to this, the term "Facadectomy" was used to describe the type of work proposed. The applicant continues to request the removal of the majority of the primary structure as well as the materials on the segments to be left intact, leaving only the studs.
- 3. The Commission noted that as much of the original home as possible should be retained. The applicants have added the removal of the existing chimney to their request.
- 4. The Commission noted the address 625 E. Arch Street as an example structure. Staff looked into this case and discovered it was not applicable to the case at 656 E. Arch Street and discussed this with the applicant.
- 5. The Commission noted that they have seen structures in more deteriorated states than the structure at 656 E. Arch that successfully preserved the majority of the existing structure and materials. The applicants continue to remove the majority of the materials and structure of the existing home.

IHPC staff estimates the amount of demolition at 90% of the original structure due to the following reasons:

- 1. Removal of the roof structure.
- 2. Removal of all interior spaces.
- 3. Removal of all exterior siding materials.
- 4. Retention of highlighted portions of exterior walls (studs only) below:





#### Reasons for Continuance:

- 1. The applicant has not presented any hardship.
- 2. Denial will not deprive the owner of the use of the property. The owners have the option to alter their project to fit within the guidelines of the plan.
- 3. The effect on the historic area would be substantial for the following reasons:
  - a. The demolition of the primary structure does not meet the criteria the IHPC considers for demolition.
  - b. Alters the roof line of the historic building where it affects its character.
  - c. Addition is not located at the rear of the existing structure.
  - d. The addition does not relate to the scale, height, size, or mass and overpowers the existing building.
  - e. Removal of original chimney.

#### 4. Condition

a. No documentation has been submitted and there is no evidence that justifies demolition due to the condition of the structure.

#### 5. Significance

- a. The existing structure is part of a collection of cottages of this scale that are original to the Chatham-Arch & Massachusetts Avenue district. The character and significance of the structure relates to its size and massing, the current proposal removes both of these aspects in the proposed plans and as proposed, the majority of the existing structure is removed.
- b. According to the 1982 CAMA plan, the historic and architectural significance of this structure represents the workingman's presence in the beginning stages of Indianapolis growing into the industrial city it was. Very few of these vernacular workers' cottage remain in the Chatham-Arch & Massachusetts Avenue district when hundreds used to be found throughout the city. Losing the majority of this structure would remove a largely significant building style from the early life of Indianapolis. The neighboring buildings have all been altered from their original sizes, but maintain the original scale, height, and mass of the existing structures. The request removes the majority of the existing structure of 656 E. Arch St. to replace it with something that would not relate to the historic or architectural significance of the district, surrounding structures, or the buildings itself.

#### 6. Replacement

a. The request does not propose more significant structure for the district, rather it removes one of the last remaining structures of this nature.

#### 7. Economic

a. The owners have not indicated any economic factors for the demolition of the structure. Per the property card, the owners obtained the property for \$175,000.

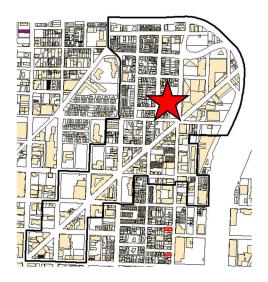
Staff recommends the commission comment and continue to the February 4, 2026, hearing to allow more time for changes.

#### **STAFF RECOMMENDED MOTION**

#### COA #2025-COA-301 (CAMA):

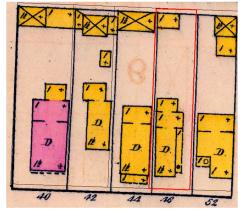
<u>To continue</u> the case for a Certificate of Appropriateness to demolish the majority of the existing home, leaving the street facing façade and segments of the west and east walls. Reconstruct the house and enlarge the building footprint and increase overall building height at the rear of the structure. Replace windows and doors. Repair/replace foundation where necessary. Repair/replace siding and trim where necessary. Retain original rafter tails where existing. Construct new wrap-around front porch. Demolish existing garage in its entirety. Construct new 2-car garage and carriage house.

# **LOCATION OF SUBJECT PROPERTY**

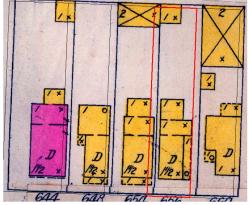




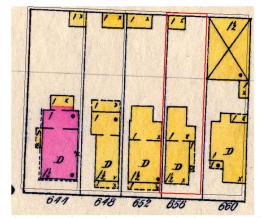
**HISTORIC MAPS** 



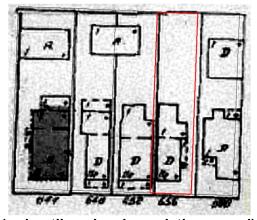
1887 (red outline showing existing parcel)



1898 (red outline showing existing parcel)



1915 (red outline showing existing parcel)



1956 (red outline showing existing parcel)

# SUBJECT PROPERTY





Front (South) & East Elevations

Rear (North) Elevation



Garage (yard side)

# Context along E. Arch Street





**Existing Enclosed Porch Context Photos** 

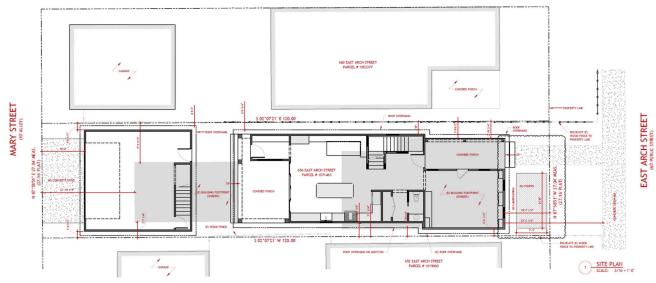




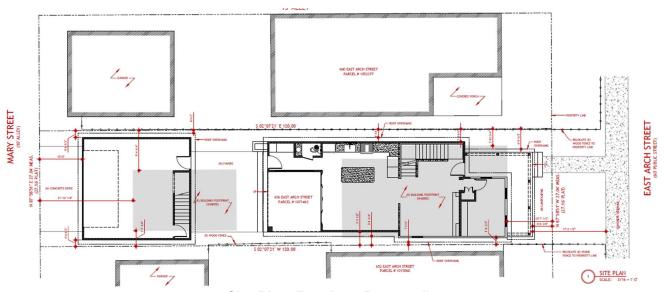




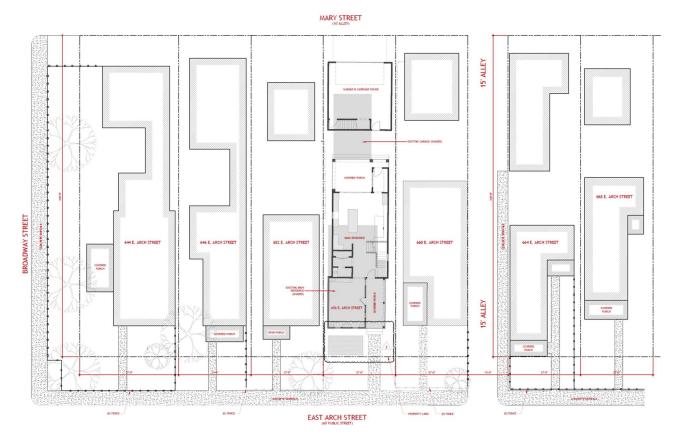
# **PROPOSED**



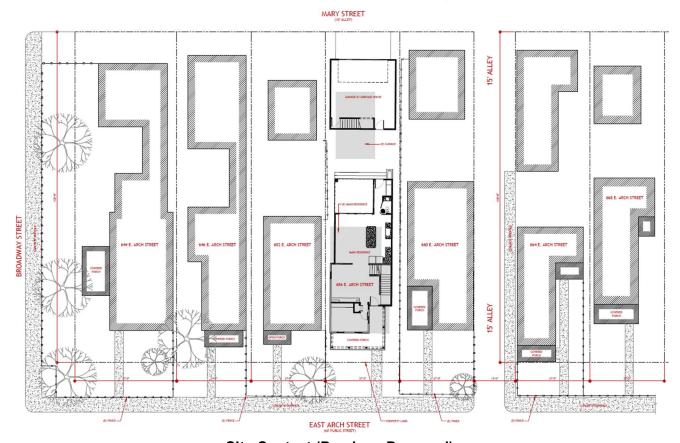
Site Plan (Current Proposal)



**Site Plan (Previous Proposal)** 



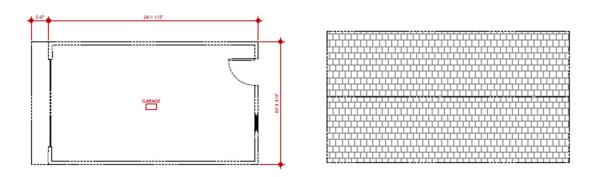
**Site Context (Current Proposal)** 



**Site Context (Previous Proposal)** 



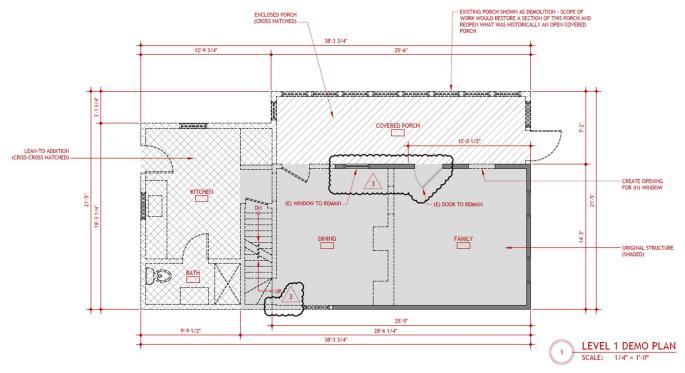
**Streetscape (Previous Proposal)** 



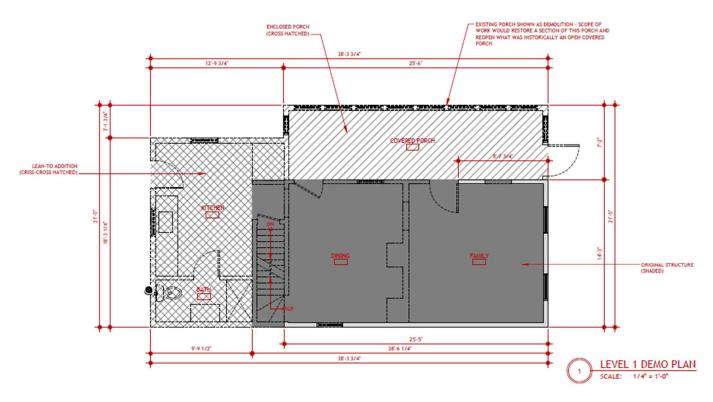




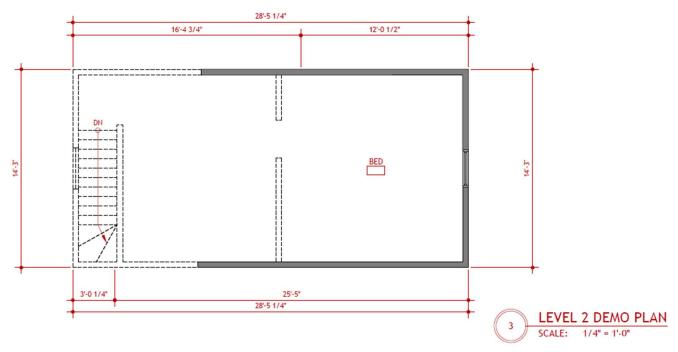
**Garage Demo Plan** 



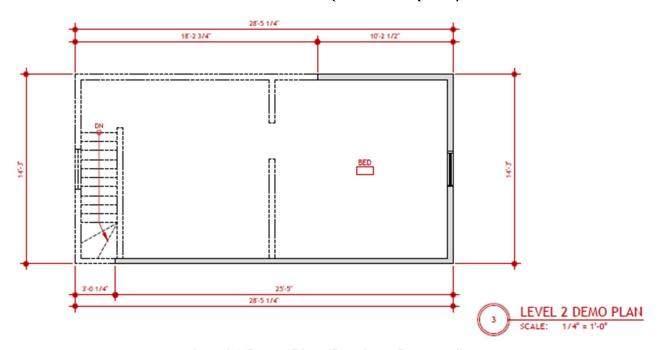
Level 1 Demo Plan (Current Proposal)



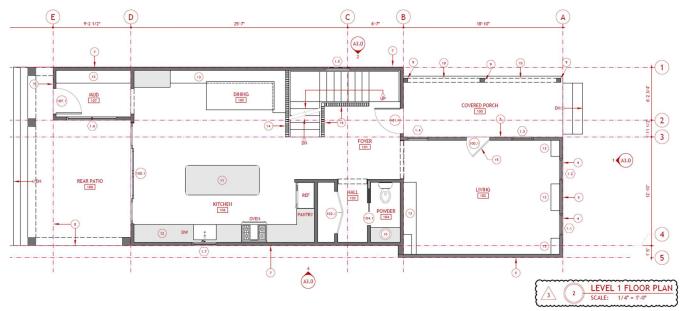
Level 1 Demo Plan (Previous Proposal)



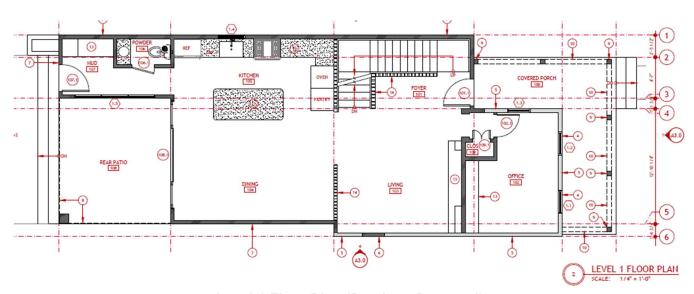
Level 2 Demo Plan (Current Proposal)



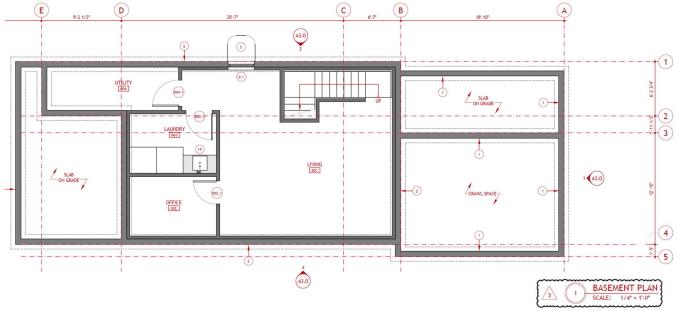
Level 2 Demo Plan (Previous Proposal)



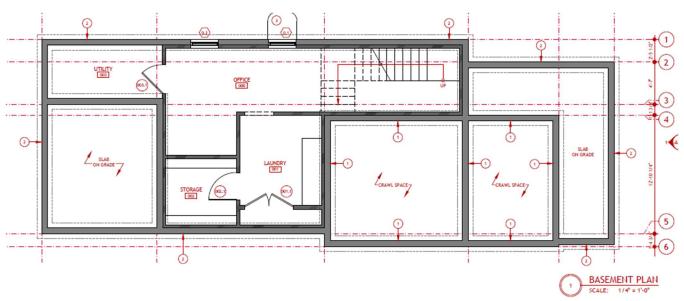
Level 1 Floor Plan (Current Proposal)



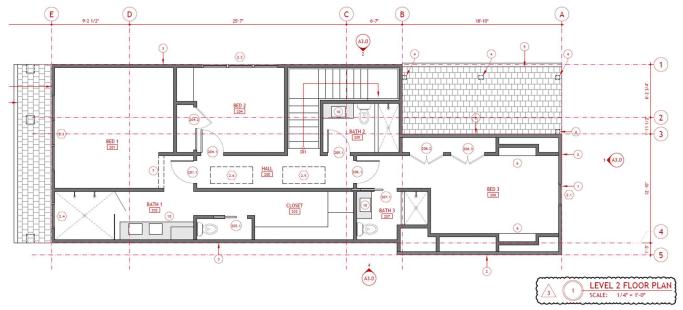
Level 1 Floor Plan (Previous Proposal)



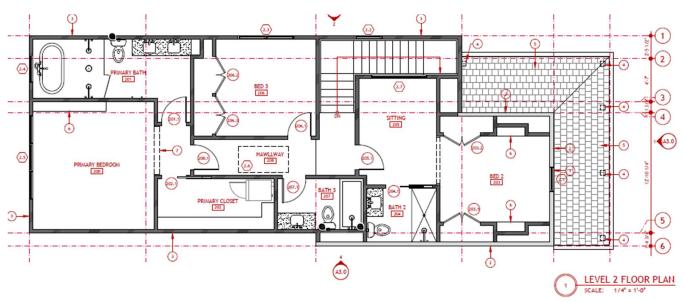
**Basement Floor Plan (Current Proposal)** 



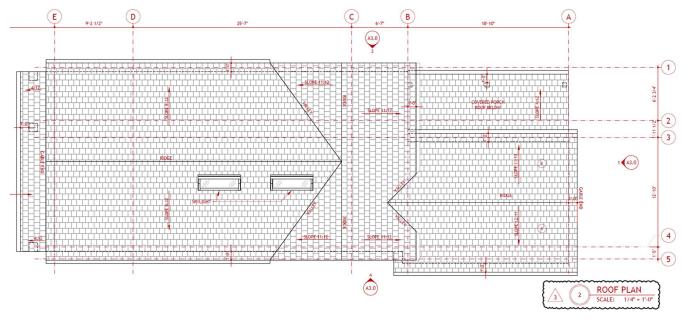
**Basement Floor Plan (Previous Proposal)** 



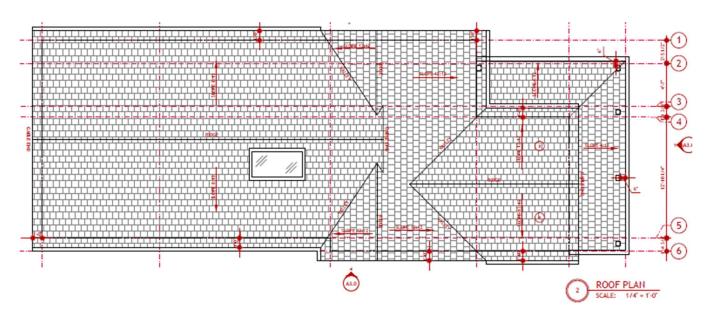
Level 2 Floor Plan (Current Proposal)



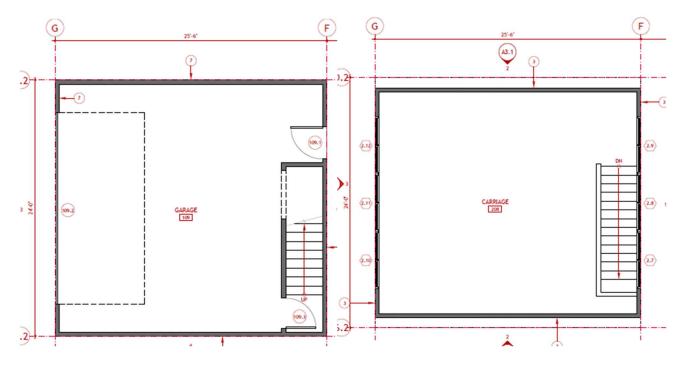
Level 2 Floor Plan (Previous Proposal)



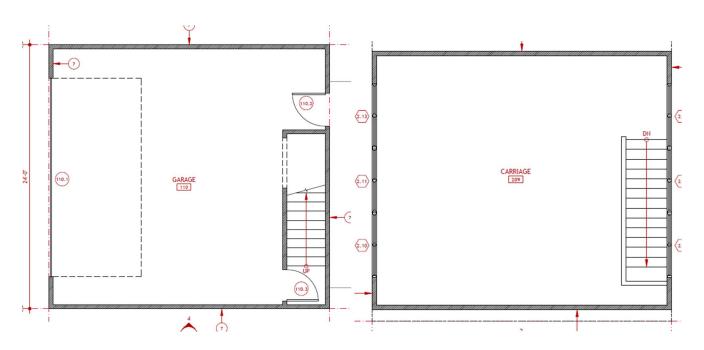
# **Roof Plan (Current Proposal)**



**Roof Plan (Previous Proposal)** 



**Garage Plans (Current Proposal)** 



Garage Plans (Previous Proposal)



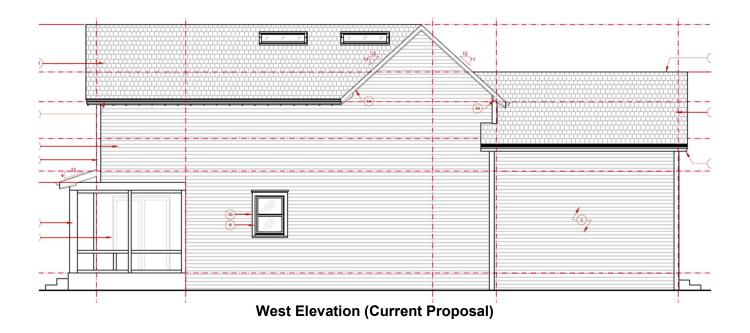
**South Elevation (Current Prop.)** 

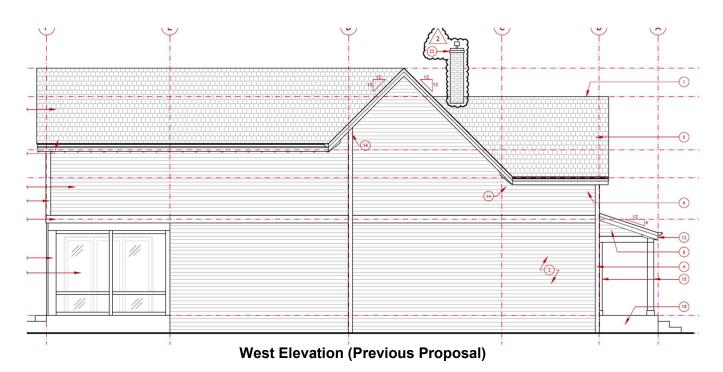
**South Elevation (Previous Prop.)** 

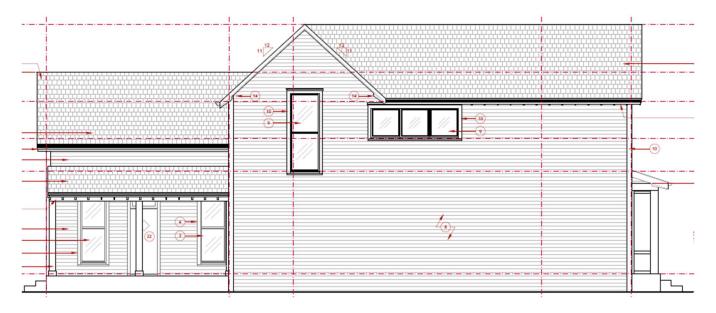


North Elevation (Current Prop.)

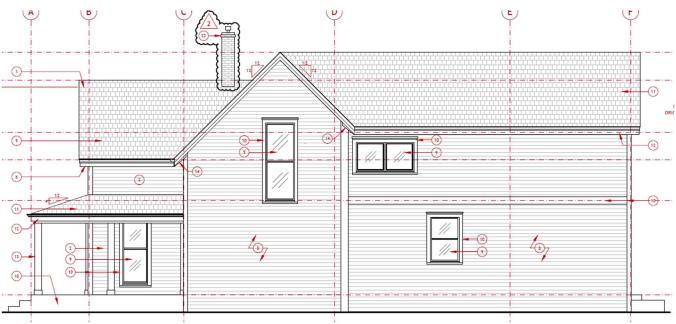
North Elevation (Previous Prop.)



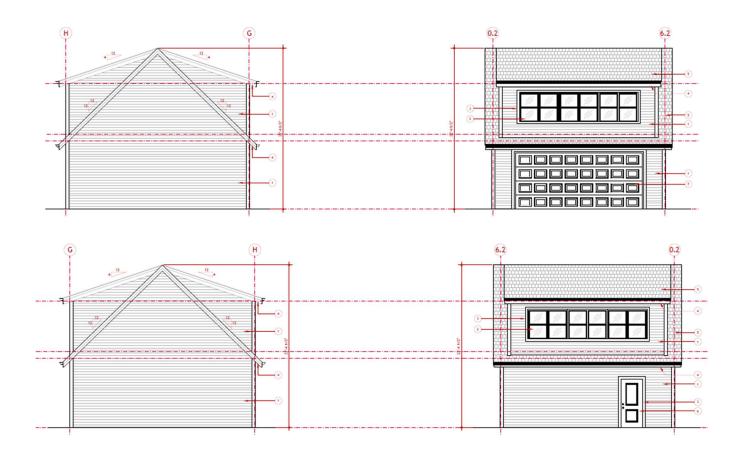




East Elevation (Current Proposal)



East Elevation (Previous Proposal)



**Garage Elevations (No change from previous)** 

# PERSPECTIVES/RENDERINGS



**Current Proposal** 







Previous Proposal



**Current Proposal** 







Previous Proposal



**Current Proposal** 





Existing Previous Proposal



**Current Proposal** 



Existing (yard side)



**Previous Proposal** 



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

#### **IHPC STAFF REPORT SUMMARY**

Hearing Date: January 7, 2026

Case Type: New Case

**Continued From:** 

Case Number: 2025-COA-489 (CAMA) & 2025-VHP-013

Property Address: 409 Massachusetts Avenue aka 316 East Vermont Street

Historic Area: Chatham Arch – Massachusetts Avenue

Township: Center

Council District: 12

Applicant: Justin Kingen

Owner: 409 Massachuetts Ave LLC

Request: Install sidewalk cafe with pergola and vinyl enclosure walls and

install trash can screening, and for a Variance of Development Standards to exceed the maximum permitted height of a sidewalk

cafe barrier.

Staff Recommendation: Denial

Staff Reviewer: Shelbi Long

#### BACKGROUND OF PROPERTY

The subject property is the combination of two historic commercial structures. The parcel address is 409 Massachusetts Avenue and the site has two historic/significant facades: one that fronts Massachusetts Avenue and one that fronts Vermont Street. The work is proposed for Vermont Street, AKA the Oxford Building, at 316 Vermont. This portion of the building is three stories tall and has a masonry and stone facade. The building features a decorative cornice, stone arched entry with ionic pilasters, and rusticated stone window headers. The storefront and entry door are modern replacements. Based on the Sanborn maps, the building has always had the two separate and distinct facades that are connected on the interior (one on Vermont Street and one on Massachusetts Avenue).

#### REQUEST

#### Sidewalk Café with Enclosable Pergola

This proposal is to install a 26' 4.5" by 12' 4" sidewalk café on the front / south elevation of the historic Oxford Building. The café perimeter would be established by a planter barrier. Over the café would be a 9' 10" tall pergola with operable louvers. The space would be accessed by a vinyl door on the east side. The existing awning over the building's storefront would be removed as part of this project. The pergola would have the ability to be enclosed by metal framed, vinyl panels. Horizontal metal board infill would

also be added between the building and the pergola on the west elevation. As part of this project new movable planters would be placed in the public right-of-way to the west of the sidewalk cafe to screen trash cans.

#### Variance of Development Standards

The applicant is requesting a Variance of Development Standards to exceed the maximum permitted height of a sidewalk cafe barrier. Per the zoning code, sidewalk cafes must have a decorative fence, wall or similar barrier along the perimeter. The barrier must be between 3 and 4 feet in height. The applicant is requesting approval for the sidewalk café to have optional metal and vinyl panels enclosing the café space. The panels would be 9' 10" tall.

#### HISTORIC AREA PLAN RECOMMENDATION

#### Site Development and Landscaping

#### Recommended - Sidewalk Cafes

- The outdoor eating area for sidewalk cafes should remain adjacent to the building.
- Barriers for sidewalk cafes should evoke the appearance of quality and be commensurate with the adjacent building.

#### Awnings and Canopies

#### Recommended – General

- 1. Awnings should be traditional in style and proportioned to fit the window opening properly.
- 2. Canvas awnings are preferred. Materials that visually simulate canvas may also be appropriate.
- 3. The colors of the awning or canopy should reinforce the existing color scheme of the building or storefront.

### Recommended – Commercial Buildings

- 4. On storefronts, awnings and canopies should reflect the façade configuration and the storefront proportions. The awning(s) should not overpower the building.
- 5. Awnings are good locations for storefront signage.
- 6. Awning should be considered on the upper floors of buildings.

#### Not Recommended

- 1. Covering important architectural features.
- 2. Obtrusive awnings or canopies that unduly detract from the streetscape.
- 3. Fixed metal (i.e. aluminum), vinyl or similar awnings that detract from the visual quality of a Building.
- 4. Back-lit, internally illuminated, or flashing lights on awnings or canopies are considered inappropriate. Flashing lights may be considered for theatres and cinemas only.
- 5. Awning shapes or canopies that detract from the proportions and architectural style of the building.

#### **New Additions**

#### Recommended

- 1. Additions should be located at the rear, away from the front facade.
- 2. 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.
- 3. Additions and accessory buildings should be discernible as a product of their own time.

#### Not Recommended

1. Obscuring significant architectural detailing with new additions

- 2. Additions that look as though they were a part of the original house. Additions should be differentiated from the original buildings.
- 3. Additions near the front facade and at the side.

#### 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.

The proposed request is inappropriate and does not qualify for a Certificate of Authorization for the following reasons:

- 1. There is no financial hardship in this case: a sidewalk café without a pergola and vinyl enclosure screens would likely be less costly.
- 2. Denial will not deprive the owner of the use of the property: a sidewalk café without a pergola and vinyl enclosure screens can be installed that is compliant with the historic area plan and zoning code.
- 3. The effect on the historic area would be substantial as the request is in direct conflict with the plan:
  - a. Sidewalk café barriers should evoke the appearance of quality and be commensurate with the adjacent building. Vinyl is not considered by the IHPC to be a quality material, nor is it compatible with a historic structure.
  - b. Awnings and canopies should:
    - Be traditional in style
    - Be of a canvas material. Fixed metal, vinyl or similar awnings detract from the visual quality of a building.
    - Not overpower the building.
    - Not cover architectural features or be so obtrusive that they detract from the streetscape.
       The proposed pergola combined with the enclosure screens and the planters for the barrier and trash screening dominate the public right of way.
  - c. Since the café would be enclosed and heated, it essentially would act as an addition. Additions to historic structures should:
    - Be located at the rear, away from the front facade.
    - Not obscure significant architectural detailing.
- 4. The proposal does not meet the test of the variance Findings of Fact as there is nothing specific to or unique about the subject property that requires the installation of a barrier that is taller than permitted.

Constructing what is essentially a metal and vinyl addition on the front of a historic building is inappropriate and in direct conflict with the plan. The proposal would be obtrusive to the visual integrity of the historic façade and is not compatible with the structure and overall district. Staff is not aware of any sidewalk café enclosures on the front of a historic façade similar to this proposal in any of the IHPC districts. Approving such a request would be precedent setting as there is nothing unique about this site limiting it to this type of installation. An appropriate sidewalk cafe that meets the both the historic area plan and zoning code standards is possible for the site. Additionally, there are no grounds for the variance request as a taller barrier than permitted is not necessary to operate a sidewalk café at this location.

Staff recommends the Commission deny this request.

#### STAFF RECOMMENDED MOTION

# COA# 2025-COA-489 (CAMA) & 2025-VHP-013

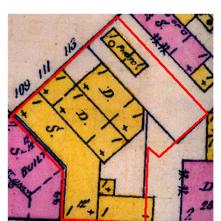
**To deny** a Certificate of Appropriateness or Authorization to install sidewalk cafe with pergola and vinyl enclosure walls and install trash can screening, and for a Variance of Development Standards to exceed the maximum permitted height of a sidewalk cafe barrier.

# **EXHIBITS**

### **LOCATION OF SUBJECT PROPERTY**

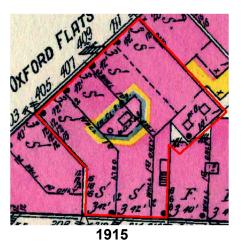


Yellow circle location of proposed cafe



1887





# **EXISTING SITE**



Existing front / south elevation



Proposed sidewalk café location

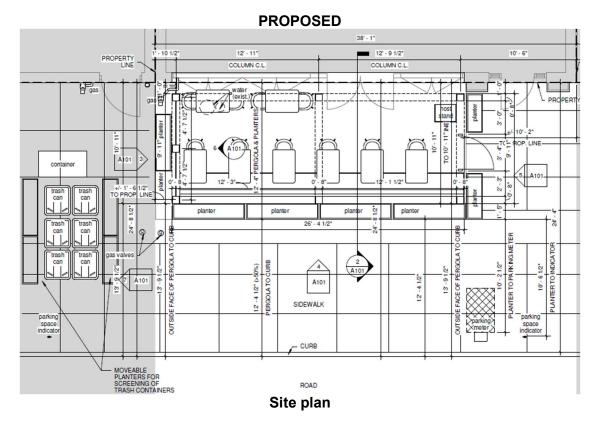


Massachusetts Avenue side of parcel





Subject property and neighboring structures along Vermont Street





Proposed NOTE: the drawings show the existing awning to be removed





Proposed NOTE: the drawings show the existing awning to be removed

# FINDINGS OF FACT To exceed the maximum permitted height of a sidewalk cafe barrier

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

The granting of this variance will allow for the installation of a pergola for the proposed sidewalk cafe, which would allow for the cafe to be used year round. The proposed pergola (and its height) is similar to other structures that have been installed as part of sidewalk cafes in the downtown/Regional Center area, including the sidewalk cafe adjacent to the subject site at 401 Massachusetts Avenue.

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

The use of the sidewalk cafe and its corresponding barrier shall be consistent in use to other sidewalk cafes (and barriers) in the downtown/Mass Ave. district. The value of the area will not be negatively impacted due to the fact that the proposed sidewalk cafe will be of newly constructed materials and will provide additional landscaping to the immediate area, while still allowing the necessary width of the public sidewalk. Therefore, the proposed improvements will only serve to add value to the area.

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 granting of this variance, the sidewalk cafe could not contain a pergola which will provide adequate screening from the outdoor elements and the nearby trash bins.

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

#### **IHPC STAFF REPORT SUMMARY**

Hearing Date: January 7, 2026

Case Type: Work Started Without Approval

Originally Heard: April 2, 2025

Case Number: 2025-COA-039 Amended

Property Address: 711 E. Vermont Street

Historic Area: Lockerbie Square

Township: Center

Council District: 13

Applicant: Brian Buehler

Owner: Alsco Inc.

Request: Extend deadline to temporarily retain chain link fencing installed

without approval

Staff Recommendation: Certificate of Authorization

Staff Reviewer: Emily Jarzen

Case At-A-Glance: This application is an extension for the deadline to retain chain link

fencing installed without approval roughly 10 years ago. The applicant will be vacating the site and would like to keep the fencing for security for a temporary amount of time. Staff is recommending a Certificate of

Authorization.

#### **BACKGROUND OF PROPERTY**

This site was formerly known as the Mechanics Laundry site, and it occupies the entire area from College to Davidson and New York to Vermont Streets. The business started as the Overall Cleaning Company in 1929 in an old bakery building at the southwest corner of Fulton & Vermont Streets. It later became Mechanics Laundry and expanded with new buildings on College Avenue. The original College Avenue portion appears to be the section with the arched roof and parapet, which was built between 1941 and 1954. Prior to construction of the laundry, the block was filled with residences. It is now the Alsco site.

In August 2011 the IHPC approved a Certificate of Authorization to demolish the NE most section of buildings, under the address 310 N. Davidson. The buildings were demolished to permit remediation of contaminants in the soil and groundwater. The corner where the buildings came down is the location of the chain link fencing. In 2011, there were stipulations that the black metal fencing be extended to encompass the demolition site, and the parking lot and landscape buffer built to meet minimum zoning

code standards. A new COA application was expected to be submitted for those scopes of work, but was not.

#### **APRIL 2025 APPROVAL & AMENDED DEADLINE REQUEST**

At the April 2025 IHPC hearing, the commission granted a Certificate of Authorization to retain the 6' tall chain link construction fencing installed around the parking lot, with a deadline for total removal being December 31, 2025. This date was based upon communication between staff and the applicant. This date was also clearly stated in the April staff report, the approval, and mentioned at the hearing. When staff recently reminded the applicant of the upcoming deadline, the applicant responded that they never intended to start vacating the property until May 2026 and so needed longer to remove the fencing.

Alsco still intends to remove the fencing before they vacate the site for their new location close to the airport and has requested a new deadline of December 31, 2026 or when Alsco vacates the site, whichever comes first.

The April 30, 2025 deadline to remove the fence out of the city right-of-way was complied with and is not under review at this time.

#### **HISTORIC AREA PLAN RECOMMENDATION**

- Recommended: Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate.
- Not Recommended: Avoid inappropriate fence types such as chain link, basket weave, shadow box, split rail, stockade and louvered.

#### **STAFF RECOMMENDATION**

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

#### Reasons to Approve a Certificate of Authorization:

Staff believes that the continued retention of the temporary fence, for a limited amount of time even for an additional 6-12 months, would be an insubstantial effect, since it is not permanent and will have a required end date for removal.

In 2011, as part of the demolition approval, there were stipulations that landscaping and fencing be completed. No site plan or other details were submitted during that demolition, nor were there sign-offs or deadlines included in the authorization, as would typically be expected.

# **STAFF RECOMMENDED MOTION**

# COA #2025-COA-039 Amended (LS):

<u>To approve a Certificate of Authorization</u> to retain the chain link fencing for a set period of time, per submitted documentation and subject to the following stipulations:

1. Fencing must be removed from the site no later than December 31, 2026 or when Alsco vacates the site, whichever comes first. Approved: \_\_\_\_\_ Date: \_\_\_\_\_

# **EXHIBITS**



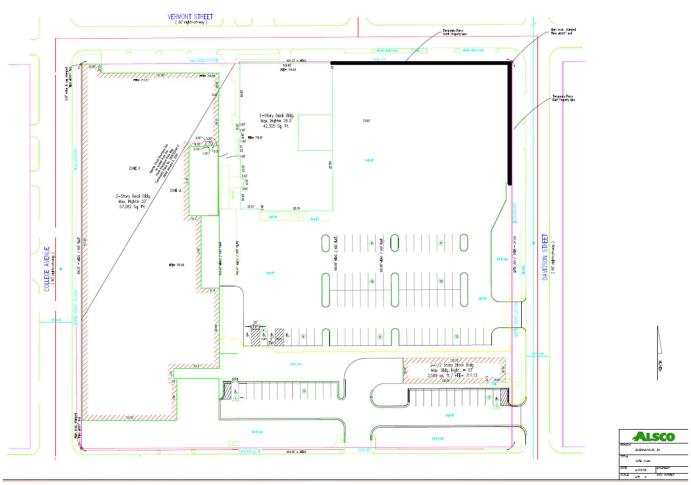
Location of subject property



Subject property with current fencing



October 2011 Google Street View, prior to building demolition



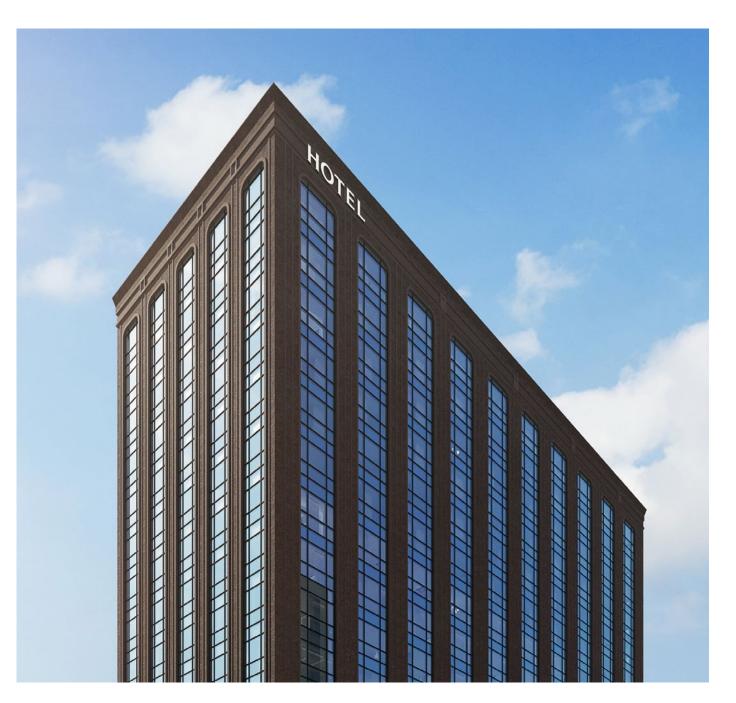
Submitted site plan with relocated fence out of the right-of-way – met April 30, 2025 deadline for compliance



## JANUARY 7, 2026 IHPC HEARING SUBMITTALS



# 2024-COA-226 AMENDMENT 1 (WD) & 2025-VHP-011 230 SOUTH PENNSYLVANIA STREET



INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

## **CSX Design Review**

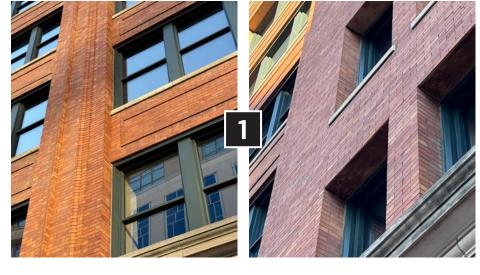
#### CSX Design Review **Site Context**



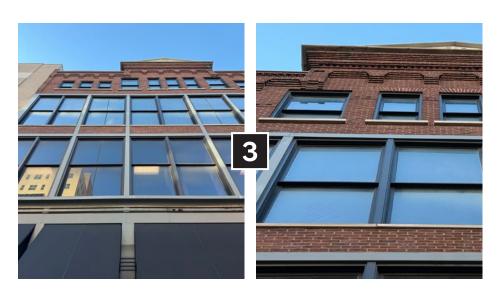
#### CSX Design Review **District Map**



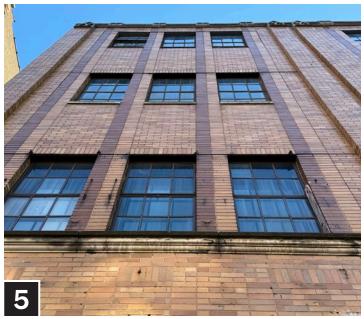
#### CSX Design Review **District Examples**

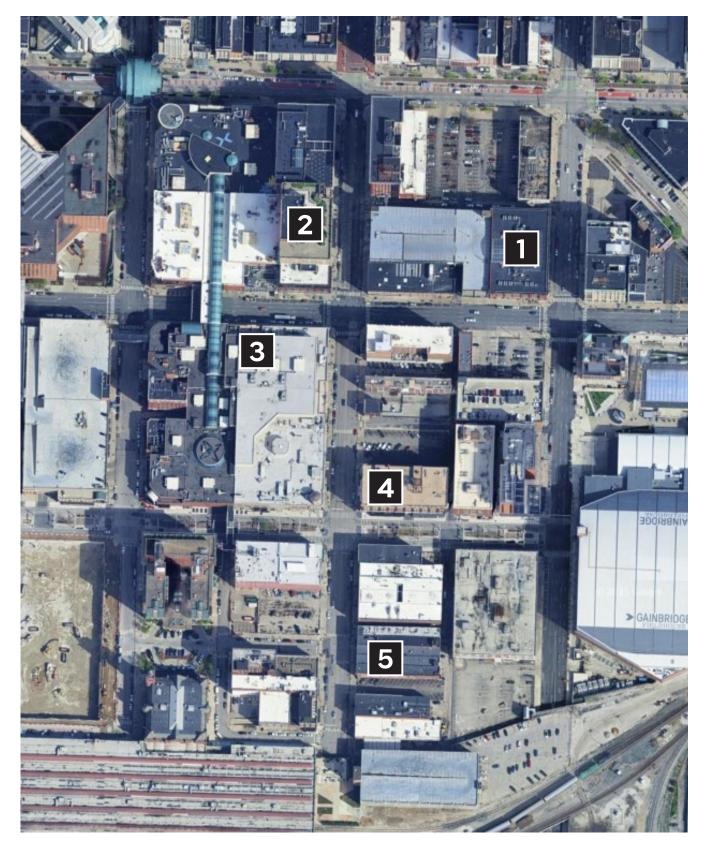






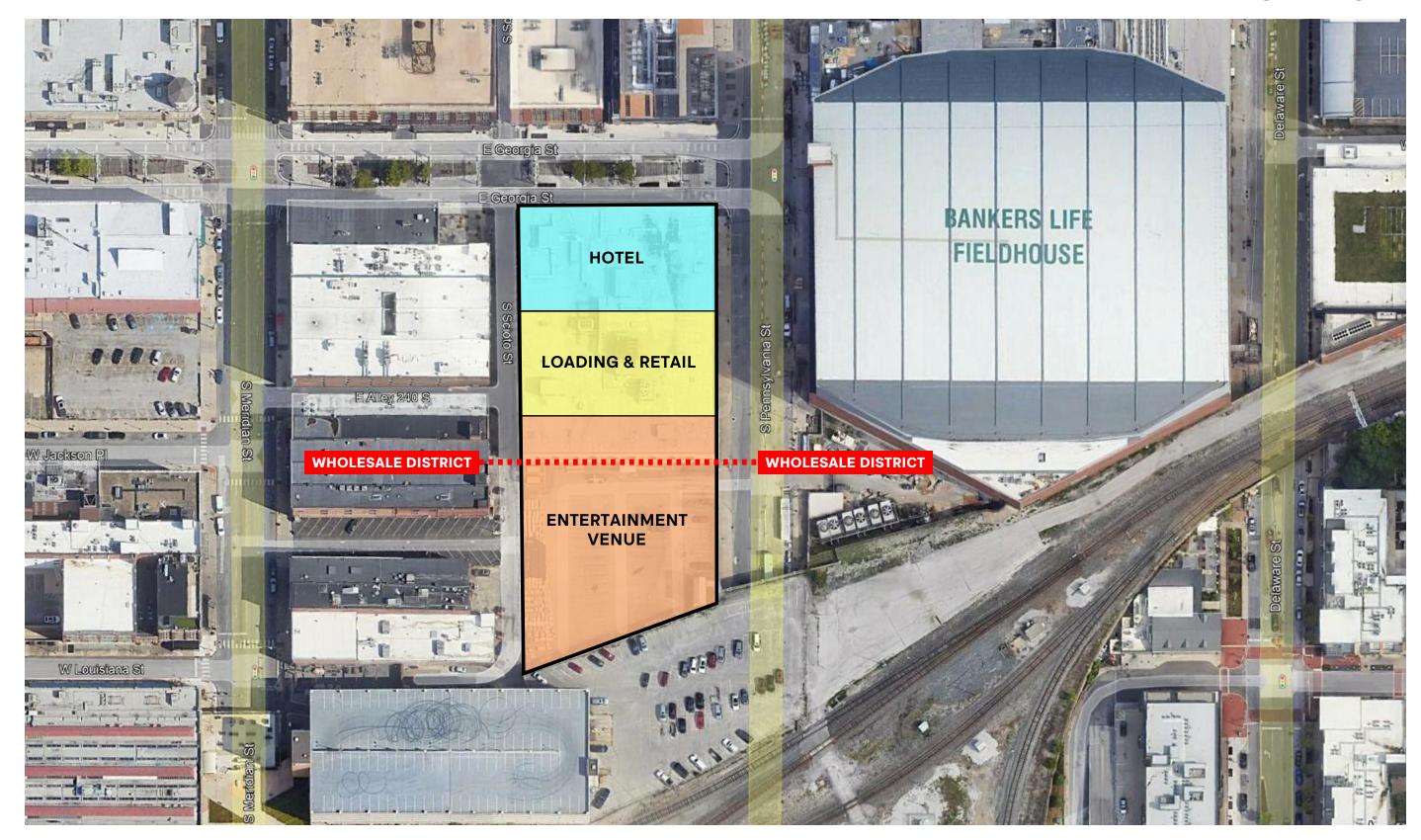




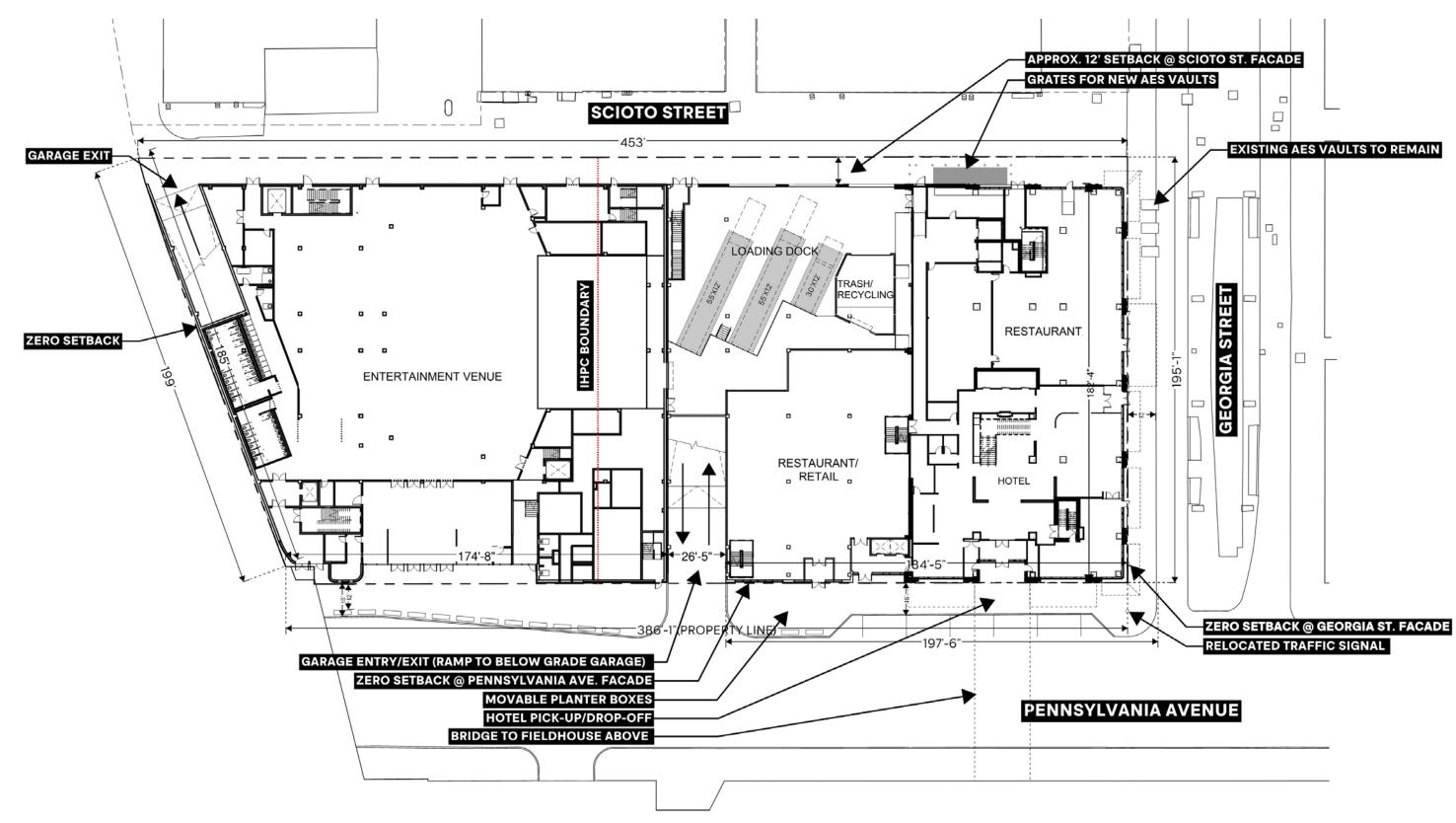


BOXCAR DEVELOPMENT LLC / INDIANAPOLIS HISTORIC PRESERVATION COMMISSION CSX DESIGN REVIEW

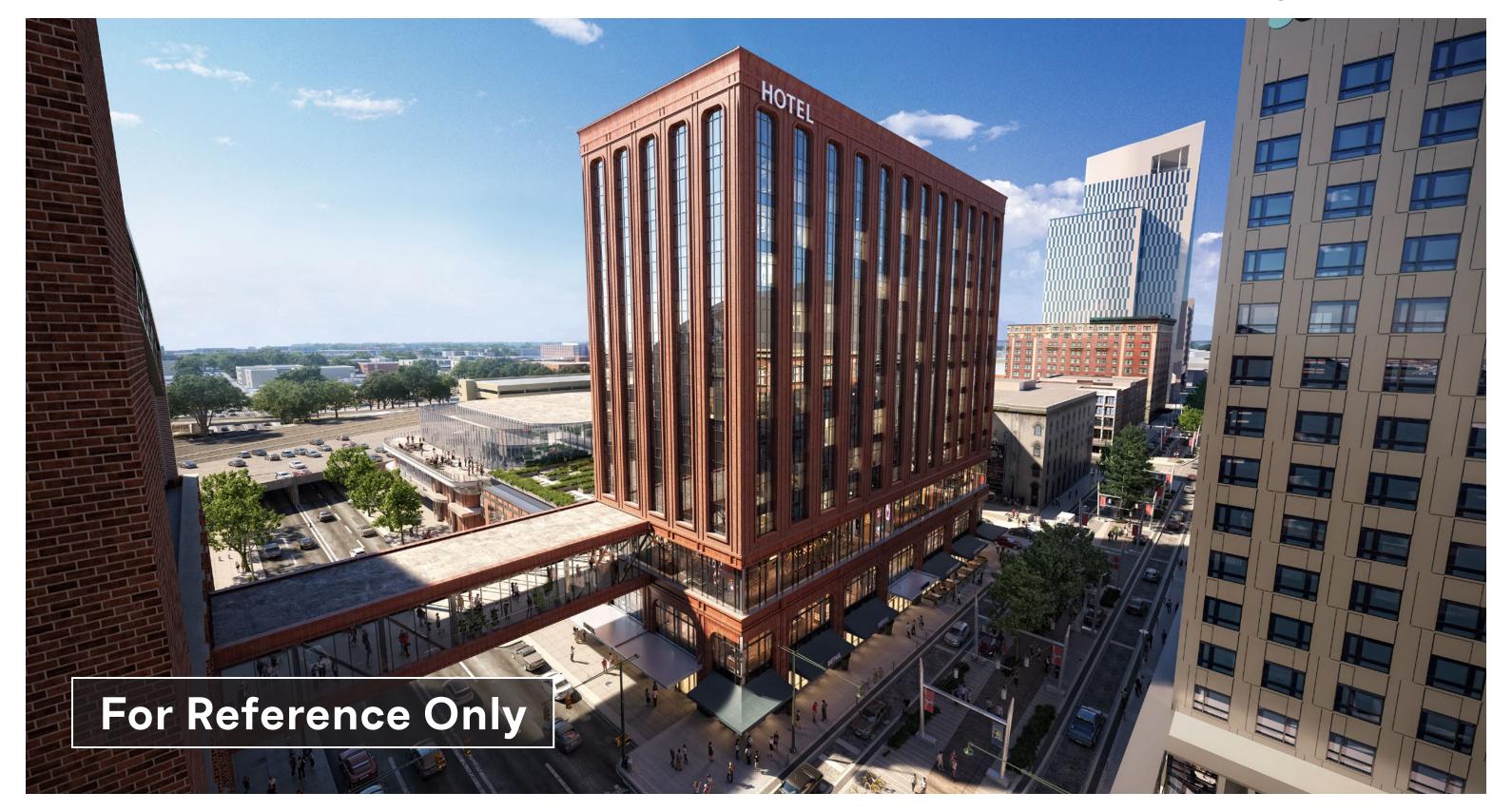
#### CSX Design Review **Program Diagram**



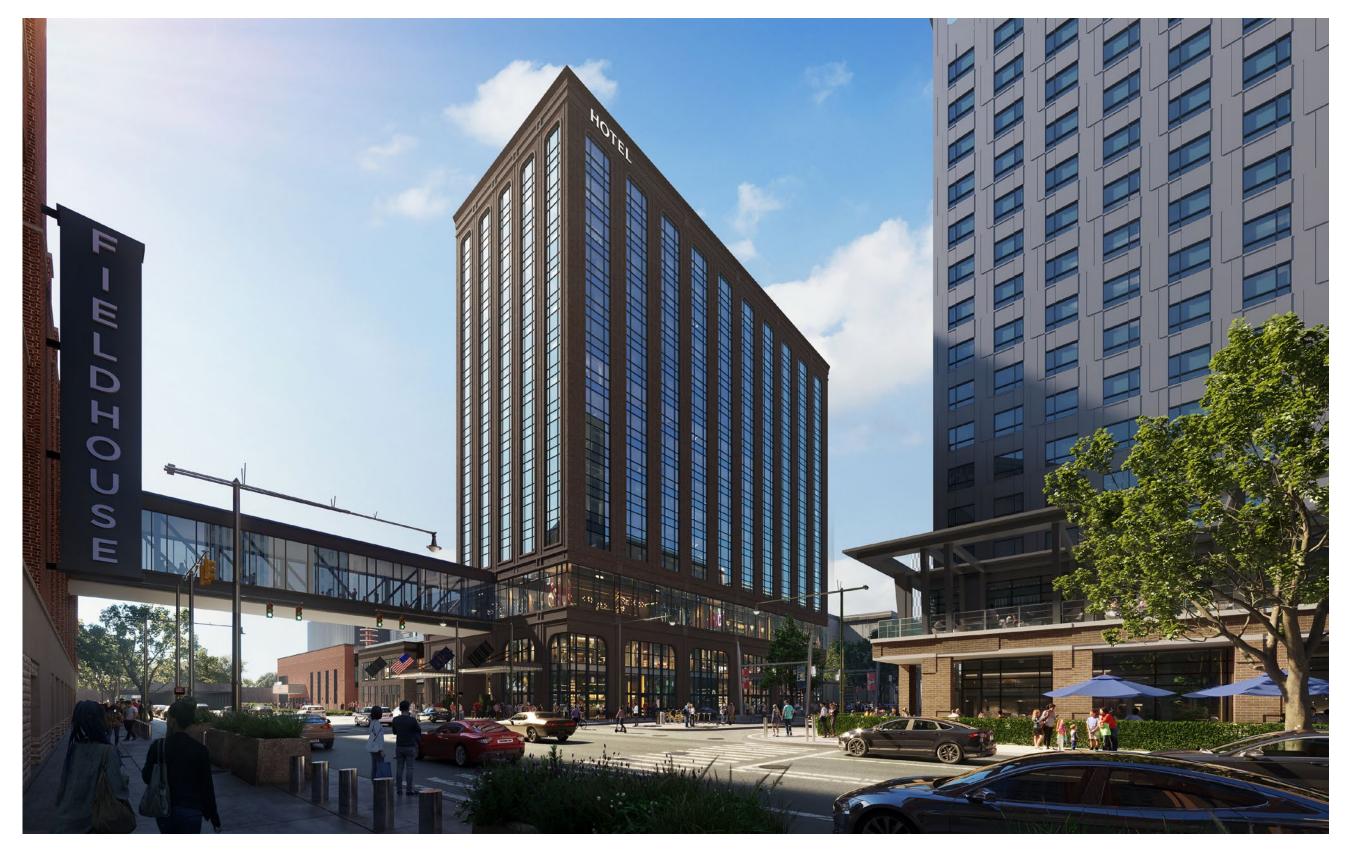
#### CSX Design Review Site Plan

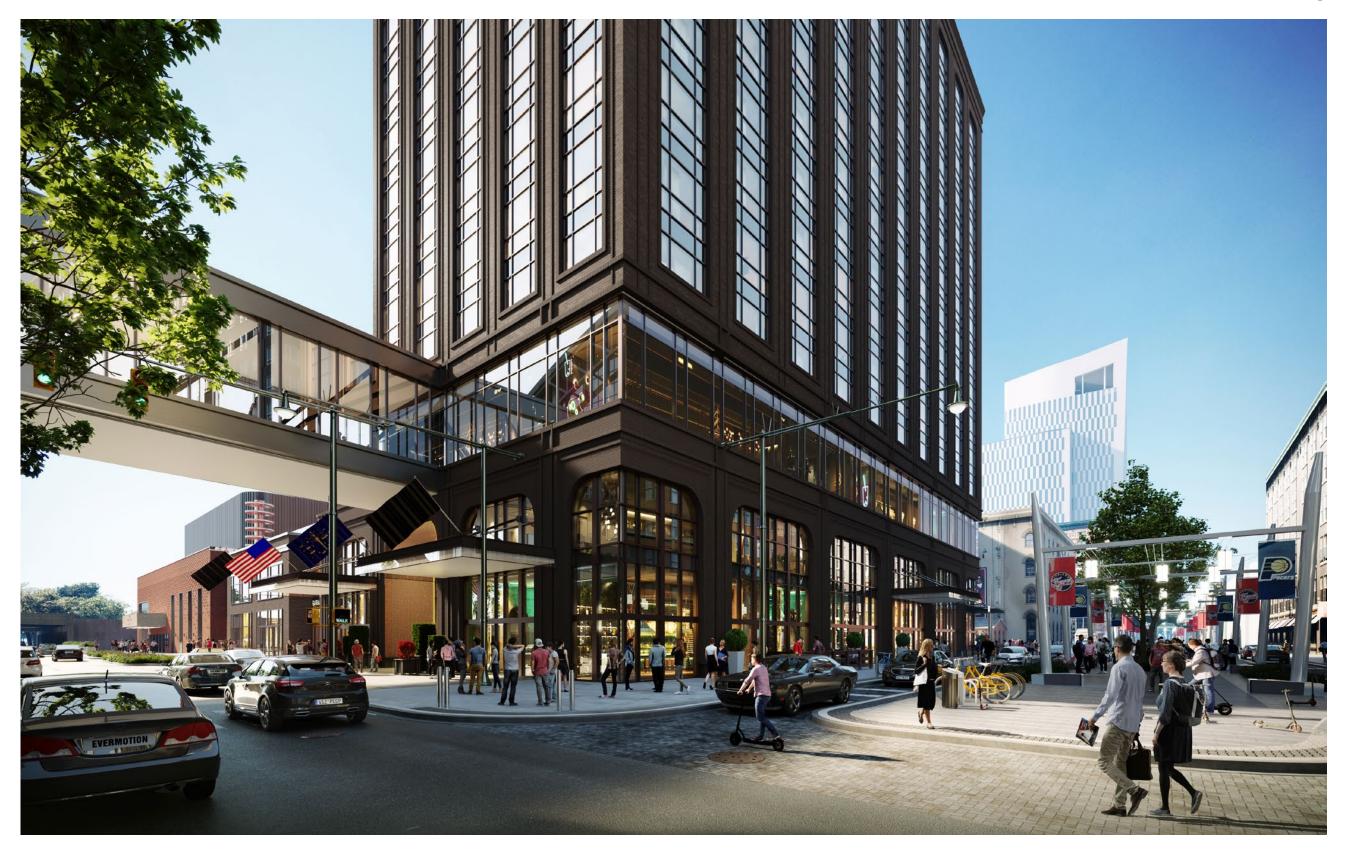


#### CSX Design Review Exterior Rendering (08/24 Submission)









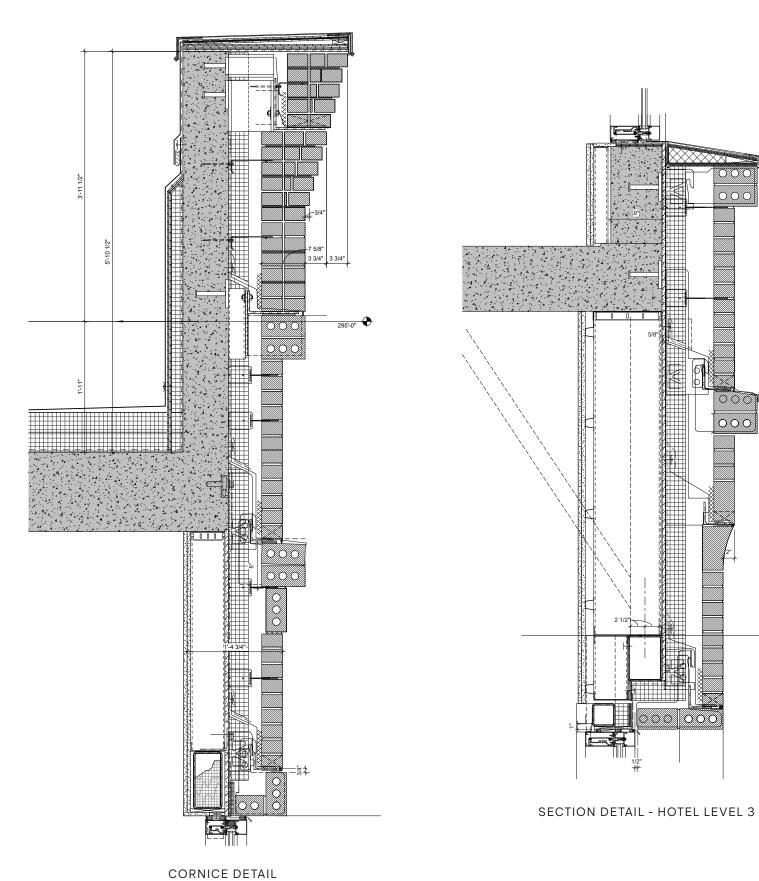


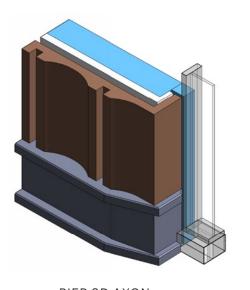


BOXCAR DEVELOPMENT LLC / INDIANAPOLIS HISTORIC PRESERVATION COMMISSION CSX DESIGN REVIEW

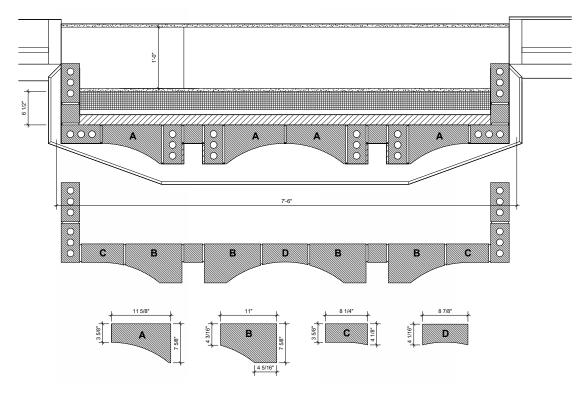


#### CSX Design Review **Section Details**

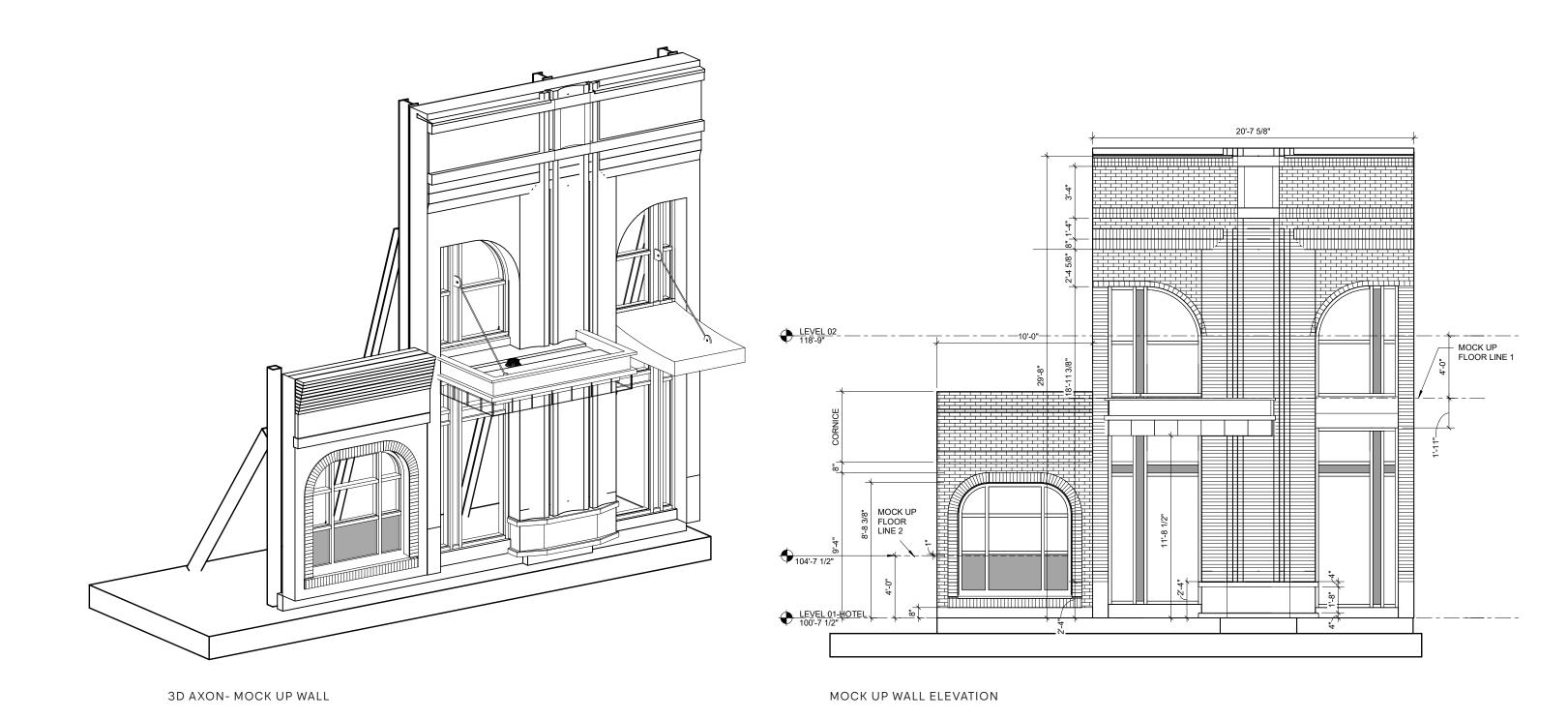




PIER 3D AXON



PIER PLAN DETAIL





#### CSX Design Review **Exterior Materials**



PROPOSED BRICK & MORTAR

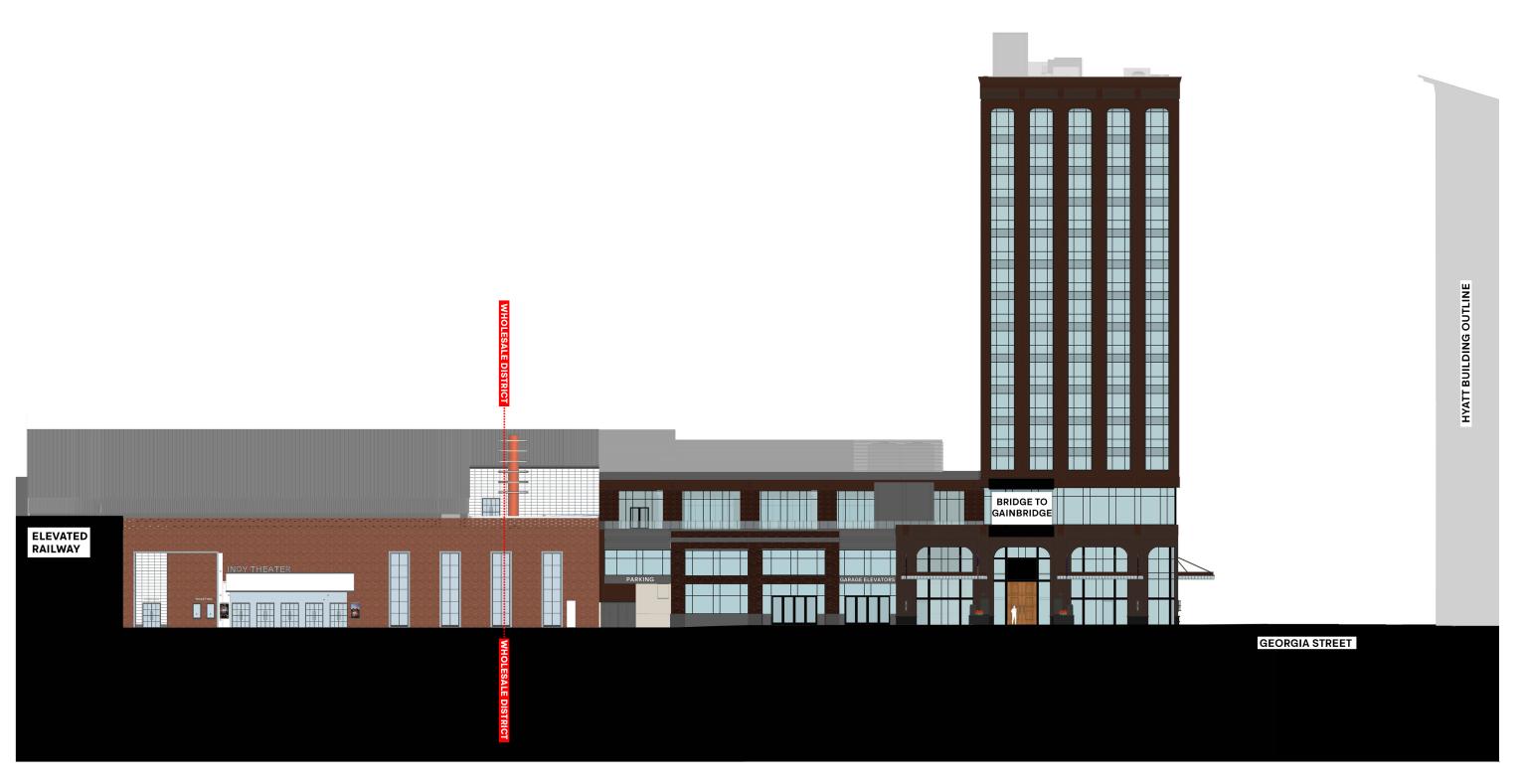
PREVIOUS CSX BUILDING BRICK

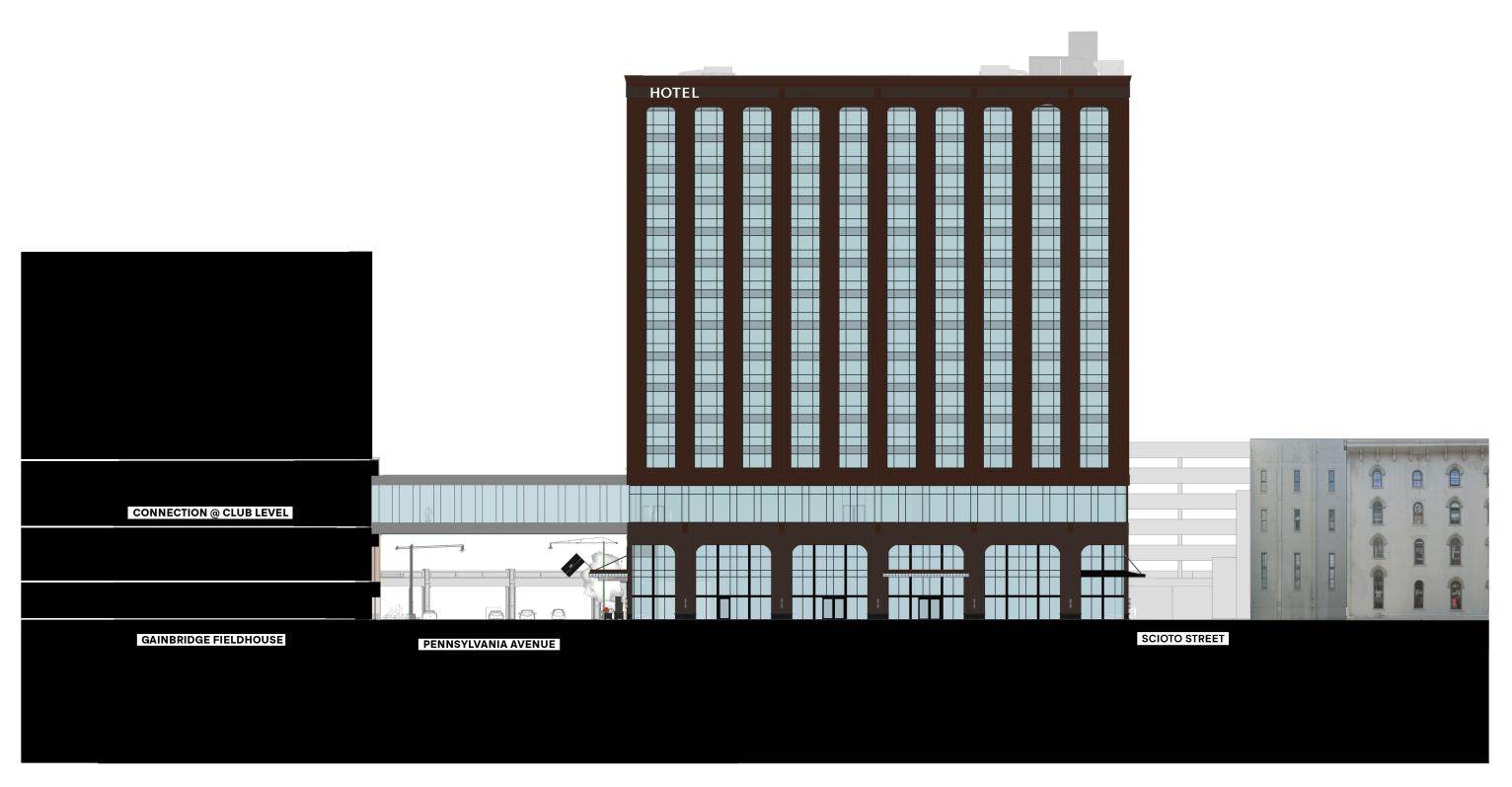
PROPOSED TERRA COTTA

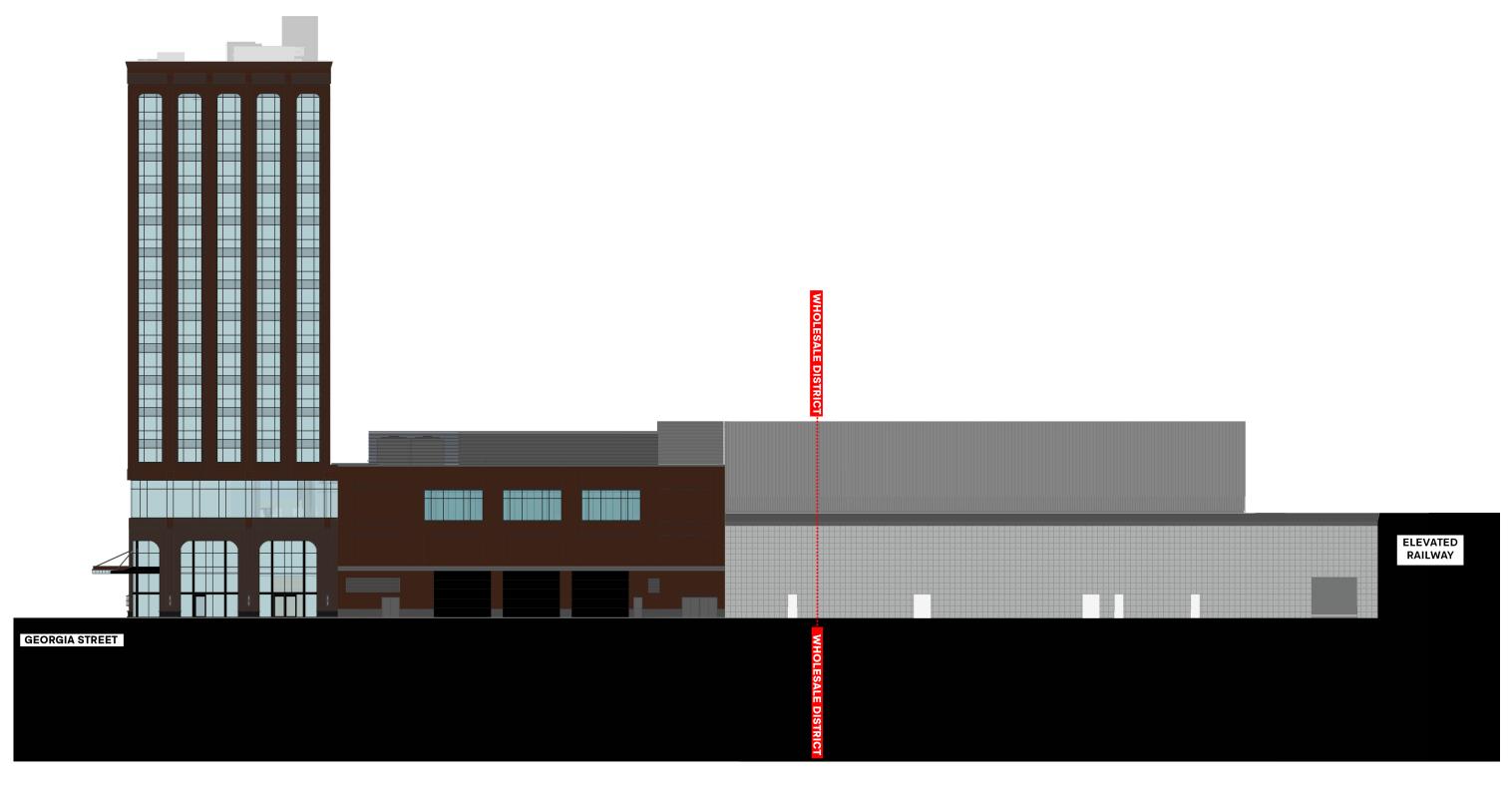


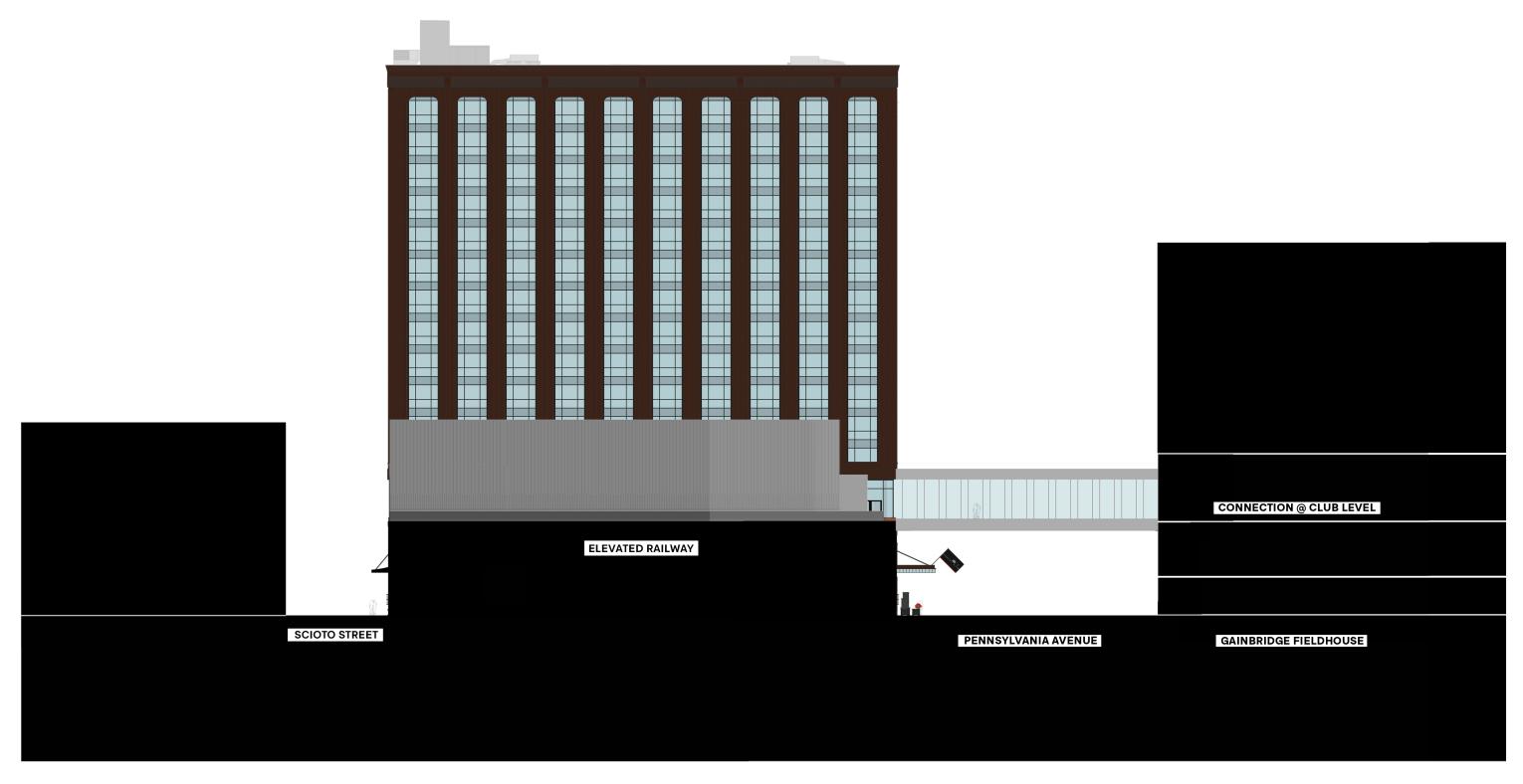


2024 SUBMISSION PROPOSED BRICK

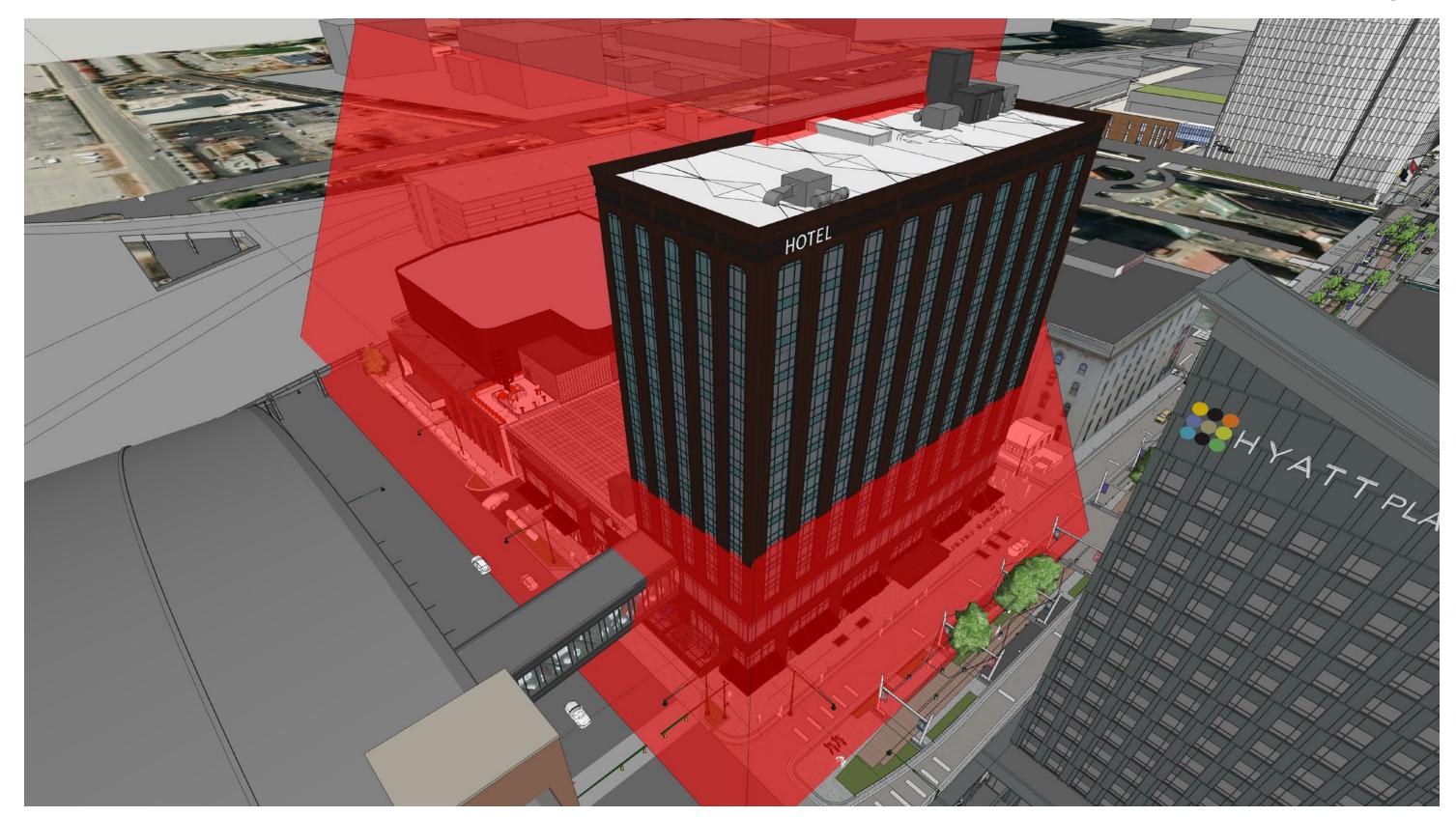




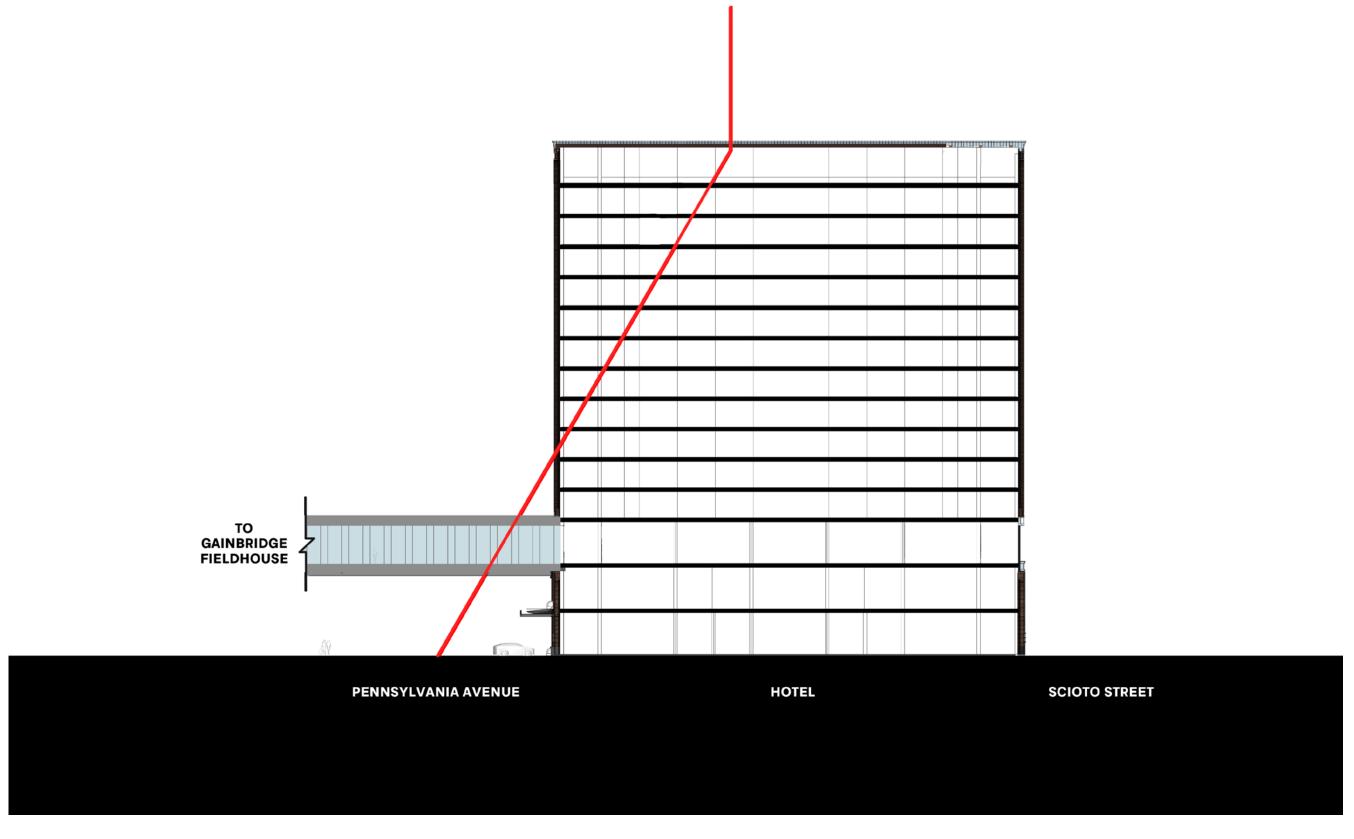




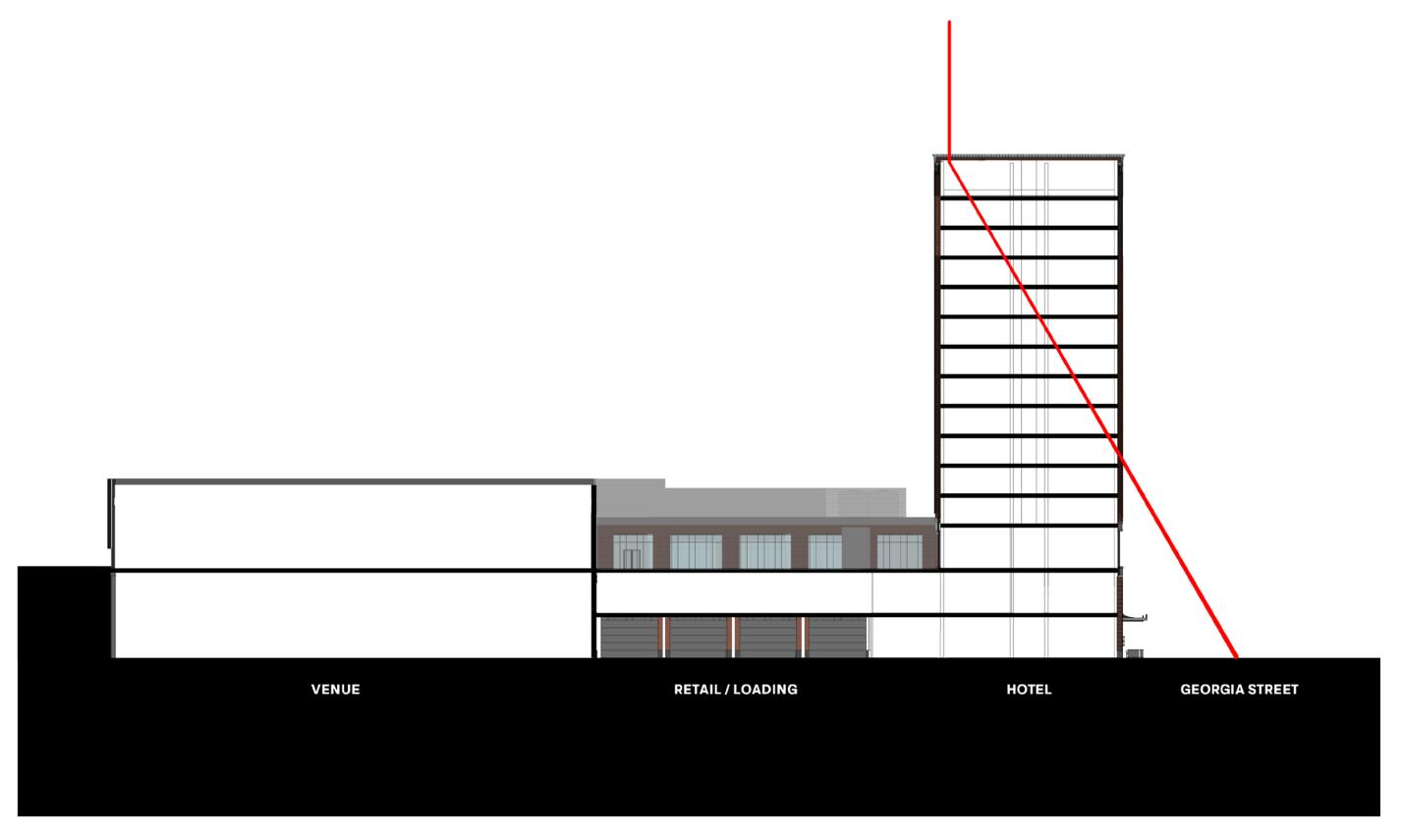
CSX Design Review **Skyplane Exposure Diagram** 



CSX Design Review **Skyplane Exposure - Georgia St. Section** 

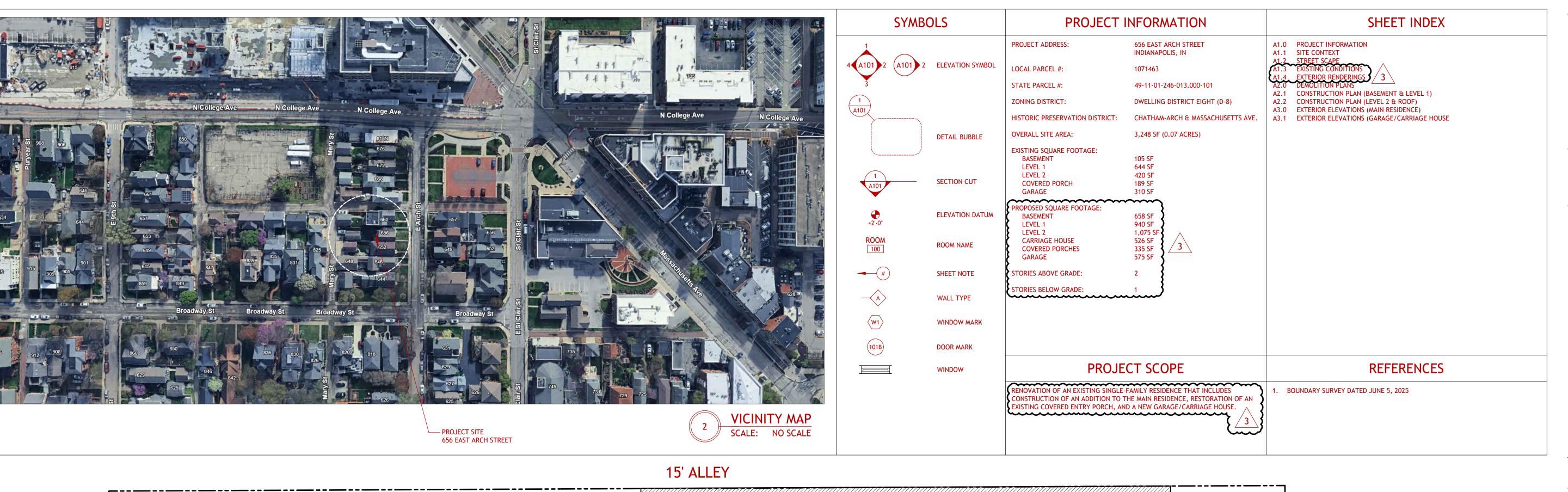


CSX Design Review **Skyplane Exposure - Pennsylvania Avenue Streetscape** 





# 2025-COA-301 (CAMA) 656 EAST ARCH STREET

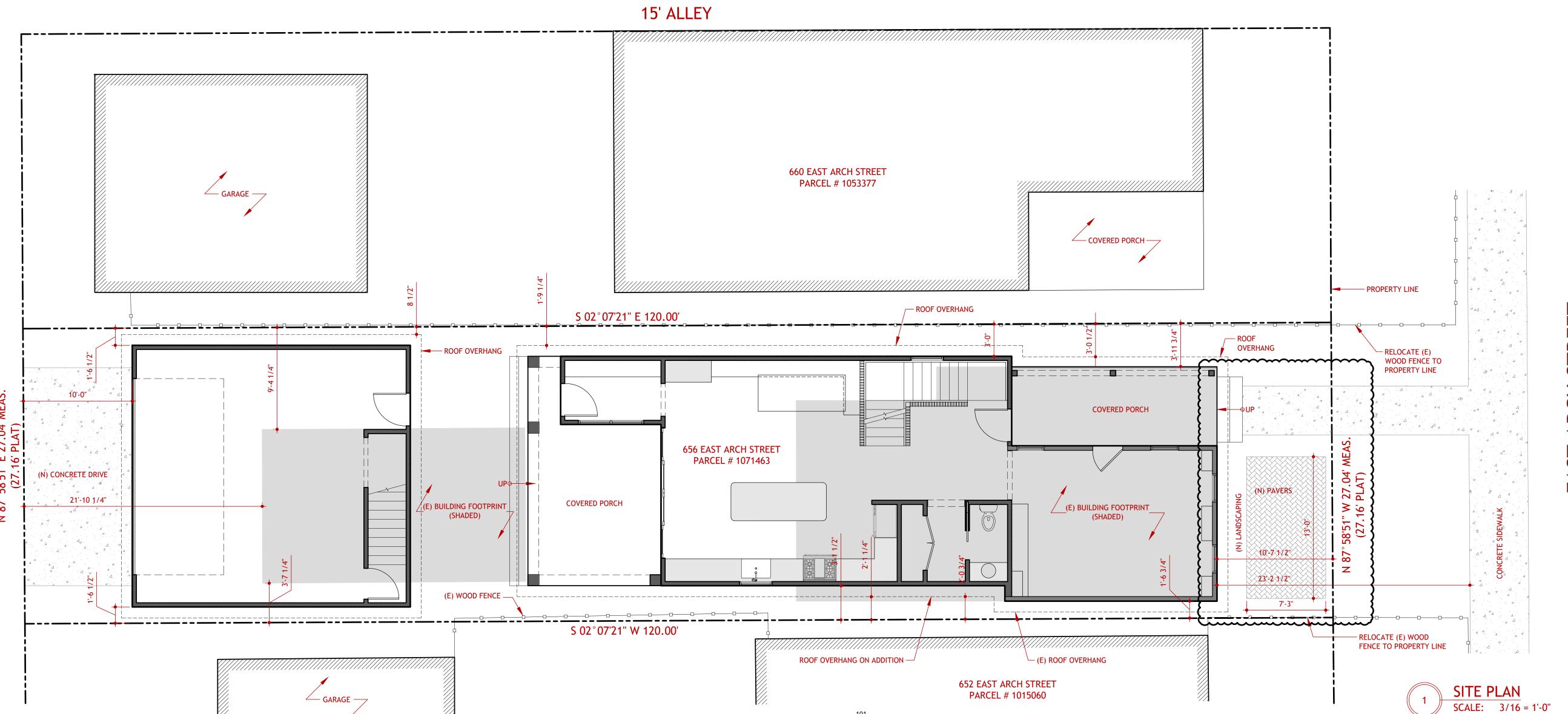




AANOVO DESIGN + BUILD 4000 W 106TH ST STE 125-350 CARMEL, IN 46032

© 2025 PROJECT:

AEI REGERA INDIAN



MARY STREET (10' ALLEY)

MO.DAY.YEAR PROJECT NO 656EA RESPONSE TO IHPC STAFF COMMENTS

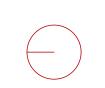
08.15.2025

DOCUMENTATION DEADLINE 09.15.2025 RESPONSE TO IHPC PUBLIC HEARING

12.15.2025

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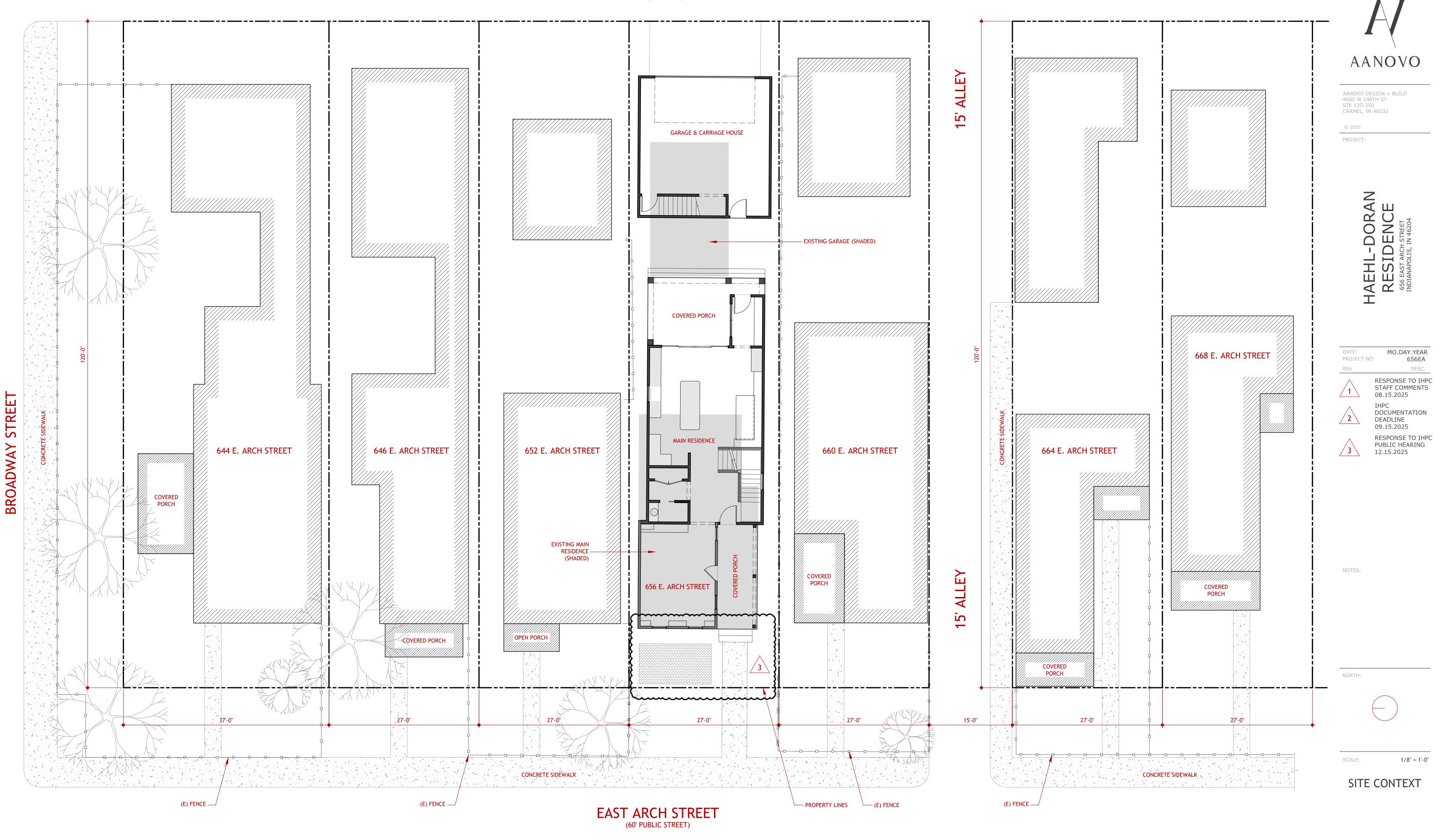
NORTH:



SCALE: 3/16" = 1'-0"

PROJECT INFORMATION & SITE PLAN

### MARY STREET (10' ALLEY)













AANOVO DESIGN + BUILD 4000 W 106TH ST STE 125-350 CARMEL, IN 46032

© 2025
PROJECT:

BROADWAY ST.

SMC. MRITITETT

SMC. MRITITETT

SM C. MRITI

HAEHL-DORAN
RESIDENCE
656 EAST ARCH STREET
INDIANAPOLIS, IN 46204

DATE: MO.DAY.YEAR PROJECT NO 656EA REV DESC.

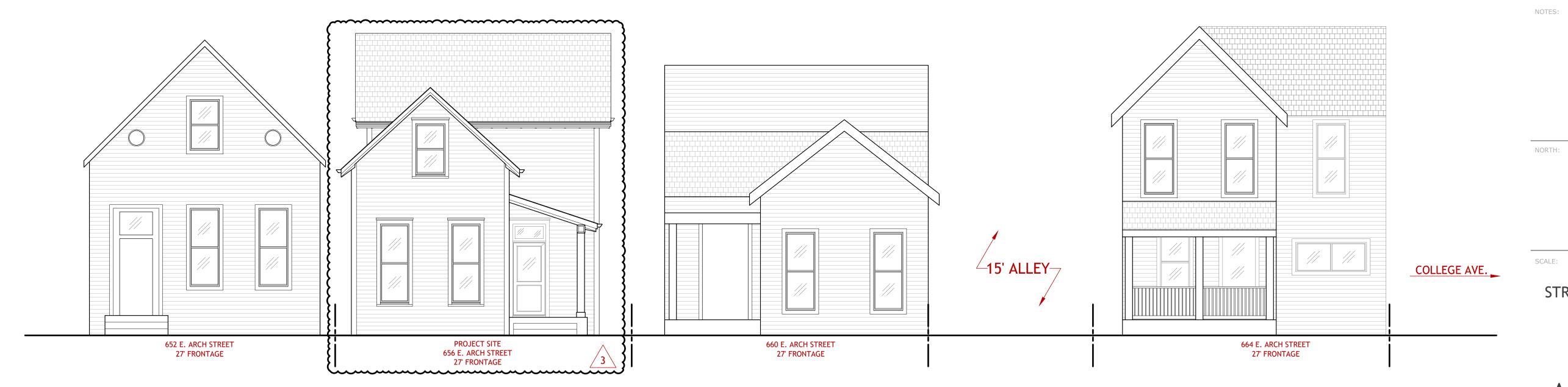
RESPONSE TO IHPC
STAFF COMMENTS
08.15.2025
IHPC

2 IHPC DOCUMENTATION DEADLINE 09.15.2025 RESPONSE TO IHPC

RESPONSE TO IHPC PUBLIC HEARING 12.15.2025

EAST ARCH ST. STREETSCAPE

SCALE: 3/16" = 1'-0"



EAST ARCH ST. STREETSCAPE

SCALE: 3/16" = 1'-0"

STREETSCAPE

3/16" = 1'-0"

A1.2













AANOVO DESIGN + BUILD 4000 W 106TH ST STE 125-350 CARMEL, IN 46032

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PROJECT:

HAEHL-DORAN
RESIDENCE
656 EAST ARCH STREET
INDIANAPOLIS, IN 46204

DATE: MO.DAY.YEAR
PROJECT NO 656EA

REV DESC

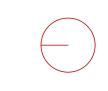
RESPONSE TO IHPC STAFF COMMENTS 08.15.2025

IHPC
DOCUMENTATION
DEADLINE
09.15.2025

RESPONSE TO IHPC PUBLIC HEARING 12.15.2025

NOTES:

NORTH:



SCALE:

EXISTING CONDITIONS

NO SCALE

A1.3













SOUTH ELEVATION
SCALE: NO SCALE



AANOVO DESIGN + BUILD 4000 W 106TH ST STE 125-350 CARMEL, IN 46032

© 2025

PROJECT:

MO.DAY.YEAR 656EA DATE:

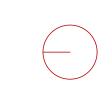
RESPONSE TO IHPC STAFF COMMENTS 08.15.2025

IHPC DOCUMENTATION DEADLINE 09.15.2025

RESPONSE TO IHPC PUBLIC HEARING 12.15.2025

NOTES:

NORTH:



SCALE:

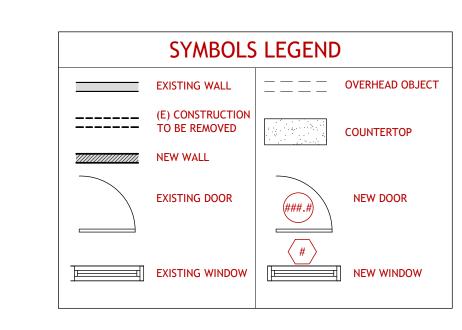
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**EXTERIOR** RENDERINGS





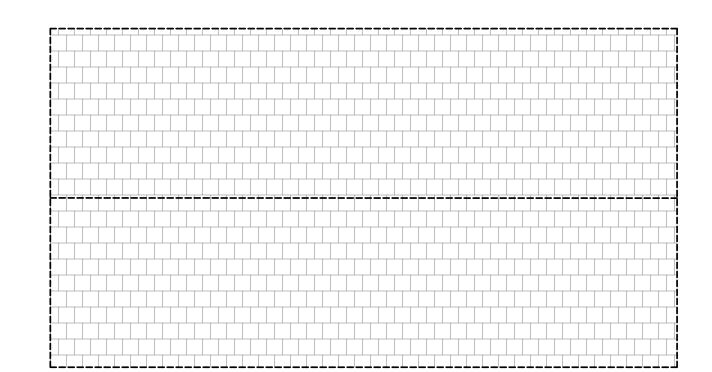




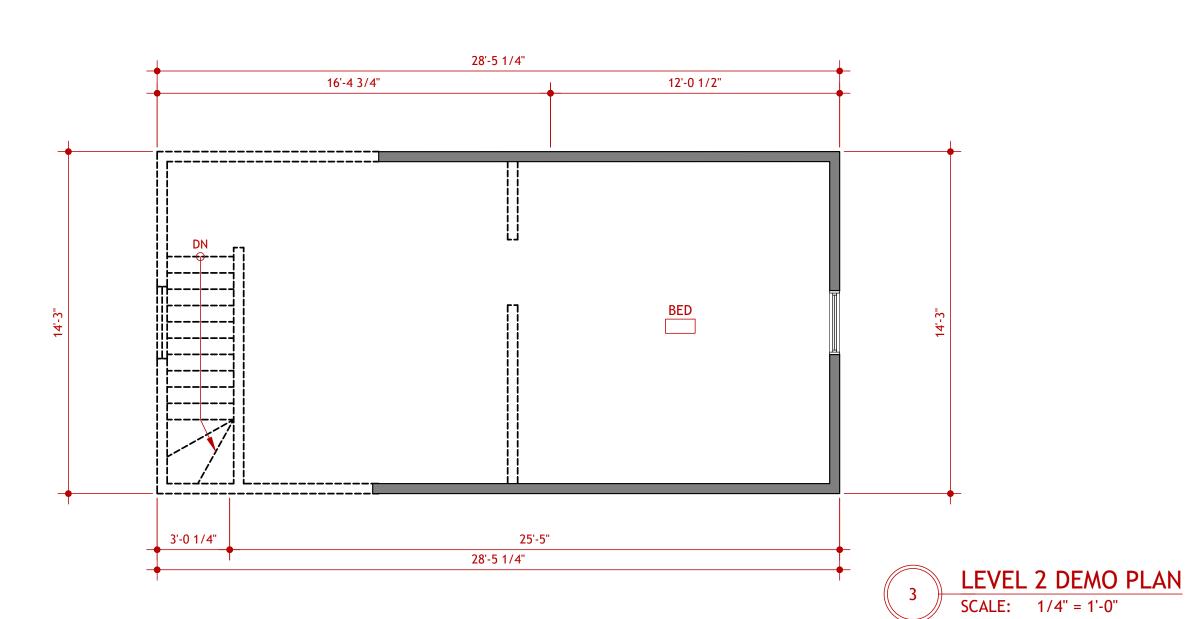


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**ENCLOSED PORCH** 

(CROSS HATCHED) ——

DINING

38'-3 3/4"



DATE: MO.DAY.YEAR PROJECT NO 656EA

IHPC DOCUMENTATION DEADLINE 09.15.2025 RESPONSE TO IHPC PUBLIC HEARING 12.15.2025

08.15.2025

RESPONSE TO IHPC STAFF COMMENTS

NOTES:

38'-3 3/4" 12'-9 3/4" 25'-6" COVERED PORCH ´ 12'-0´1/2"/ h4====== - CREATE OPENING FOR (N) WINDOW (E) WINDOW TO REMAIN  $\_$ — (E) DOOR TO REMAIN

25'-5"

28'-6 1/4"

FAMILY

- EXISTING PORCH SHOWN AS DEMOLITION - SCOPE OF

WORK WOULD RESTORE A SECTION OF THIS PORCH AND

REOPEN WHAT WAS HISTORICALLY AN OPEN COVERED

— ORIGINAL STRUCTURE

(SHADED)

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

SCALE:

NORTH:

**DEMOLITION PLANS** 

1/4" = 1'-0"

24'-1 1/2" r-------E=====+, 



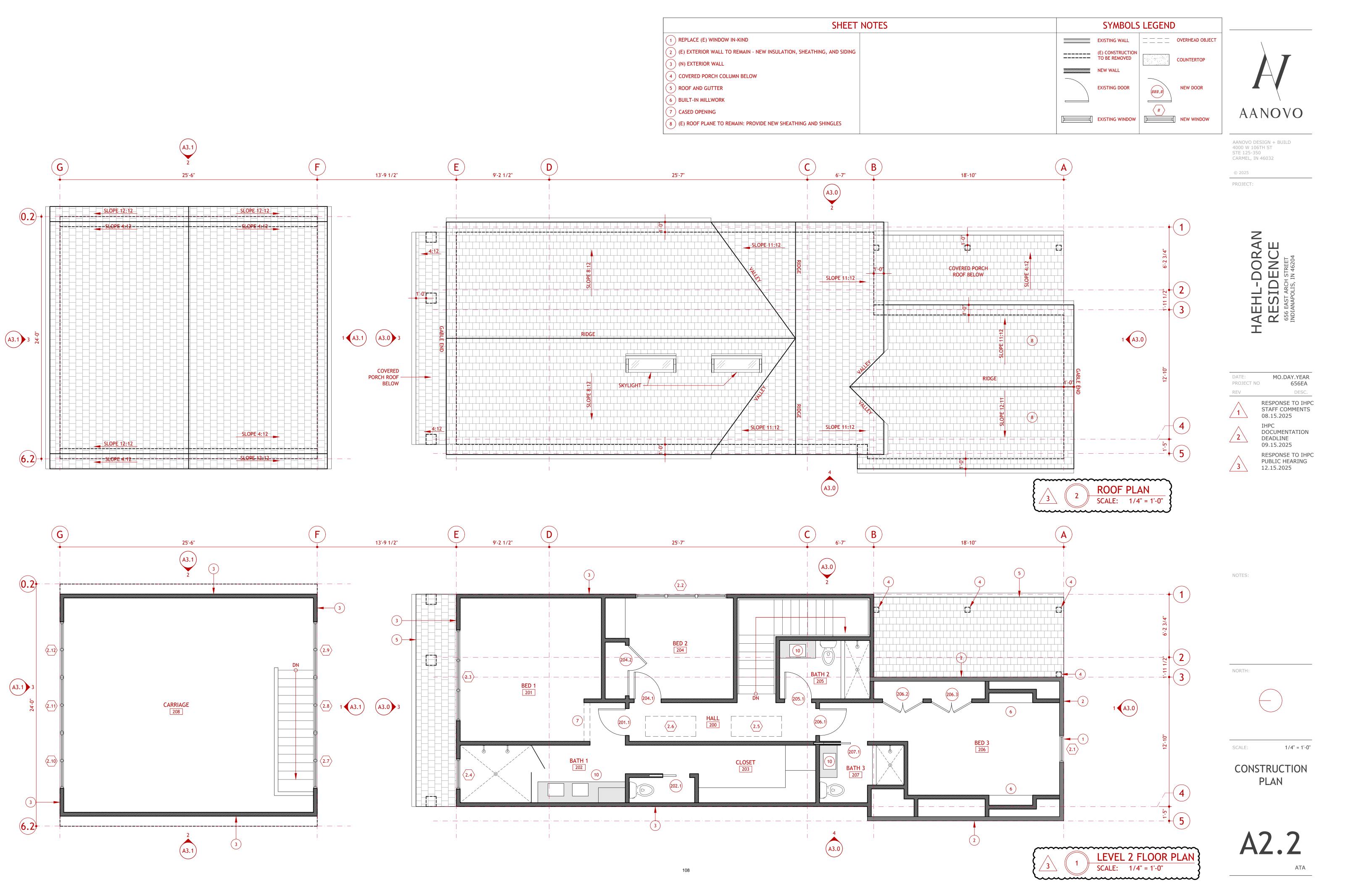
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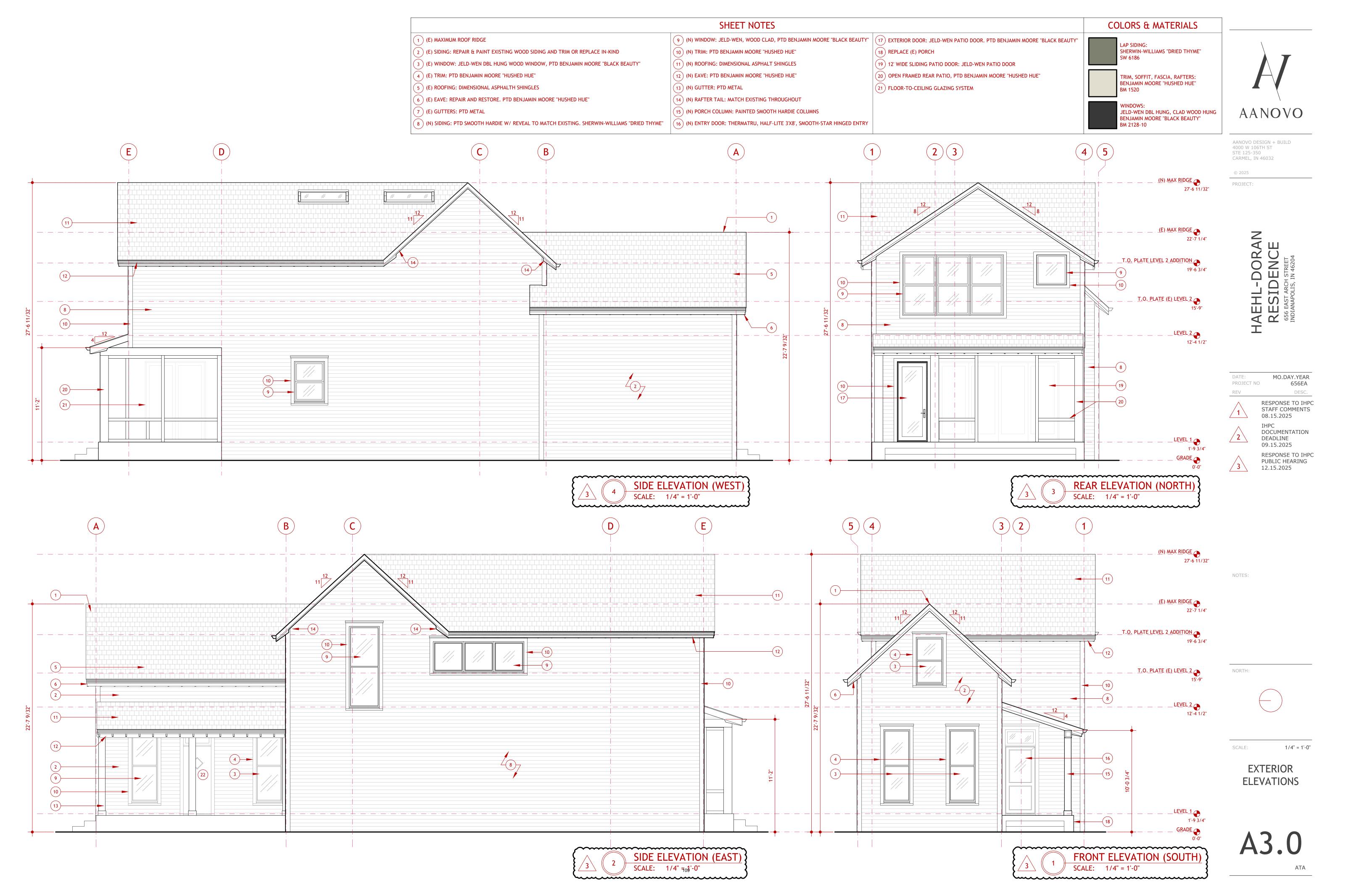
9'-9 1/2"

LEAN-TO ADDITION

(CRISS-CROSS HATCHED) -





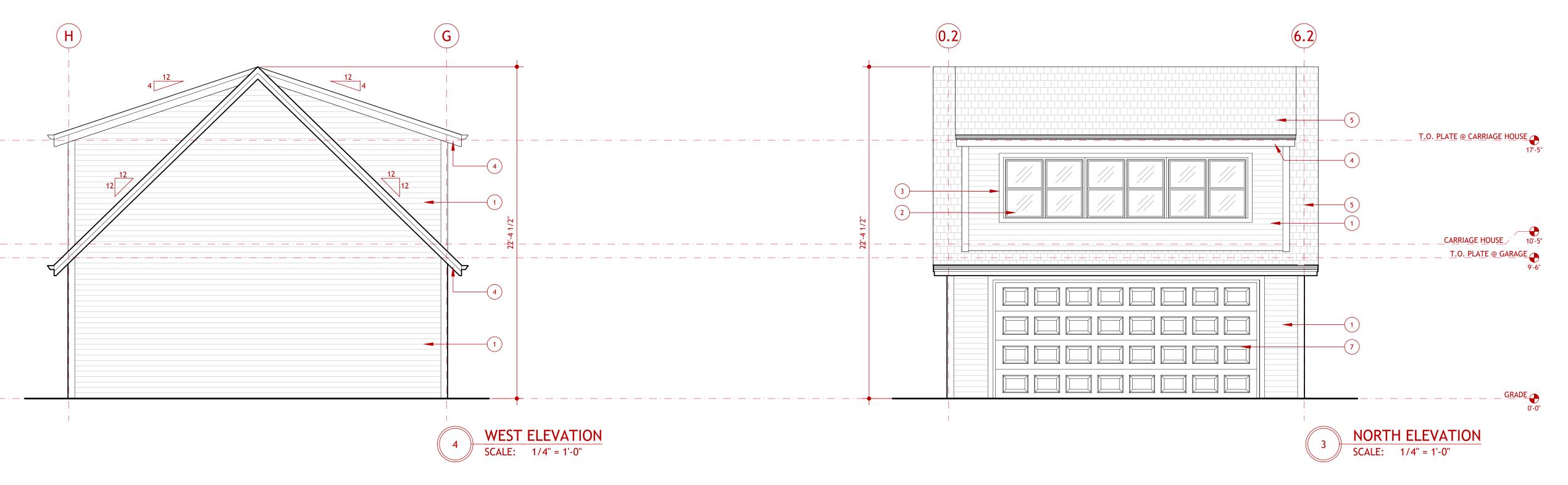






AANOVO DESIGN + BUILD 4000 W 106TH ST STE 125-350 CARMEL, IN 46032

© 2025 PROJECT:





DATE: MO.DAY.YEAR PROJECT NO 656EA RESPONSE TO IHPC

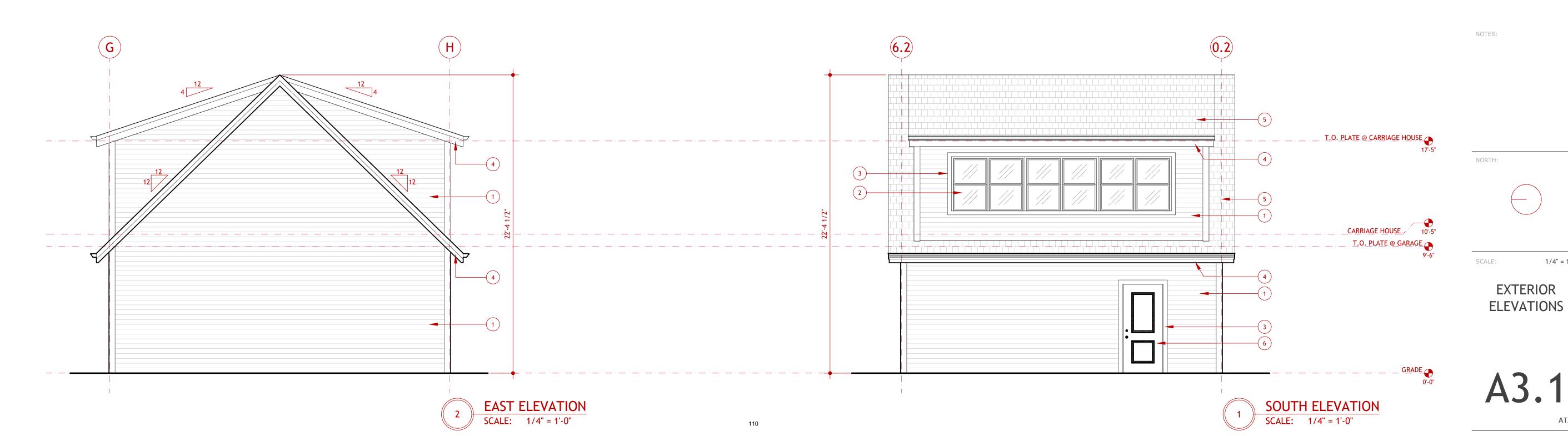
STAFF COMMENTS 08.15.2025 IHPC DOCUMENTATION

DEADLINE 09.15.2025

RESPONSE TO IHPC PUBLIC HEARING 12.15.2025

1/4" = 1'-0"

EXTERIOR





## Proposal and Outline of Design Intent

656 East Arch Street Indianapolis, IN

#### **Document Contents**

Overview

Commissioner's Feedback

Rationale & Supporting Documentation

Prepared By aaNovo

12.15.2025

#### Overview

Chatham Arch is defined by its historic architecture, walkable streets, and most importantly, the people who keep it vibrant. Restoring 656 East Arch Street makes the home functional again, allowing it to contribute once more to the fabric and continuity that make this neighborhood special.

For nearly two decades, this home has sat vacant, and steadily declining. The Department of Business and Neighborhood Services has documented extensive deterioration and continues to issue fines (see BNS documentation included in packet provided to IHPC staff). Not only is this an unsafe building, it is an increasing financial burden to our clients, Parker and Julie. They have lived in Chatham Arch for ten years and desire to stay as they grow their family and continue to contribute to what makes Chatham Arch an incredible neighborhood.

Arch Street's history is one of modest worker cottages which are significantly smaller and simpler than the grand porched homes of Broadway Street. That scale reflected the social and economic divides of the late 1800's to early 1900's. Freezing the neighborhood in that moment would preserve not just its architecture, but its inequities. Today's Chatham Arch deserves homes that honor its historic character while meeting the real needs of modern households.

It is a well-known fact that restoring a historic home is a costly endeavor, and it would not be financially reasonable for our clients to undertake an investment like this without the proposed addition to the existing structure. The headroom on the second floor of the existing home is less than 8 feet at the peak and tapers to nearly 3 feet along the side walls. This is not functional space for living. In addition, the width and depth of the lot significantly constrain where and how the addition can be placed.

The existing footprint of 656 East Arch is too small for a growing family, lacking adequate bedrooms, circulation, and flexible spaces that have become necessities for modern households, such as a home office. Our design retains the original detailing and keeps massing consistent with neighboring homes. Even with the addition, the total finished living area on the main and upper levels of the primary home remains under 2,000 square feet.

Our proposal halts the decline of the existing home and ensures that 656 East Arch Street remains a safe, vibrant, and functional part of Chatham Arch for decades to come.

#### Summary of Proposed Work - 656 E Arch St

#### **Project Goal:**

Preserve the historic character of a home in the Chatham Arch Historic District while adding functional living space for a modern family, stabilizing the structure, and correcting documented code violations.

#### Scope of Work:

#### 1. Structural Stabilization & Code Compliance

- 1. Repair or replace deteriorated framing, foundation elements, and roof structure.
- 2. Address all items identified in the BNS conditions report, including rotting window frames, deteriorated siding, and structural cracks.

#### 2. Exterior Preservation & Restoration

- 1. Retain and replicate original trim profiles and window openings.
- 2. Replace windows that are beyond repair with in-kind units matching original dimensions and style.
- 3. Restore or replace siding in-kind after limited exploratory removal to assess underlying material.

#### 3. Additions & Modifications

- 1. Construct a rear and side addition, designed to be compatible in scale and massing with other Arch Street homes.
- 2. Include a cross-gable addition for needed interior headroom on the second floor and stair placement, positioned to preserve yard space while maintaining roofline harmony.
- 3. Add a porch element to restore openness to the enclosed porch space, drawing on precedent from other district properties.
- 4. Raise the roof of the porch to accommodate a door with a transom.
- 5. Construction a new garage with carriage house.
- 6. Removal of the existing chimney. The chimney is no longer in its original historic configuration and has been substantially altered through the use of non-original, modern materials. As a result, the chimney no longer contributes to the historic integrity of the residence. Documentation of these alterations and materials is provided in Appendix B.

#### 4. Site & Streetscape Considerations

- 1. Maintain existing front setback in alignment with neighboring properties, supported by precedent setbacks along the block.
- 2. Preserve usable rear yard space by thoughtful placement of additions.
- 3. Match exterior materials, colors, and detailing to the historic context of Arch Street.

#### Outcome:

The completed work will transform a long-vacant, deteriorating home into a safe, livable, and attractive residence that respects Chatham Arch's historic character while providing the space and amenities required for a growing modern family.

#### Summary of Notable Revisions Post October 1st Hearing

#### 1. Reduction and Relocation of Addition:

The length of the proposed addition has been reduced by approximately five feet. Additionally, the starting point of the addition has been shifted nine feet further toward the rear of the existing residence. This adjustment allows for the preservation and visibility of one existing door and one existing window on the side porch elevation.

#### 2. Porch Configuration Revision:

The previously proposed wraparound porch addition has been removed. In its place, the existing side porch has been reopened and retained. The porch roof has been raised to appropriately accommodate the historic front door and its associated transom, reinforcing the original architectural intent of the residence.

The overall covered porch area has not significantly decreased, despite the removal of the wrap-around portion of the front porch. This is due to the addition of a covered rear porch, which provides necessary shelter at the mudroom entry.

#### 3. Adjustment to Addition Plate Height:

Following further structural analysis, the plate height of the addition has been raised to meet current structural requirements and to allow for more functional use of the second-floor space.

#### 4. Square Footage Reallocations:

The overall size of the proposed addition is five feet shorter than the original submission. Any increase in square footage does not result from an expansion of the addition itself, but rather from the reclamation of space within the existing structure. It should be noted that this reclaimed square footage is not fully usable due to headroom limitations. Maintaining functional and code-compliant second-floor living space necessitated the final length of the proposed addition.

All additional square footage is proposed exclusively at the rear of the new addition, preserving the established streetscape and primary elevations. By extending the first floor further toward the rear of the lot, additional usable space has been created at the basement level as well.

#### IHPC Commission Feedback & aaNovo's Responses

#### 1. Size & Scale of Building Addition

#### **Commissioner Comments:**

David Baker -

- 1. "I know a lot of it's going to go away which is bothersome to preservationists but I also understand that in this particular case that's probably, whatever happens, that's going to be the case because it's in such bad shape. I also know/understand it has to get a lot bigger for modern use."
- 2. "I have no problem with there being a cross-gable and I have no problem with there being something pretty big and bulky in the back. I don't even have a problem with the fact that I know lot of the original material is going to have to go"

#### Anson Keller-

- \*\* Context: Spoke about his own historic renovation experience and investment associated.
- 1. "Even though they want to stay here it's still not a wise investment to put a bunch of money into something you're not going to be able to sell for what you've invested into it...I'd really like to find a way to help them get to an approval on that because it seems they've been diligent to make it fit into the neighborhood and engaging the neighborhood in the process."

#### aaNovo's Response & Actions:

- To help maintain the scale of the original home, the team has maintained the following components of the home:
  - 1. Front gable pitch & eave height
  - 2. Front porch size
  - 3. Front porch original function

#### **Applicant Consideration:**

Headroom & Usability Constraints

 Second-floor headroom is less than 8 feet at the peak, tapering to 2-3 feet at side walls. The slope and low ceiling height upstairs make it difficult to accommodate safe, modern stairs within the existing envelope. This forces walkways into the center of the floor, limiting usable living space.

#### Stairwell Placement

- New stairwell, housed in the cross-gable addition, must be centrally located to align with first and second-floor circulation.
- Central placement allows movement in multiple directions at the top of the stairs, instead of a single linear route.
- Relocating the gable to the rear would compromise interior usability and push the addition deeper into the already compact rear yard, nearly eliminating outdoor space.

#### Basement Limitation

- Current home cannot accommodate stairs to a basement.
- Without a basement, utilities must be located on the first floor, taking away valuable space from an already small footprint.

#### **Porch Implications**

Proposal includes re-opening part of the front porch to align with its original open form. If
the gable must be pushed further back, the porch may need to remain enclosed to retain
necessary interior square footage.

Supporting Photos/Documents: (see Appendix A)

• Photos existing stairs (showing steep angle)

#### 2. Extent of Existing Structure Removal

#### **Commissioner Comments:**

David Baker -

- 1. "Didn't get a sense of the form of the original house."
- 2. Showed a desire to preserve the existing two doors and the window on the front porch.

Susan Williams -

3. "The amount of demolition is what gives me concern."

William Browne -

4. "Come back with an in-between solution....If you can show us a strategy where more of the historic resources are maintained from where we are today that's a step forward."

#### aaNovo's Response & Actions:

- 1. The design has undergone substantial revision through the removal of the wrap-around porch and the relocation of the addition approximately nine feet farther to the rear of the home. In order to maintain the functional requirements of the residence after shifting the addition backward, the upstairs plate height was increased following a detailed assessment of the structural floor system and the resulting loss of five feet from the second-floor plan, ensuring that the full footprint provides adequate interior headroom. To accommodate these changes, the homeowners have accepted significant programmatic and spatial compromises, including the elimination of a dedicated home office and a reduction of the rear yard depth to 13 feet 9 inches between the residence and the garage. These modifications represent considerable concessions made in good faith to ensure enhanced compatibility with the historic character of the property.
- 2. These features are presently obscured by the enclosed front porch; however, by reopening the porch and shifting the addition nine feet farther to the rear than originally proposed, we will be able to restore two of the three existing openings—one window and one door—and introduce a

- new door with a transom and matching trim details to maintain the appearance of three original openings. This revision represents our good-faith effort to achieve a balanced compromise with the Commission's recommendations.
- 3. We have greatly reduced the amount of demolition via the methods above. We have altered the starting point of the addition to be aligned equally on both sides of the home to ensure a successful constructibility. We believe this approach best preserves the integrity of the existing structure as well as that of the adjacent residence during construction of the new addition.
- 4. Our proposed compromise entails relocating the addition nine feet farther to the rear, thereby revealing two of the three existing openings, and removing the wrap-around porch. Together, these measures preserve a greater portion of the property's historic features and strengthen the project's overall compatibility with the historic resource.

#### **Applicant Consideration:**

The existing interior footprint reflects the working-class "servants' quarters" scale of 19th-century Arch Street, which is no longer practical for modern households. Expanding the home provides the living space necessary for a family to grow, including adequate bedrooms, functional circulation, and flexible spaces such as a home office, while still maintaining the exterior character that defines the district.

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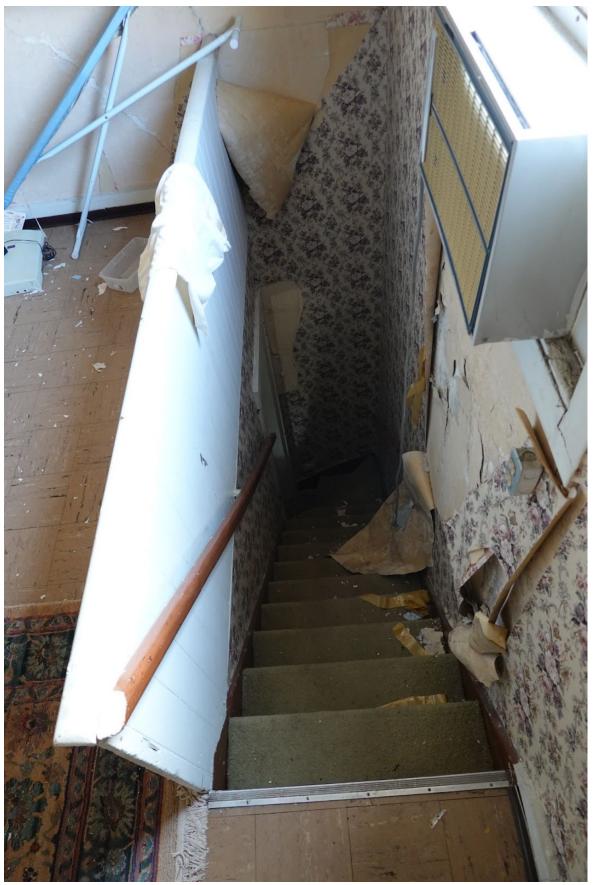
## Appendix A

Cross Gable Supporting Documentation
Image: 656 E Arch St stairs (showing steepness of grade)



## Appendix A

Cross Gable Supporting Documentation
Image: 656 E Arch St stairs (showing steepness of grade)



## Appendix A

## Cross Gable Supporting Documentation

Image: 656 E Arch St stairs (showing steepness of grade & headroom on the second floor)



## Appendix B

## **Chimney Supporting Documentation**

Images: Historic image of the 600 block of Arch Street from 1981, taken from IHPC Image Collection (link)





## Appendix B

## **Chimney Supporting Documentation**

Images: Existing chimney (exterior and attic non-original brick)





## Appendix B

## **Chimney Supporting Documentation**

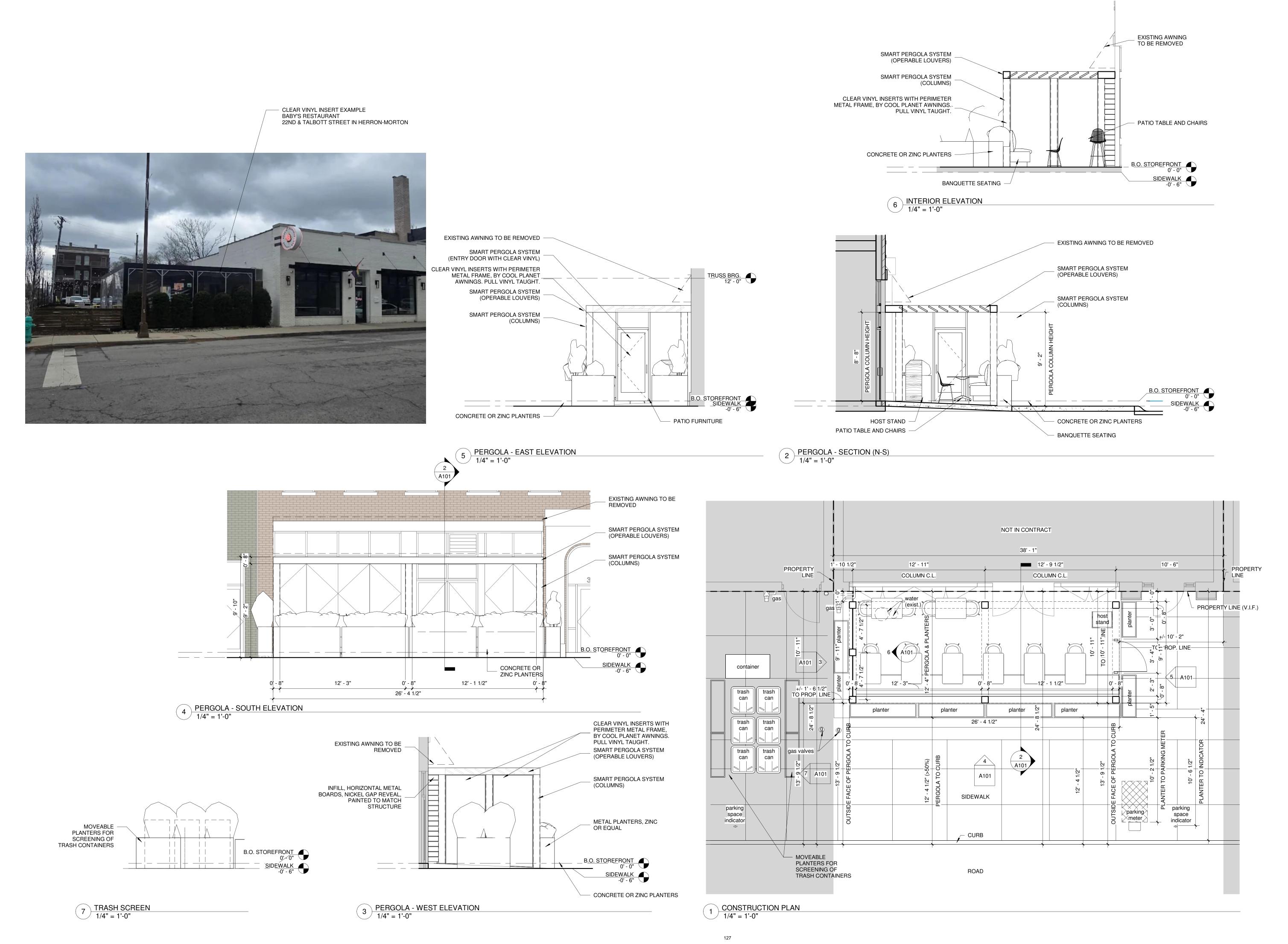
Image: Existing chimney (transition to original brick, spalling evident on brick face, plaster lathe has been cut away and interior condition showing moisture issues)





# 2025-COA-489 (CAMA) & 2025-VHP-013 409 MASSACHUSETTS AVENUE







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PREPARED FOR

## Dusk on Mass

316 E Vermont St Indianapolis, IN 46204

PROJECT

# Dusk on Mass

316 E VERMONT ST INDIANAPOLIS, IN 46204

CERTIFICATION

NO.	DATE	DESCRIPTION	

DRAWN BY: CK
REVIEWED BY: JL

PROJECT NUMBER 25092
SHEET TITLE

**SECTION** 

CONSTRUCTION PLAN, ELEVATIONS,

SHEET NUMBER

A101



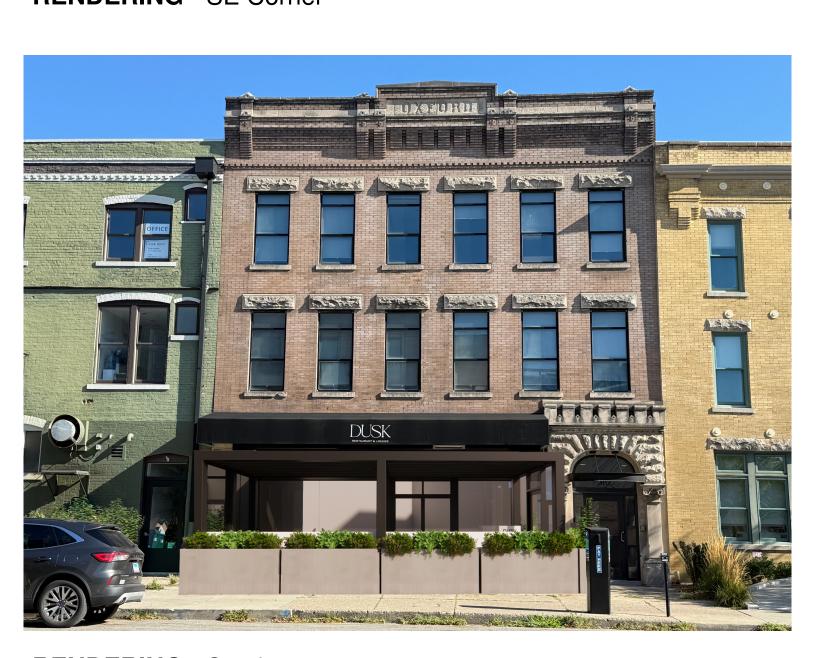
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**RENDERING** - SE Corner



**RENDERING** - South 1



**RENDERING** - SW Corner

PREPARED FOR

# Dusk on Mass

316 E Vermont St Indianapolis, IN 46204

PROJECT

# Dusk on Mass

316 E VERMONT ST INDIANAPOLIS, IN 46204

CERTIFICATION

NO.	DATE	DESCRIPTION

DRAWN BY: C REVIEWED BY: J

PROJECT NUMBER 2

RENDERINGS

SHEET NUMBER

A701

RENDERING - South 2

120







