INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT

AGENDA

Wednesday, May 4, 2022
5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

MARCH 2, 2022 – Regular Meeting

APRIL 6, 2022 – Regular Meeting

III. OLD BUSINESS – NO PUBLIC HEARING

2019-COA-615B (CAMA)	**505 FULTON STREET** Gas meter placement on front of buildings	**PAGE 13** *Submittals Page 211*
2020-COA-498B (IRV)	**5406 E. UNIVERSITY AVENUE** Violation correction check in and extension	**PAGE 17**
2021-COA-319 (CAMA)	**721-727 N. CLEVELAND STREET (AKA 716 N. EAST ST.)** Update on violation resolution and extend COA	**PAGE 21**
2022-COA-043 (WP)	**895 WOODRUFF PLACE MIDDLE DRIVE** Approval of Negative Findings of Fact	**PAGE 25**

IV. NEW BUSINESS – NO PUBLIC HEARING

IHPC 2019-R-04/05 – Adoption of Amended Declaratory Resolution 2019-R-04 And 2019-R-05

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

NONE

VI. EXPEDITED CASES

2022-COA-098 (ONS)	**1225 N. NEW JERSEY STREET** **HANNAH WIPPER** Construct rear addition.	**PAGE 27** *Submittals Page 213*
2022-COA-100 (FS)	**1043 VIRGINIA AVENUE** **LORELEI RANGEL** Modify railings around patio space, install 6-foot separation wall in patio; and install planter box along west side of patio.	**PAGE 35** *Submittals Page 224*

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2021-COA-585 (ONS)	**1214 N. ALABAMA STREET** **LAUREN WAHL, ONYX + EAST** Construct townhome development	**PAGE 49** *Submittals Page 232*

2021-COA-613 (SJ) & 2021-VHP-028

244 E. 10TH STREET
CLETE KUNCE, ONE 10 STUDIO
Construct new, 3-story, single-family house with attached, 2-story, 2-car garage; and Variances of Development Standards.

PAGE 73
Submittals Page 252

2022-COA-027 (FS)

921 VIRGINIA AVENUE
SCOTT PERKINS, BLACKLINE
Demolish existing building, construction of mixed-use building, rezone & variances.

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Submittals Page 283

CASES WILL BE HEARD TOGETHER

2022-COA-064 (ONS)

1434 NORTH DELAWARE STREET
PATRICIA JACOBS
Replace all steel sash windows and jalousie windows with new aluminum windows.

PAGE 145
Submittals Page 299

2022-COA-065 (ONS)

1320 NORTH DELAWARE STREET
PATRICIA JACOBS
Replace all steel sash windows and jalousie windows with new aluminum windows.

PAGE 159
Submittals Page 299

2022-COA-075 (WD)

108 SOUTH DELAWARE STREET
TIMOTHY OCHS FOR PLAZA ENTERTAINMENT, LLC.
Construction of new commercial building.

PAGE 171
Submittals Page 305

VIII. APPLICATIONS TO BE HEARD (NEW)

2022-COA-072 (IRV)

5911 BEECHWOOD AVENUE
MARK DEMERLY, DEMERLY ARCHITECTS
Restore/repair historic house, demolish rear addition and construct new addition with porch, alter side porch and openings, and construct garage.

PAGE 181
Submittals Page 330

2022-COA-108 (CH)

918 STILLWELL STREET
IAN MCCULLA
Construct addition on existing attached garage and connector.

PAGE 191
Submittals Page 342

IX. PRELIMINARY REVIEW

2022-COA-113 (WD)

230 S. PENNSYLVANIA STREET
RATIO ARCHITECTS
Preliminary review to demolish existing building and construct new hotel with retail space and apartment building with parking garage, for rezoning and variances

PAGE 199
Submittals Page 354

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

2022-COA-112 (IRV)

5270 E. WASHINGTON STREET
SYLVIA GARCIA
Replace historic tile roof with metal panels

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XI. CLOSING BUSINESS

NONE

XII. ADJOURNMENT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Department of Metropolitan Development

MEETING MINUTES

REGULAR MEETING

Wednesday, March 2, 2022

5:30 P.M. via Webex

Commission members in attendance:	Members of the public in attendance:
• William Browne • Kevin Murray • Amandula Anderson • James Kienle • Susan Williams • Annie Lear • Bernice Corley Staff in attendance: • Tom Moore, OCC • Meg Purnsley • Emily Jarzen (Host) • Shelbi Long (resource account) • Dean Kessler (screen) • Heather Stephan (swearing-in)	1. Adam Y 2. Craig Von Deylen 3. Dan Mullendore 4. Heather Cagle 5. Michael Brannan 6. Rob Odendahl 7. Lauren Dahl 8. Rovin Carandang 9. Matthew Stegemiller 10. Scott Perkins 11. Melissa Iannucci 12. Terry Bradbury 13. Call-In 2 14. Call-In 3 Rob Odendahl 15. Garry Elder 16. Misha Rabinowitch 17. Tab Pulliam 18. Marie Tullidge 19. Erin Maher 20. Scott Underwood 21. Hilary Barnes 22. Greg Wilson

President Browne read opening statement

APPROVAL OF MINUTES

Motion by Corley, 2nd by Lear to approve February 2, 2022 minutes

The Commission's vote was as follows:

Ayes: MURRAY, KIENLE, LEAR, CORLEY, BROWNE
Nays: NONE
Abstain: NONE

OLD BUSINESS

2021coa319
Rob Odendahl 9910 CHINQUAPIN CT, CARMEL
Jarzen commented staff is hoping there will be more to report in May.

NEW BUSINESS

2022coa034
2017 n Talbott
Withdrawn, ack'd

EXPEDITED CASES

2022coa010 547 Dorman Sheila Scott
2022coa023 11 S Meridian
2022coa032 1222 N New Jersey

No comment from commissioners

Motion by Murray, 2nd by Kienle to approve all expedited cases.

The Commission's vote was as follows:

Ayes:	KIENLE, MURRAY, WILLIAMS, LEAR, CORLEY, BROWNE
Nays:	NONE
Abstain:	NONE

PUBLIC HEARING

APPLICATIONS TO BE HEARD (CONTINUED)

2021COA556 631 EAST MICHIGAN STREET

Rovin Carandang 5868 E 71st Street, petitioner.
Terry Bradbury, with Jan and Thomas Smith, 335 N East St
Here out of curiosity, welcomes attention to site.

- Long provided staff comments
- Kienle asked about exterior finish
- Carandang-standard concrete block, natural finish, but open to paint if desired by commission
- Kienle- sealant? camelback tile- reused? Flashed?
- Carandang - yes and yes
- Kienle darker paint to similar, but would like to be brick to match. Should mimic west end.
- Browne- seal, or paint
- Williams- replacing all, or just failing block? Is the building occupied?
- Carandang – all, vacant
- Purnsley read recommendation, 5 stipulations and 1 note

Motion by Lear, 2nd by Kienle to approve 2021COA556.

The Commission's vote was as follows:

Ayes: MURRAY, KIENLE, WILLIAMS, LEAR, CORLEY, BROWNE
Nays: NONE
Abstain: NONE

Commissioner Anderson arrived

APPLICATIONS TO BE HEARD (NEW)

2021COA585 1214 N ALABAMA
Brandon Bart 1828 Central Ave presented

- Misha Rabinowitch and Lauren Wahl available for questions
- Garry Elder, 1314 n new jersey, member of land use committee of old northside addressed concerns
- Hilary Barnes, ONS, ask for continuance to explore issues with application
- Michael and Debbie Peak, submitted letter, no additional comments
- Mr. Dan Mullendore provided comments
- Jarzen staff comments, feedback, continue to April 6
- Williams staff concern #4, doesn't support multiple choice design, agrees with all brick, no wood.
- Murray endorses ONS letter
- Kienle overall approach improved, prefer color separation to blend, not as stark as proposed. Would prefer larger porches. Would enhance and enliven courtyard. Doesn't like dark downspouts, unless highlighting special material like copper. Agrees with williams on masonry. Supports continuance.
- Corley agrees with previous comments. Is improvement, but 'screams Carmel'; inappropriate for area.
- Lear- better, but important to 'make a nod' to surrounding neighborhood. Brick.
- Kienle more façade comments; gable ends, French doors, etc. like east side of street.
- Anderson- appreciates petitioner openness, no additional comments.
- Browne- color contrast too strong; arrangement nice with courtyard, agree needs to be fully brick. Gable or detailing, care taken with character necessary. Roofscape proposal nice. Wants confirmation that streetscape massing is accurate
- Bart- rebuttal; wants to be not-Carmelesque
- Browne- brick, headers; wall-to-window proportions; façade more '3-d'.
- Murray- comments ONS sacred area, this not a sacred bldg.

Motion by Williams, 2nd by Kienle to continue 2021COA585 to April 6, 2022.

The Commission's vote was as follows:

Ayes: MURRAY, ANDERSON, KIENLE, WILLIAMS, LEAR, CORLEY, BROWNE
Nays: NONE
Abstain: NONE

2022COA022 810 EAST 15TH Street
(pulled from expedited list by Commission)
Melissa Iannucci, 5771 Central has ONS support

- Jarzen- provided staff comment
- Williams – corner, landscaping? 2-story connector? Issues with that.
- Kienle- agreed; out of character
- Jarzen- mix of both in college corner area, felt this was appropriate in this context.
- Corley- agrees with staff in context, but agrees with williams re landscaping
- Browne- was landscaping submitted?
- Iannucci- no, new requirements?
- Jarzen- not typically with sfr
- Williams- corner s/b treated differently
- Kienle- agree on landscaping; shade trees; major areas of landscape elements
- Browne agreed that better than what could be there, not opposed to 2nd level connector
- Murray- agrees.
- Kienle- could like it if windows improved, and set back
- Purnsley- staff recommends approval/ 9 stipulations and 1 note in report

Motion by Corley, 2nd by Murray to approve 2022COA022.

The Commission's vote was as follows:

Ayes: MURRAY, ANDERSON, KIENLE, LEAR, CORLEY, BROWNE
Nays: WILLIAMS
Abstain: NONE

PRELIMINARY REVIEW

2022COA027 – 921 VIRGINIA AV
Scott Perkins, 1043 (aka 1054) Virginia Ave presented.

- Murray- great site, embraces area
- Anderson- nice scale; is it all brick, or brick and block?
- Perkins- on street façade, brick and metal panel product; fiber cement on courtyard side
- Anderson- cedar on insets?
- Perkins- wood, or faux wood- warm palette
- Anderson- wood seems "off".
- Kienle- commented on the balcony, plinth, needs to relate better to area
- Williams- incredible piece of property, quite an opportunity; 2-3 story bldgs.; Buchannan seems like successful approach that could be applied to Virginia avenue side; likes balconies that can be used. Doesn't like random-seeming colors. Encourage more study.
- Annie- no comment

- Corley- lives in FS; agreed with Murray and Williams; likes first effort, doesn't like Hardie paneling, doesn't hold up well to time/elements
- Browne- concerned about scale; likes grey part, worried about other pieces; scale down toward FS. Thinks 2-st floor is very successful; hopeful about longevity of wood treatment; likes brick adjacent to window; treat this as 4-story with an attic. Cut down on monochromatic massing, likes crisp clarity of design. Careful about brick selection- not too dark/oppressive.
- Perkins- if needed can we push to May?
- Purnsley- be mindful of new notice if needed
- Browne- start with April 6, 2022
- Perkins- agreed

Motion by Murray, 2nd by Anderson to continue 2022COA027 to April 6, 2022

The Commission's vote was as follows:

Ayes:	MURRAY, ANDERSON, KIENLE, WILLIAMS, LEAR, CORLEY, BROWNE
Nays:	WILLIAMS
Abstain:	NONE

CLOSING BUSINESS

New Preservation Planner is Audrey Kelley, no known start date.

Adjourned at 7:30.

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INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Department of Metropolitan Development
MEETING MINUTES

REGULAR MEETING

Wednesday, April 6, 2022
5:30 P.M. In-Person
200 E Washington St
Public Assembly Room, City-County Building

Commission members in attendance:

- William Browne
- Kevin Murray
- ~~Amandula Anderson~~
- ~~James Kienle~~
- Susan Williams
- ~~Annie Lear~~
- Bernice Corley
- Disa Watson
- Michael Bivens

Staff in attendance:

- Chris Steinmetz, OCC
- Meg Purnsley
- Emily Jarzen (Host)
- Shelbi Long (resource account)
- Dean Kessler (screen)
- Audrey Kelly, Preservation Planner
- Nancy Whitaker (swearing-in)

President Browne read opening statement. There were no minutes or Old Business on the agenda. President Browne introduced new Commissioner Michael Bivens and new Preservation Planner, Audrey Kelly.

Section V. REQUEST TO WITHDRAW OR CONTINUE

2021-COA-585, 1214 N Alabama Street

2022-COA-027, 921 Virginia Ave

2022-COA-064, 1434 N Delaware Street

2022-COA-065, 1320 N Delaware Street

Motion to continue to May 4, 2022: Kevin Murray

Second: Susan Williams

All COAs were continued to May 4, 2022 (6-0).

Section VI. EXPEDITED CASES

2022-COA-050, 1314 N. New Jersey Street

2022-COA-051, 2048 Central Ave

2022-COA-068, 812 Woodruff Place West Drive

Motion to expedite: Kevin Murray

Second: Bernice Corley

All COAs were approved (6-0).

Section VII. APPLICATIONS TO BE HEARD (CONTINUED)

2021-COA-613 & 2021-VHP-028, 244 E. 10th Street

Motion to continue to May 4, 2022: Bernice Corley

Second: Michael Bivens.

The COA and Petition was continued to May 4, 2022 (5-1; Commissioner Murray)

(Continued)

Section VIII. APPLICATIONS TO BE HEARD (NEW)

2020-COA-170 (Amended), 635 E. Vermont Street

Motion to approve: Kevin Murray

Second: Susan Williams

The COA was approved (6-0).

2022-COA-043, 895 Woodruff Place Middle Drive

Motion to deny: Susan Williams

Second: Kevin

Murray The COA was

denied (6-0).

2022-COA-074, 125 S. Pennsylvania Street

Motion to approve: Susan Williams

Second: Michael Bivens

The COA was approved (5-0; Browne recused himself from the vote).

Section IX. PRELIMINARY REVIEW

2022-COA-075, 108 S. Delaware Street

A May 4, 2022 hearing was desired by the applicant. Browne was not present during the preliminary review.

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COA # 2019-COA-615 (CAMA), Part B	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
		Preliminary review: January 8, 2020 *Approved: November 4, 2020*
505 FULTON STREET CHATHAM-ARCH/MASSACHUSETTS AVENUE		
Applicant & mailing address:	**ONYX & EAST, C/O BRANDON BART** 1828 Central Avenue Indianapolis, IN 46202	
Owner:	**SAME AS ABOVE**	Center Twp. Council District: 17 Zach Adamson
OLD BUSINESS		
IHPC COA:	**2019-COA-615 (CAMA), Part B** - Gas meter placement on front of buildings.	
STAFF RECOMMENDATION: Approve gas meter installation on the front of the subject buildings.		

Background of Project

This two-prong project was approved in November 2020. Part A is for the rehab of an existing historic building for ExtraSpace Storage. Part B is for demolition of a portion of the building and construction of new townhomes. This old business item relates only to Part B.

Location of utility meters

After final construction drawings were submitted and approved, Onyx + East returned with a question of utility meter placement. Since this is a structure encompassing the entire block, there was never an alley. After meeting with the gas company, it was determined that these meters will need to be placed on the front of the townhomes facing North & Fulton.

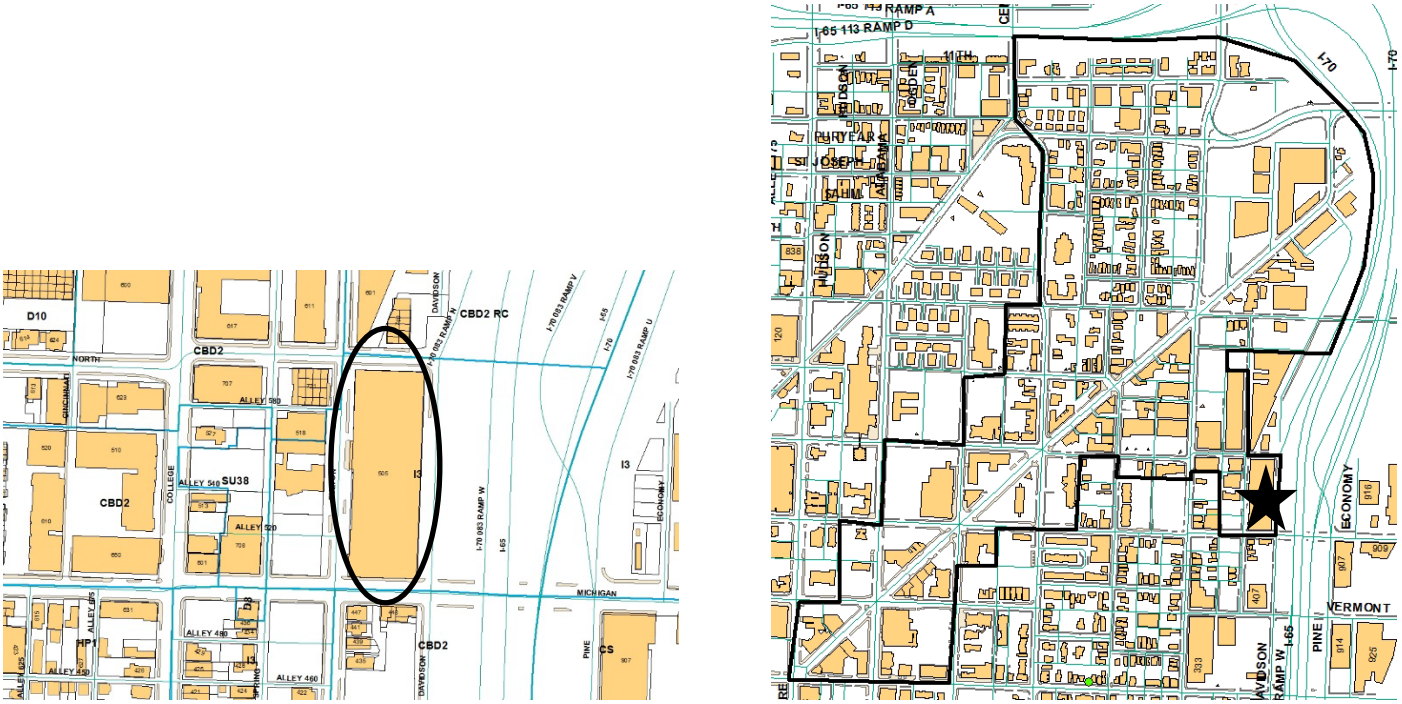
A site plan showing the proposed locations as well as screening landscaping, has been submitted.

Staff finds the location appropriate, especially since they will be screened with landscaping. This context is largely industrial, and the adjacent historic building was a hosiery mill. Therefore, meters on the street-facing side are not out of context as they might be in a residential area. Staff is asking the Commission to allow staff to sign off on the meter locations and landscaping as "revisions" to the approved final construction drawings for the project and the associated preconstruction meeting checklist, noting that landscaping must be maintained at all times to adequately screen the meters.

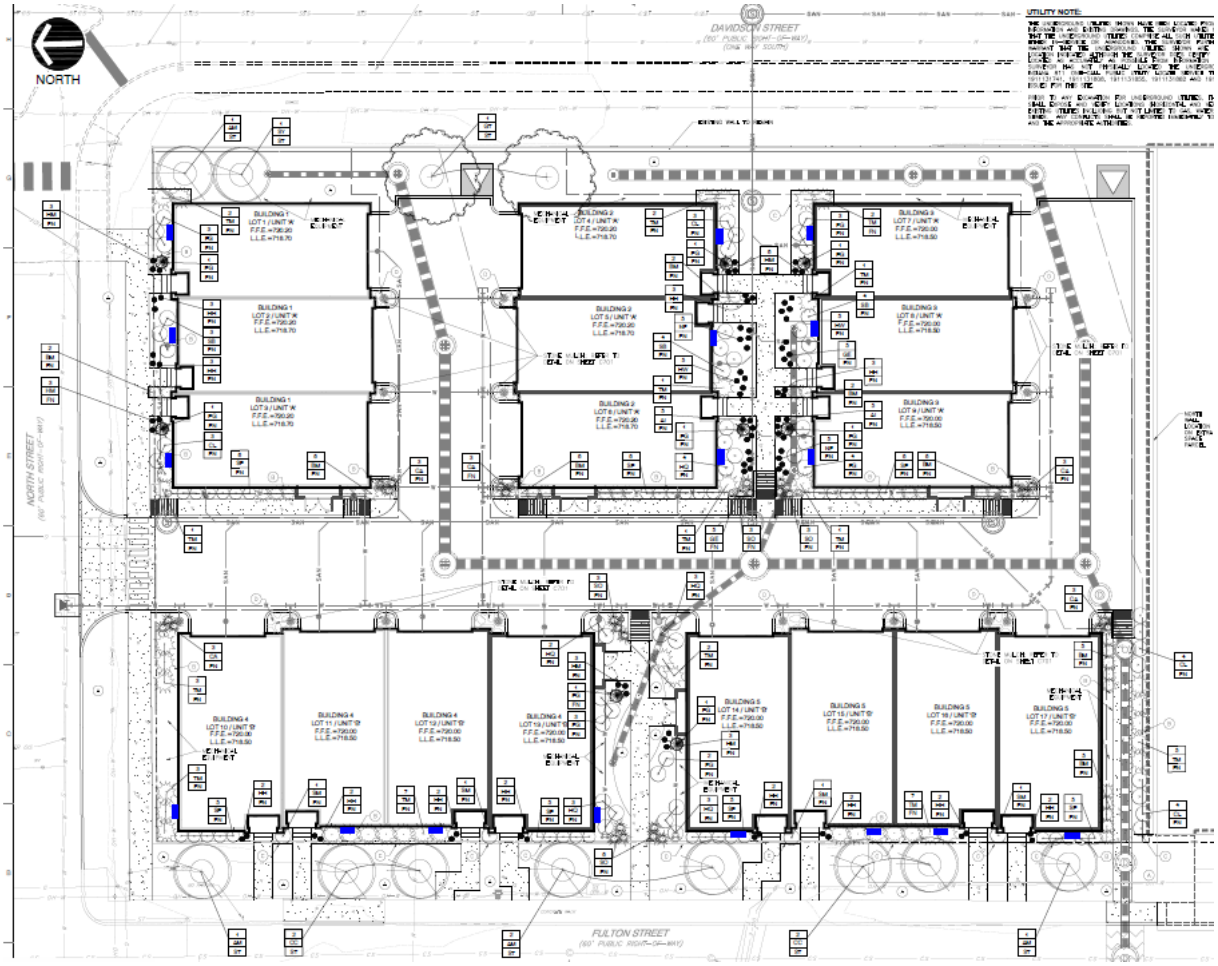
STAFF RECOMMENDED MOTION

COA #2019-COA-615 (CAMA), Part B
Approval of gas meter locations and landscaping per the proposed site plan in the May 4, 2022 IHPC staff report.

Staff Reviewer: Emily Jarzen



Location of subject property



Proposed gas meter locations



Typical unit front

Approved project renderings









COA # 2020-COA-498B (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
5406 UNIVERSITY AVENUE IRVINGTON		*Date of Denial May 5, 2021* *First Violation Correction Extension Approved November 3, 2021* *Second Violation Correction Extension Approved January 5, 2022*
Applicant:	**MICHAEL HORTON** 5406 University Avenue Indianapolis, IN 46219	
Mailing address:		
Owner:	**LAUREN DELANEY & MICHAEL HORTON** 5406 University Avenue Indianapolis, IN 46219	
EXTENSION TO CORRECT VIOLATION		Warren Township Council District: 12 Jason Larrison
IHPC COA: 2020-COA-498B (IRV)	Violation correction update and violation correction extension for required replacement of vinyl windows and sliding door installed without approval.	

Violation Update

At the January 2022 IHPC hearing the Commission approved the second extension of the violation correction deadline to replace the vinyl windows and sliding door that were installed without approval to May 4, 2022. At that time the owner would need to appear before the Commission to provide an update. At the January 2022 hearing the Commission noted that the applicant needed to make some progress on the correction and have some of the windows installed by the May 2022 check in with a goal of having the work completed within the following 6 to 8 months.

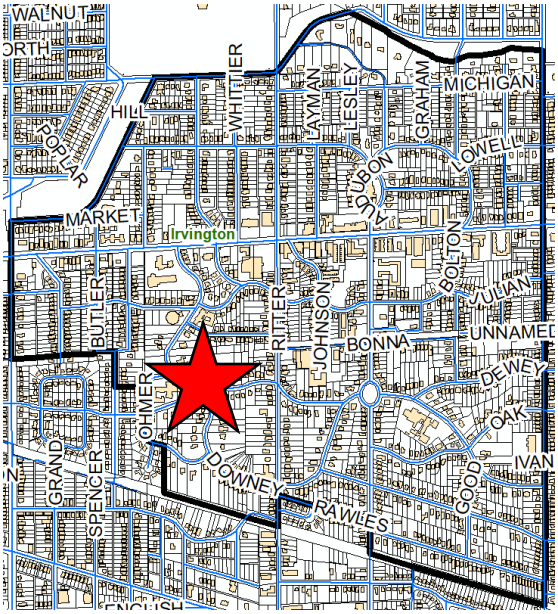
Since the January 2022 hearing, the violation has not been corrected. In February of 2022 the applicant notified staff that he applied for financial assistance for the work from the Indianapolis Neighborhood Housing Partnership and proposed Andersen 100 Series windows for the replacements. This product doesn't have a double hung option and doesn't accurately replicate proportions that are characteristic of historic wood windows. Staff advised the applicant on features to look for in new windows that would be appropriate for the historic structure.

In March 2022 the applicant proposed using Jeld-Wen Siteline wood pocket, double hung windows. Staff requested more information on the product due to the pocket construction and installation. The applicant has confirmed that the glass reduction from the top to bottom would be 1/2" from the existing and the width of the glass would be 5/16" bigger than the existing windows. The applicant noted that the existing sills would be maintained, and the new windows' sills would sit on top of the existing sill. Staff noted that these windows would likely be required to have the 3.5" optional bottom rail offered by Jeld-Wen to help give the windows more historically appropriate proportions, which the applicant confirmed could be done. At this time the applicant is prepared to purchase 6 windows for the front of the house. The estimated lead time on those windows is 14 weeks.

Staff recommends the Commission approve a four month extension to the September 7, 2022 IHPC Hearing with the goal that the front windows be ordered, and hopefully installed or nearing installation, by that time when the owner will then need to return to the Commission for an update.

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY



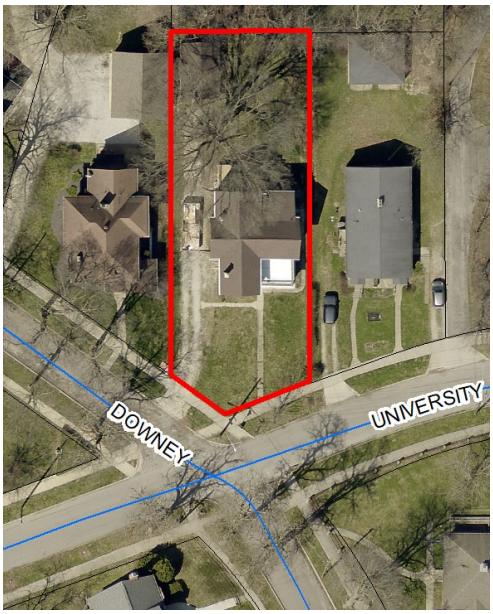




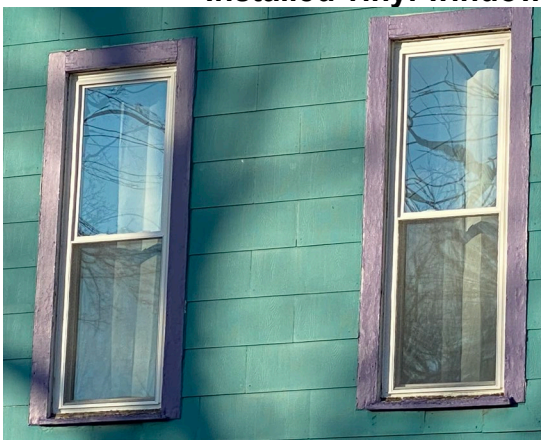
Image of subject property



Sliding door on rear

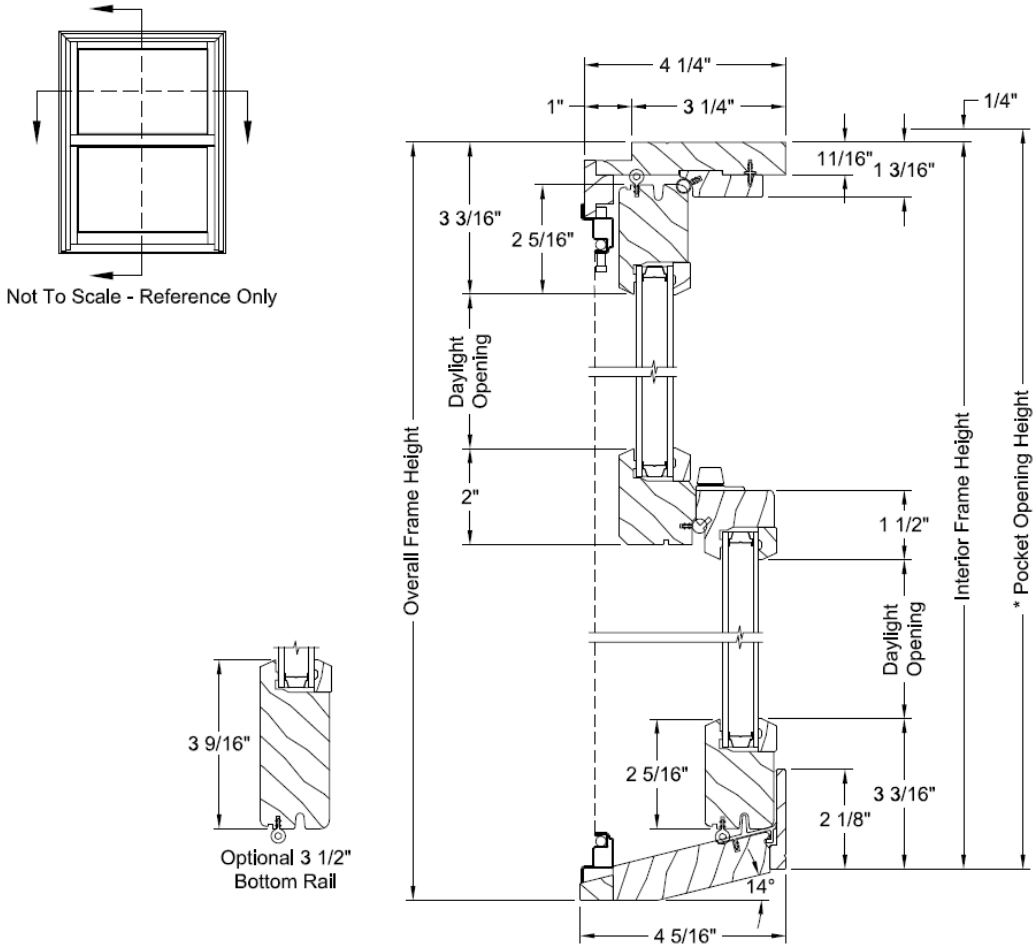
Installed vinyl windows



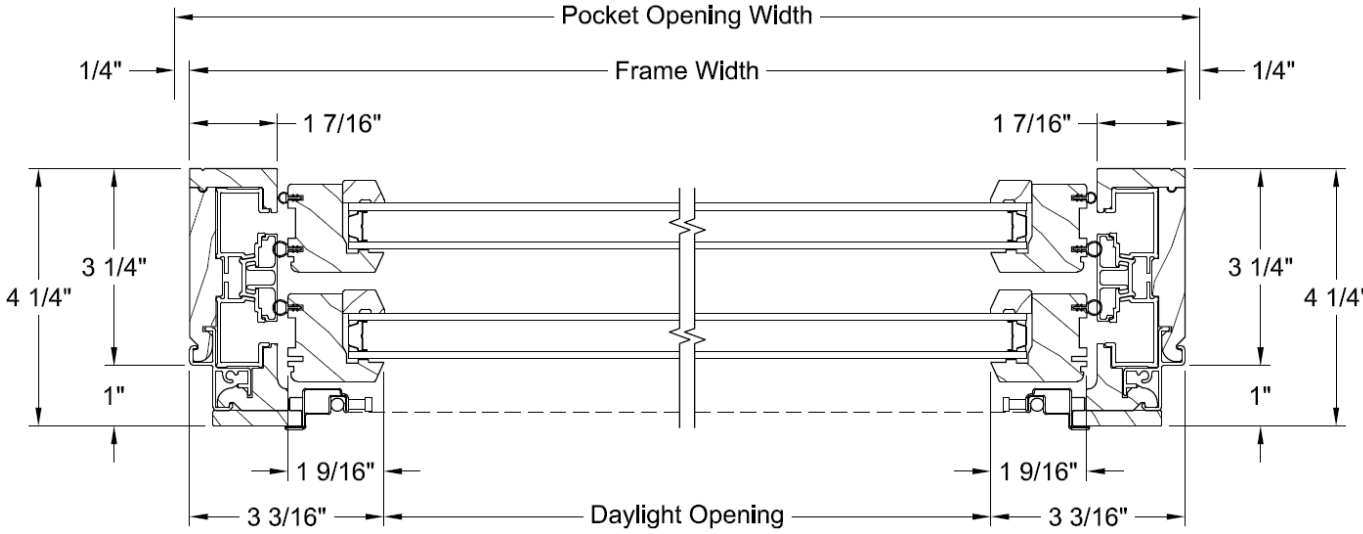


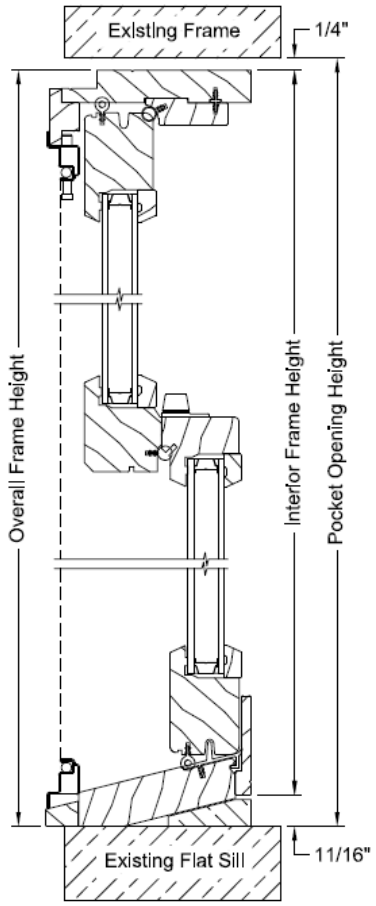


PROPOSED JELD-WEN SITELINE WOOD WINDOWS POCKET DOUBLE HUNG SECTIONS



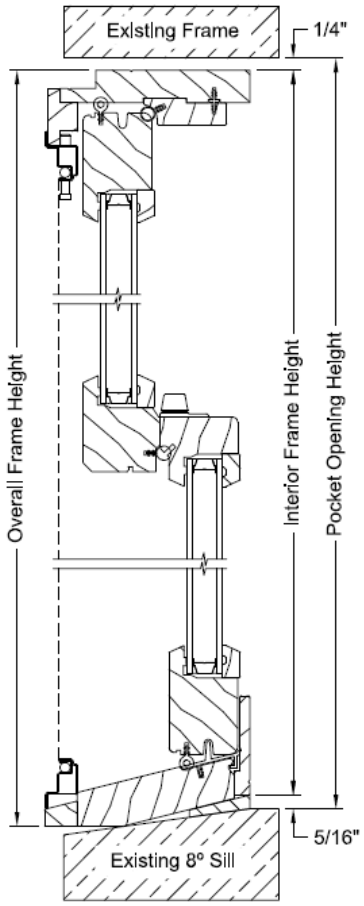
Showing 3.5” optional bottom rail to the left





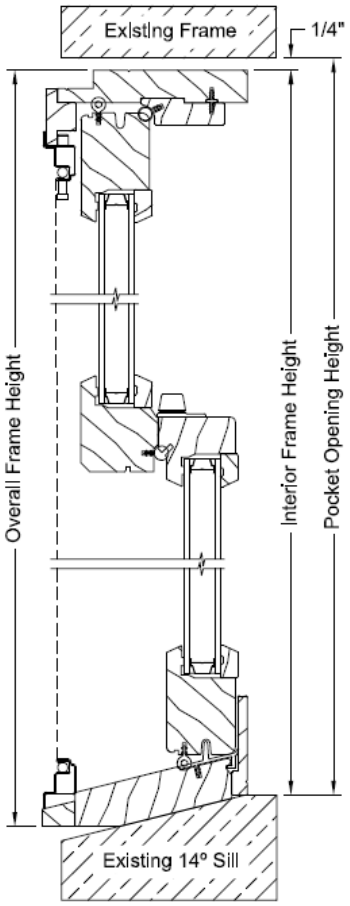
Interior Frame Size =
Pocket Opening Height - 15/16"

Overall Frame Height =
Pocket Opening Height - 1/4"



Interior Frame Size =
Pocket Opening Height - 9/16"

Overall Frame Height =
Pocket Opening Height + 1/8"



Interior Frame Size =
Pocket Opening Height - 1/4"

Overall Frame Height =
Pocket Opening Height + 7/16"

COA # 2021-COA-319 (CAMA)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION **STAFF REPORT**	Hearing Date **MAY 4, 2022**

721-727 N. CLEVELAND STREET (AKA 716 N. EAST ST.)
CHATHAM-ARCH & MASSACHUSETTS AVENUE

Originally heard: November 3, 2021

Update: January 5, 2022 March 2, 2022

Applicant **MARK CROUCH**
mailing address: 124 E. Pleasant Run Pkwy North Drive
Indianapolis, IN 46225

Owner: **ROTH MANAGEMENT LLC**
435 Virginia Avenue, Unit 701
Indianapolis, IN 46203

Center Twp.
Council District 17
Zach Adamson

OLD BUSINESS

IHPC COA: **2021-COA-319 (CAMA)**

- Update on violation resolution:
  - Install brick veneer on doghouse
  - Reconstruct balconies with brick, and construct cornices
  - Paint previously unpainted masonry (repaint brick color)
  - Strip paint from first floor front façade
  - Install windows on first floor front façade where enclosed
  - Install metal gate at courtyard entry
  - Replace wood construction fence with metal fence
- Extend COA to September 15, 2022

STAFF COMMENTS

Work Approved

At the November 3, 2021 IHPC hearing, the commission approved the following work to resolve various violations at the property:

- Install brick veneer on doghouse
- Reconstruct balconies with brick, and construct cornices
- Strip paint from first floor front façade
- Install windows on first floor front façade where enclosed
- Install metal gate at courtyard entry
- Replace wood construction fence with metal fence

All violations on the property must be corrected no later than May 1, 2022. Failure to do so may result in additional enforcement by the City Prosecutor. Applicant must present updates at a regularly scheduled commission meeting under Old Business every 60 days starting January 5, 2022 until violations are corrected by the May 1, 2022 deadline. (including the 3/2/22 and 5/4/22 meetings)

Update for May 4, 2022

The work has been hampered by weather and supply chain issues. The applicant expects the ordered brick to arrive in the next couple of weeks. They will be finishing the paint removal off the bottom of the front façade. This had not been completed as of the drafting of this staff report.

The window product for the closed-up openings on the ground level of the front façade have been approved. These match the other replacement windows previously installed at the property.

Next steps & extension request
Still to be completed is construction of the brick columns with cornice, etc.

Paint removal: Due to the porous nature of the limestone the applicant is not certain at this time that the paint removal on the limestone cap will be successful. If it needs to be repainted, staff can approve a limestone color, or if the commission prefers, that work can be brought back to the commission at a future update.

Repainting of the gray courtyard space (to match brick color) will be after the columns are constructed. The color must be approved by IHPC staff prior to commencing.

The doghouse veneer work is expected to start with the column construction or shortly thereafter.

The applicant is requesting a 4-month extension to the COA approval, which will take them to early September 2022. They will continue to come back to report on updates. Staff is in support.

Previous Updates:
Update for January 5th
Paint has been stripped off the lower section of the front façade.

Update for March 2nd
Most work has been hampered by the weather since January. A brick sample was provided and approved by IHPC staff in January. The brick sample is for limited replacement and the doghouse. The new brick will be painted, per the 2021 approvals.

STAFF RECOMMENDED MOTION

Recommended motion:
Extend 2021coa319 (CAMA) to September 15, 2022.
All violations on the property must be corrected no later than September 15, 2022. Failure to do so may result in additional enforcement by the City Prosecutor. Applicant must present updates at a regularly scheduled commission meeting under Old Business every 60 days starting January 5, 2022 until violations are corrected (including the 7/6/22 and 9/7/22 meetings).

Staff Reviewer: Emily Jarzen



EIVED
ER 19, 2021
OLIS HISTORIC
N COMMISSION

Concept approved at November 2021 Hearing



November 2021: gray paint on first floor



December 2021: paint stripped off front façade.
Work still to be completed.

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

APPLICATION #2022-COA-043 (WP)

FINDINGS OF FACT & REASONS FOR DENIAL

DATE OF VOTE: April 6, 2022

APPLICANT: Brandon Fishburn

PROPERTY ADDRESS: 895 Woodruff Place Middle Drive

HISTORIC AREA: Woodruff Place

This matter was heard and testimony was given at a public hearing on April 6, 2022. Six commission members were in attendance at the public hearing and heard all of the testimony.

FINDINGS OF FACT AND REASONS FOR DENIAL of a Certificate of Appropriateness or Certificate of Authorization to replace aluminum siding with new steel siding at 895 Woodruff Place Middle Drive. Findings and reasons are as follows:

1. The Woodruff Place Historic Area Plan clearly states:
   - *If it is covered with insul-brick or other material, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.*
   - *If replacement siding is justified (partial or total) avoid using any material other than real wood with dimensions, profile, size, and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and should be avoided.*

2. The steel siding is visually inappropriate for the following reasons:
   - Metal siding is not a true lap: it is a molded product.
   - The proposed siding has a faux wood grain texture, and regular seams similar to vinyl siding.
   - Replacing the siding with new metal does not fix the issue of the trim being recessed from the siding instead of sitting proud.

3. It is not known what condition the original siding is in. Wood is a long-lasting material, with thousands of buildings in the city retaining their original 100+ year old siding. Other buildings in the district have had their original siding successfully restored after added siding removal.

4. The denial does not deprive the owner of all reasonable use and benefit of the property because the owner can retain the existing siding, and/or restore the original siding and still use the property in the same manner as it is used today.

5. Approval would have a substantial negative effect on the historic integrity of the area because the changes in materials, design, style and dimensions are clearly visible and noticeable and result in a diminishment of the architectural and historical integrity of the house and surrounding area.

For all of the reasons set forth herein, application 2022-COA-043 (WP) to replace aluminum siding with steel siding 895 Woodruff Place Middle Drive, Indianapolis, IN 46201 would not be appropriate to the preservation of the Woodruff Place historic area and to the furtherance and development of historic preservation and is denied.

Accepted this day of 4th of May, 2022

Indianapolis Historic Preservation Commission

By:_____
William Browne, Jr., FAIA, President
Indianapolis Historic Preservation Commission

I hereby certify that the above is a true and correct copy of the decision of the Indianapolis Historic Preservation Commission

By: _____
Amandula Anderson, Secretary
Indianapolis Historic Preservation Commission

Those signing below attest that they attended the above referenced hearing and these findings of fact accurately depict the decision of the commissioners present at that hearing.

_____
William Browne, Jr.

_____
Kevin Murray, Vice President

_____
Susan Williams

_____
Bernice Corley

_____
Disa Watson-Summers

_____
Michael Bivens

EXPEDITED CASE

COA # 2022-COA-098 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
		NEW CASE
1225 N. NEW JERSEY ST. OLD NORTHSIDE		
Applicant: **HANNAH WIPPER** **Mailing address:** 319 E. 13TH St. Indianapolis, IN 46202		
Owner: **SAME AS ABOVE**		Center Township Council District: 11 Vop Osili
IHPC COA: 2022-COA-098 (ONS)	• Remove existing rear deck and construct new rear addition.	
STAFF RECOMMENDATION: **Approval**		

STAFF COMMENTS

Background

The subject property is the location of the 1902, Free-Classic-designed, Coffay-Clippinger-Kuhn House. The 2-story, frame, hipped-roof, single-family house features historic siding, windows and doors. Large, hipped-roof dormers are centrally located on the front (west) and rear (east) sides of the roof. A full-width porch with shallow-sloping, hipped-roof extends across the front of the house. The squared columns are not original to the porch. A 3-sided bay is prominently displayed on the north half of the front of the second story façade. A small, historic, 1-story, nearly-flat-roofed, rear-wing, addition projects to the east on the north side of the rear (east) elevation. The rear, 2-story, carriage house was constructed around 2001.

Design of New Addition

The applicant/owner is proposing to construct a 1-story, nearly-flat-roofed, 80.12sqft addition onto the existing rear wing. An existing, non-historic, wood deck will be removed in the process. The very small addition will be sided in wood, lap siding to match the house. Two, casement windows will flank either side of a centrally-located, single, full-lite door on the new east wall. New steps – that extend the length of the addition's east wall – will lead up to the new door. The north façade will not contain any openings. The existing casement windows on the south façade will remain in place.

Also as part of the project, a rear door on the second story – that currently opens to the roof of the rear wing – will be removed and replaced with a double-hung to match the existing double-hung windows. The new door and windows in the addition will be Marvin Ultimate, aluminum-clad, wood, simulated-divided-lite units.

Old Northside Historic Area Plan

The Plan offers the following recommendations regarding new construction:

- *Although new construction should be done in the contemporary style, it should not detract from the historical fabric.*
- *New construction can and should relate to the historical quality of the area through similar use of form, texture, materials color, etc.*
- *New construction should incorporate the essential criteria that makes the area unique, but should not adhere to a rigid formula for determining appropriateness.*

- *Efforts should not be made to restrict the use of new materials and technology which is compatible with the existing historic environment.*
- *Varying degrees of influences are exerted on new design by the proximity and visual relationships of existing buildings and spaces.*
- *Any new construction must reflect the traditional location and relationship of buildings on their sites in the Old Northside.*
- *New construction must pay deference to several standards of scale in order to maintain the district's personal qualities.*
- *All new construction must be compatible with the existing outlines of surrounding buildings.*
- *The building materials which are exposed to public view should harmonize with the traditional materials, uses, colors, textures, proportions, and combinations of materials original to the Old Northside.*
- *In composing detailing on new construction, the designer should seek to understand the traditional application of details on buildings in the immediate vicinity without reproducing them.*

Staff Recommendation

Staff believes that the addition meets the intent of the Old Northside Historic Area Preservation Plan, and that it is appropriate for the existing conditions on the site. The addition is subordinate to the existing house, and it is designed in a style that complements the district and non-historic house.

STAFF RECOMMENDED MOTION

COA #2022-COA-098 (ONS)

To approve a Certificate of Appropriateness to remove existing rear deck and construct new rear addition; per submitted documentation and subject to the following stipulations:

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

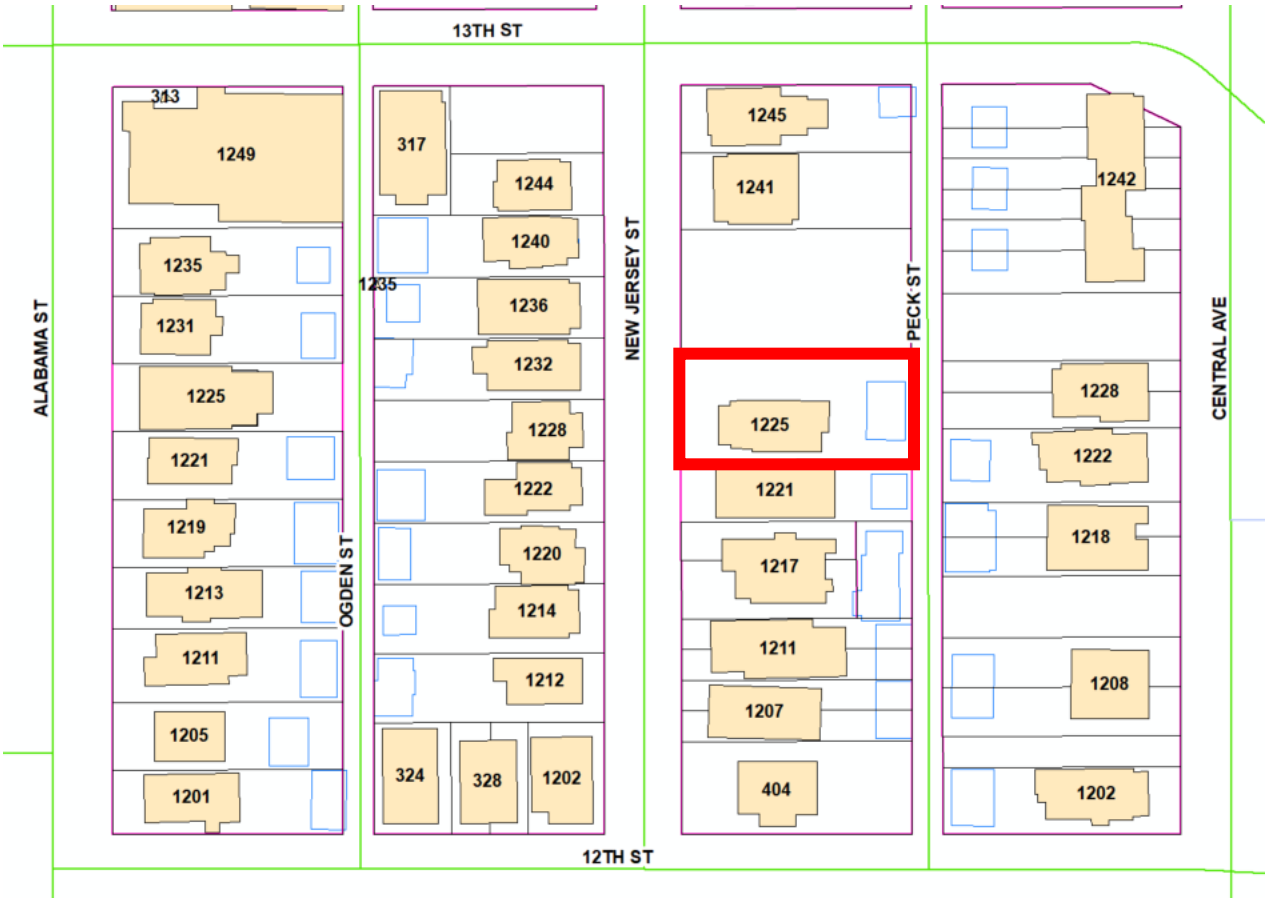
1. **Construction must not commence prior to approval by the IHPC staff of final construction drawings.** ***Approved _____ Date_____***
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. A*pproved _____ Date _____***
3. **The site shall be field staked with no offsets and approved by IHPC staff prior to construction.** ***Approved _____ Date_____***
4. **All debris from demolition work shall be removed from the site within 7 days of substantial completion.**
5. **Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.**
6. **Siding and trim materials shall be wood or fiber cement shall have a smooth texture and be free of major imperfections. Rough-sawn and faux grain finishes are not permitted.**
7. **All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
8. **Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
9. **Foundation shall be smooth concrete or finished with an approved masonry veneer. Stamped concrete is not permitted.**
10. **Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

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

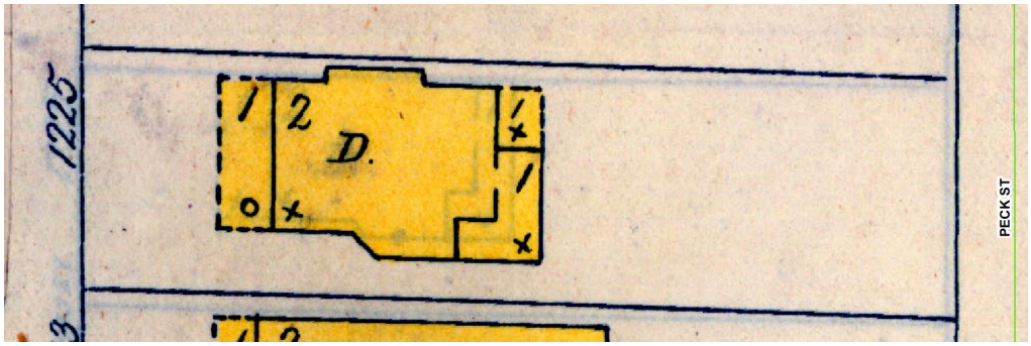
Staff Reviewer: Dean Kessler

LOCATION OF SUBJECT PROPERTY IN OLD NORTHSIDE

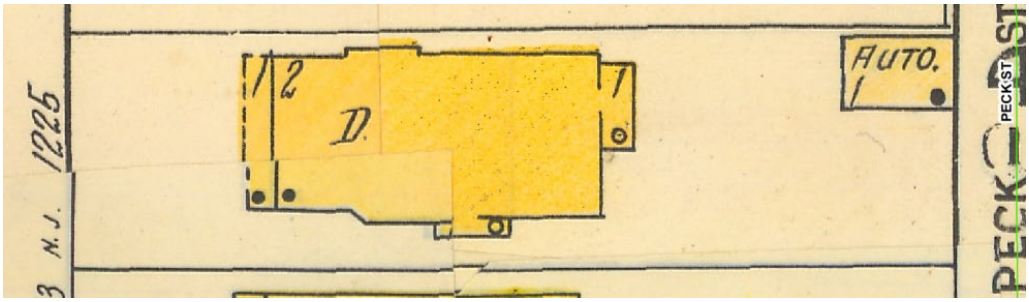




Subject property is outlined



1898 Sanborn Map



1915 Sanborn Map

PHOTOS OF SUBJECT PROPERTY



Front (west) Elevation



Back (east) Elevation – proposed location of new addition



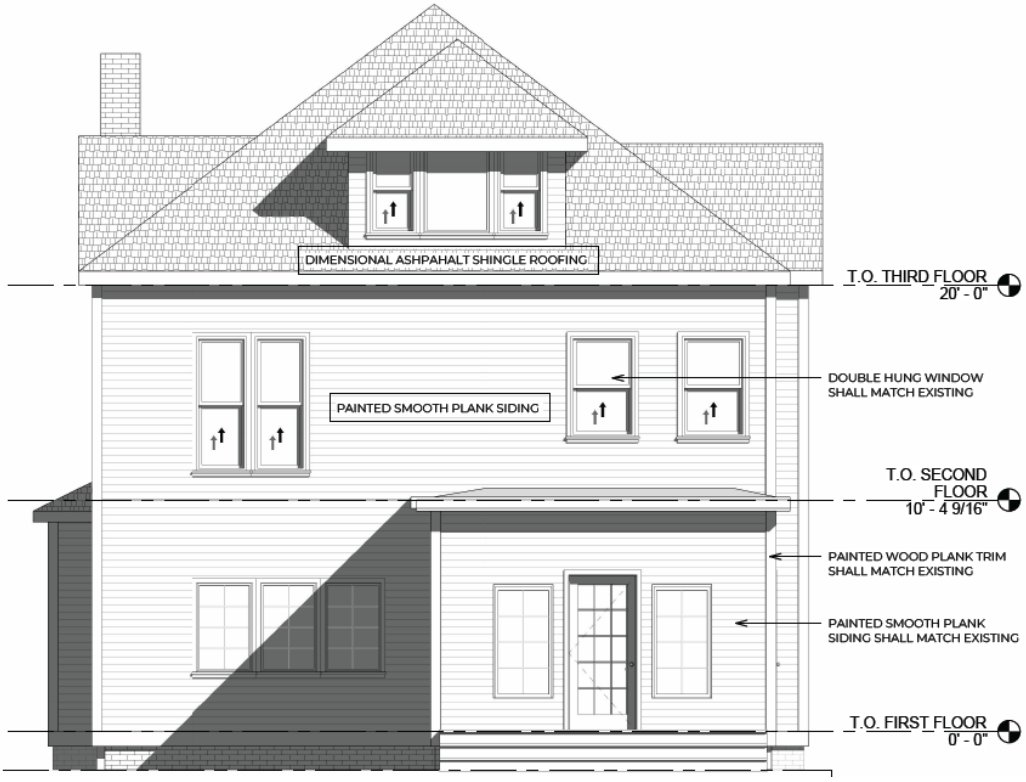
North elevation – proposed location of new addition

PROPOSED PLANS

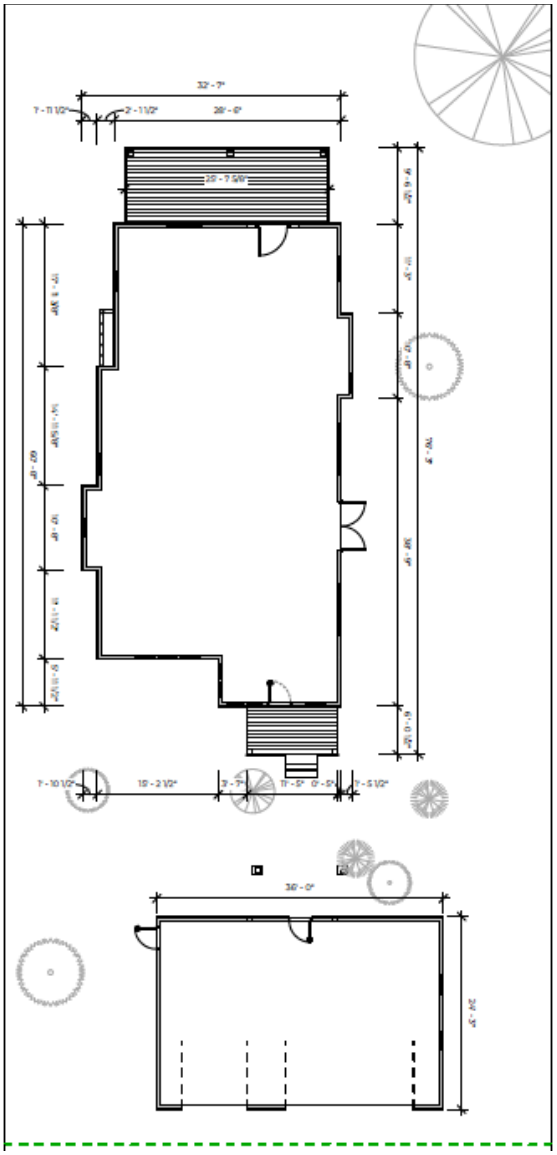
See online Submittal Packets for full set



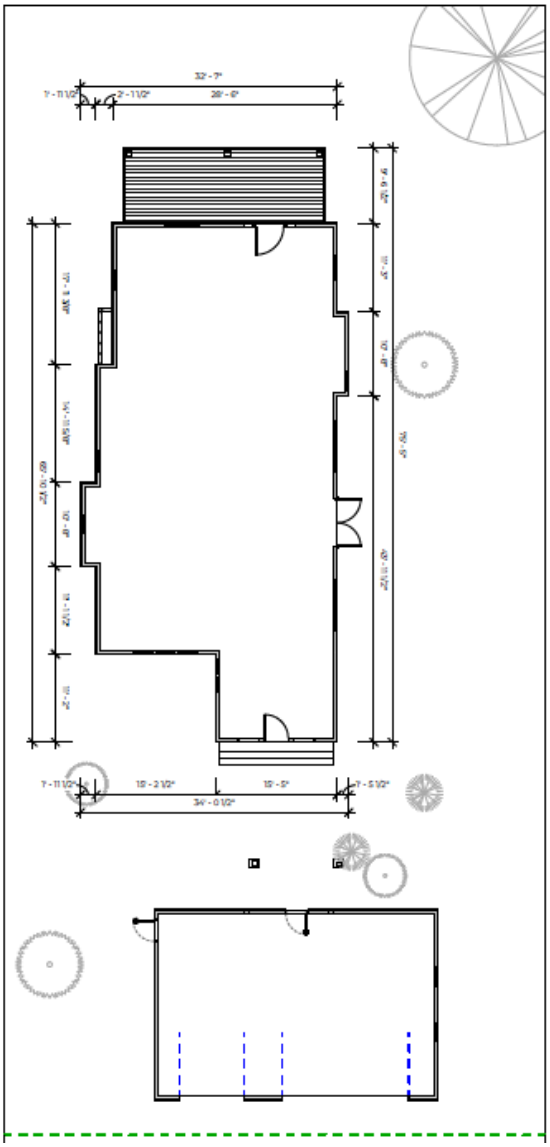
Existing rear (east) elevation



Proposed rear (east) elevation



Existing Site Plan



Proposed Site Plan

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EXPEDITED (Work Started w/o Approval) CASE

COA # 2022-COA-100 (FS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
		NEW CASE
1043 VIRGINIA AVENUE **FOUNTAIN SQUARE**		
Applicant:	**Lorelei Rangel for La Margarita**	
Mailing address:	1043 Virginia Ave. Indianapolis, IN 46203	
Owner:	**Murphy Arts Center, LLC** 1 N. Meridian St., Ste. 410 Indianapolis, IN 46204	Center Township Council District: 16 Kristin Jones
IHPC COA: 2022-COA-100 (FS)	• Modify railings around patio space; • Install 6-foot separation wall in patio; and • Install planter box along west side of patio.	
STAFF RECOMMENDATION:	**Approval**	

STAFF COMMENTS

Background

The Murphy Arts Building was constructed in 1928 as the Granada Theatre, which stayed in operation until 1958. It was then sold to the G.C. Murphy Co. – located next door – and was used for expansion of the retail department store. The building, along with the original G.C. Murphy Co. building next door, has been used for many things over the years, but it has been commonly known as a multiuse facility catering to the arts. Today, the building still has a variety of uses including office space, studio space and restaurant space.

There have been multiple restoration and renovation projects done to the building during the past decades to accommodate these mixed uses. The subject patio space was approved at an Administrative Hearing and installed in 2010. New storefront openings on the north façade were also approved at the same Administrative Hearing in 2010. In August of 2017, the Commission approved a request to construct a new entry and elevator addition at the northwest corner of the building, as well as a second-floor addition on the north side. The fabric canopy over the subject patio space was approved during the summer of 2020 at an Administrative Hearing.

For clarity in this report, the north side of the building is the Woodlawn Ave. side of the property.

Background of Violation

Work started without approval: replacement of metal picket perimeter fencing around La Margarita patio with horizontal wood-slat fencing; installation of 6-foot separation wall within patio; and installation of 8-foot-tall fence/wall on west end of patio space.

- March 16, 2022: A zoning inspector with the Dept. of Business and Neighborhood Service notified the IHPC staff that a complaint had been received by the Mayor's Action Center regarding work being done to the patio without approval. Staff then reached out to the applicant and the building owner to discuss the violation.
- March 17, 2022: The applicant submits a COA application and provides staff with renderings of the proposed work. Staff reviews the proposal and determines the work to be inappropriate.
- March 29, 2022: Staff met with the applicant to discuss possible design changes and finish color.
- April 1, 2022: Staff receives updated plans from the applicant reflecting 3/29 discussion.

Patio Modifications

Patio Railing (Work Started)
The applicant has already replaced metal picket sections of railing with 4, horizontal, 2"x6" boards. The existing brick piers and vertical metal supports from the previous railing were retained and are being used to support the new wood boards. The boards will receive multiple coats of a dark stain. Photos of a sample of the stain applied to the new boards is included in this report.

Gate
The existing metal gates will remain and will not be replaced.

Landscaping
Many evergreen shrubs will be planted along the entire length of the railing. These shrubs will be planted either directly in the ground or in planters and can grow to be several feet tall to screen the railing. The applicant has stated that she will make certain to maintain the shrubs, so that they do not grow too tall or become unruly looking.

Wood Fence Walls (Work Started)
A 6-foot, wood, horizontal-board wall has been installed toward the western third of the patio space to separate the outdoor dining area from the outdoor waiting area, where patrons may also have alcoholic beverages. This wall will also be stained the same dark color as the railings.

The current 8-foot wall on the western edge will be cut down and made into an approximately 3.5-foot-tall planter box, that will also be stained dark. The planter box will contain arborvitae, decorative grasses and other plant materials that can grow several feet tall to offer a feeling of privacy to the western end of the patio space. No additional lighting has been requested at this time.

NOTE: The existing 8-foot-tall wall is a violation of the Zoning Ordinance. Fencing may only reach a maximum of 6-feet-tall in this zoning district.

Fountain Square Historic Area Preservation Plan Recommendation
The Plan does not offer much in relation to patio spaces, but it does have the following guidance regarding public and pedestrian amenities:

- *Choose materials for compatibility and minimum maintenance.*
- *The design of appropriate fixtures, such as street furniture and decorative plantings, should be encouraged wherever possible.*
- *New development in the Fountain Square Commercial District must be encouraged.*

Staff Recommendation
Staff generally finds horizontal, unfinished, wood, slat fencing/railings with wide spaces between the boards to be rural in design and look and generally inappropriate. That said, the proposed railings utilize the existing, vertical, metal supports and brick piers of the metal picket railing, and the wood will be stained a dark color to match the dark, metal, vertical supports. The dark stain will help the railing to blend in better with its context. Staff finds this finished look to be less rural-like and appropriate. Staff also believes that the dark stain is very similar to what the Commission has approved on Massachusetts Ave, at such places like Bakersfield and The Eagle.

Staff also finds the proposal to be appropriate for the following reasons:

1. All of the new wood will be stained (at least 2 coats) a dark color (see photo of sample below).
2. The 8-foot wall is going to be cut down and turned into a large planter box.

3. Evergreen plants that grow several feet tall will be planted all along the front/street-facing sides of the railings and will help to screen the railing.
4. The outdoor patio space will remain open in design and continue to encourage pedestrian traffic.

NOTE: The applicant has received eight letters of support for the project. Five letters are included at the end of this report. The other three letters are included in the Commissioners' packets.

STAFF RECOMMENDED MOTION

COA #2022-COA-100 (FS)

Approval of a Certificate of Appropriateness to modify railings around patio space; install 6-foot wood separation wall in patio; and install planter box along west side of patio per submitted documentation and subject to the following stipulations:

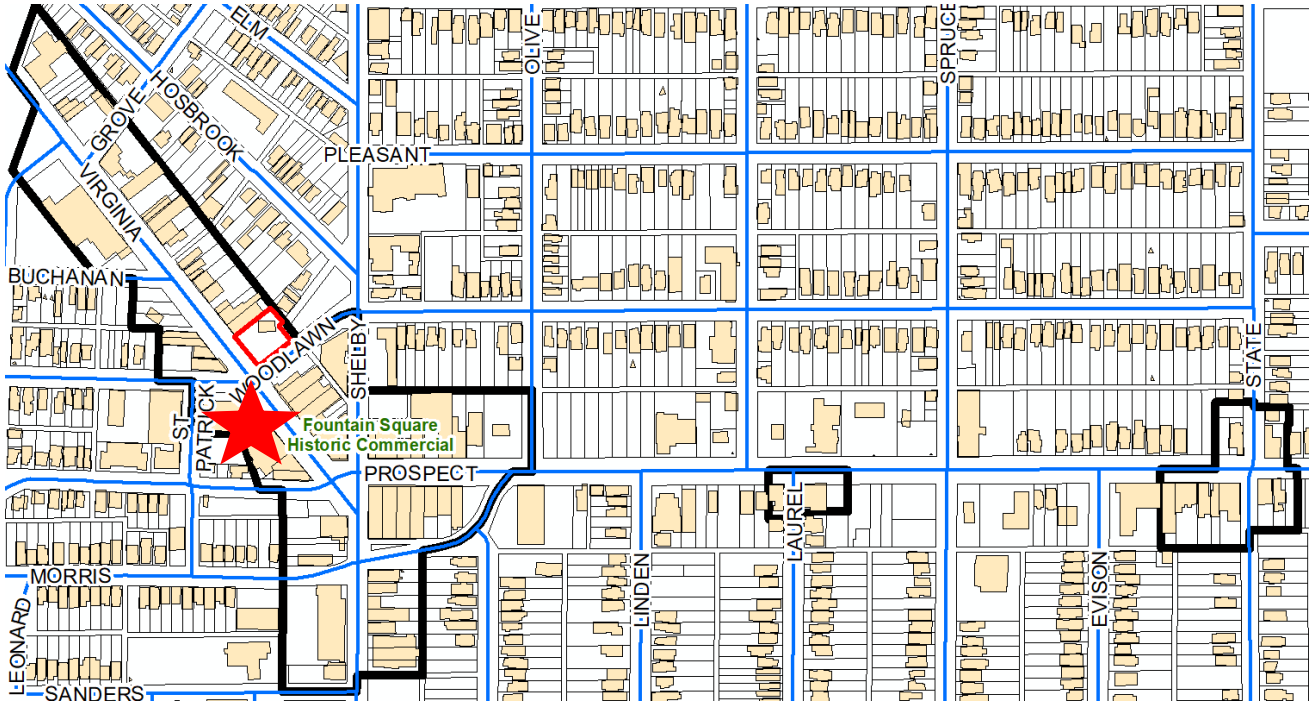
1. **Construction must not commence prior to approval by the IHPC staff of final construction drawings. Approved: _____ Date: _____**
2. **The patio must be located within the boundaries approved at the time of the patio's original installation.**
3. **Patio must be in front of tenant space only.**
4. **No extraneous signage in the patio shall be installed without further approval (examples include railing signs, umbrella signage or advertising, banners, or pennants.)**
5. **All wood elements MUST be stained with at least two (2) coats of a dark stain to match the sample shown in the photographs included in the staff report.**
6. **The dark stain MUST be maintained. A light, natural wood finish is NOT permitted.**
7. **Evergreen plantings that grow at least 3-feet in height must be maintained along the outer, street-facing side of the railings.**
8. **All patio elements shall not obscure the intersection of streets.**
9. **Any deviation from this approach shall be approved by IHPC staff prior to construction.**
10. **No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.**
11. **Notify IHPC staff prior to making unexpected repairs.**

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

NOTE: Owner is responsible for assuring that no construction occurs in the public right-of-way.

Staff Reviewer: Dean Kessler

LOCATION OF SUBJECT PROPERTY IN FOUNTAIN SQUARE



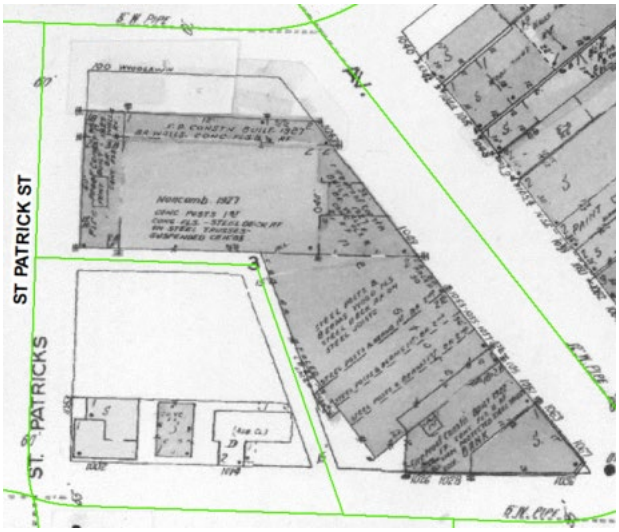


Subject property is outlined.

SANBORN MAPS



1915



1956

PHOTOS OF SUBJECT PROPERTY



Looking west at subject property



Looking west at subject property



Looking west



Looking south with preliminary plant mockup



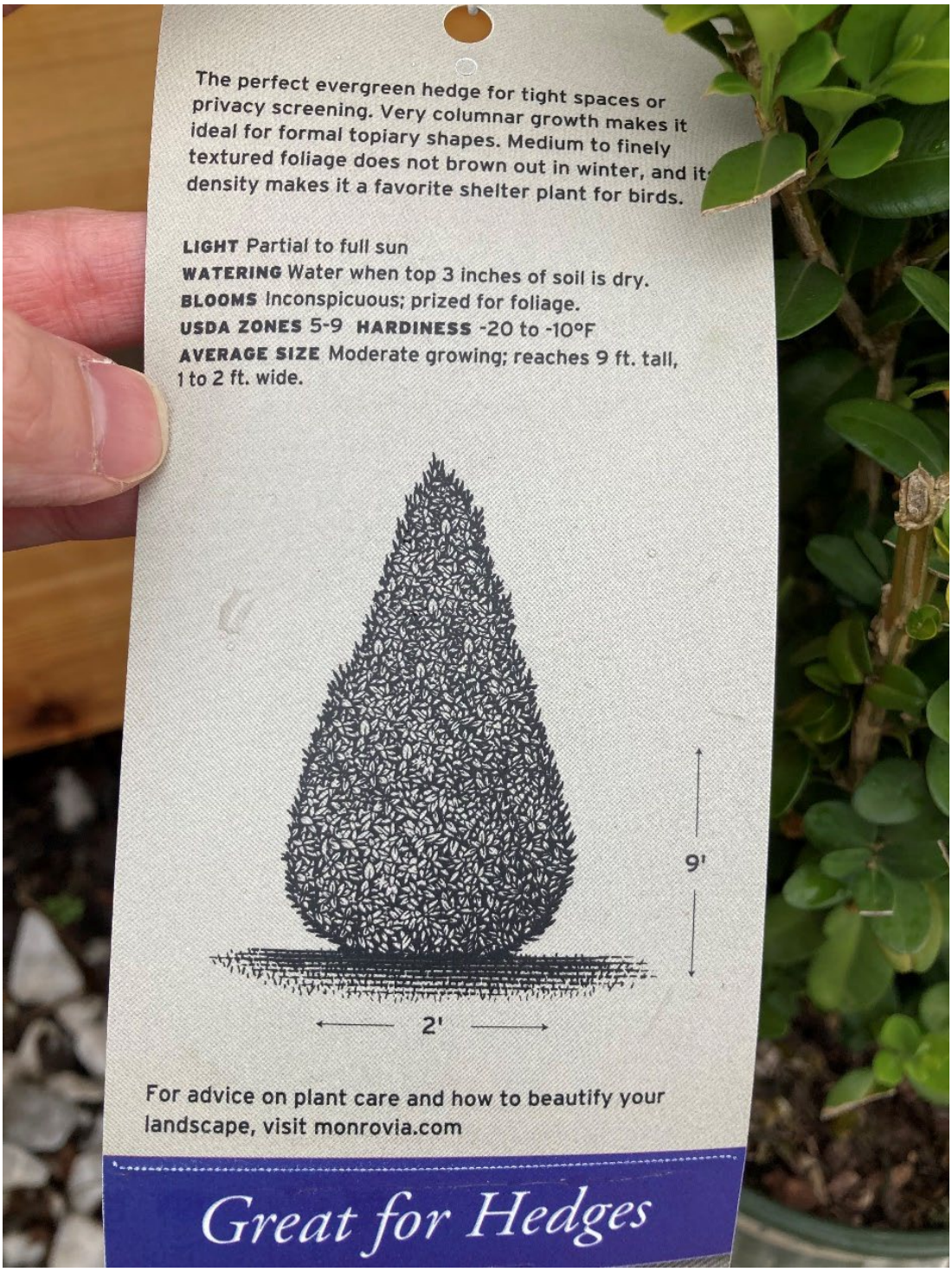
Looking northeast with preliminary plant mockup



Two coats of stain sample/mockup showing comparison to unfinished wood



Stain sample/mockup – 2 coats of stain on right vs. 1 coat on left



Evergreen plant specs

RENDERINGS OF PROPOSED PLANS

NOTE: Renderings are of patio space only, not the entire north elevation. The color of the stain to be used will be darker than what is depicted in the rendering, but not black.



Looking south. Existing metal gates will remain. The exists gates are not going to be replaced.



Looking east



Sample image of stain to be used

SUPPORT LETTERS

To whom it may concern,

We fully support the improvements being made to the La Margarita patio space. We have no objection to the appearance or the structure itself.

Thank you,

Justin Jones
Co-Founder | General Manager

Bovaconti Coffee
1042 Virginia Avenue
Indianapolis, IN 46203

DEYLEN

April 21, 2022

The Indianapolis Historic Preservation Commission
Attn. Meg Purnsley, Director
200 E. Washington St. STE 1832
Indianapolis IN 46204

Dear Indianapolis Historic Preservation Commission;

I write today providing my permission and support to the patio improvements La Margarita has requested for the Northwest side of the Murphy Arts Center located at 1043 Virginia Ave.

La Margarita has been a tenant in the Murphy Arts Building since 2011 and has done much to enhance not only the Murphy Arts Building and the Fountain Square neighborhood, but the City of Indianapolis as a whole. I am confident that this improvement will be an asset to the historic Murphy Arts Building and I fully support this application.

Sincerely,

Craig E. Von Deylen
Managing Member, The Murphy Arts Center LLC

&

President
Deylen Realty, Inc.

HI-FI Indianapolis
1043 Virginia Avenue Suite 2
Indianapolis, IN 46203

April 21, 2022

To Whomever It May Concern,

I fully support the patio improvement underway at La Margarita Fountain Square. I have no objections and look forward to its completion.

Josh Baker
Owner
HI-FI Indianapolis
(317)331-6644

Lauren Sparkman
937 Lexington Avenue
Indianapolis, IN 46203
Fountain Square Resident & Business Owner

April 22, 2022

To Whom it May Concern:

I am writing in support of La Margarita's endeavor to renovate and enhance their patio space.

As a resident of North Square and a business owner in Fountain Square, I have been the beneficiary of La Margarita's continued commitment to our neighborhood. Particularly over the past two challenging years, the La Marg team continued to innovate and transform their outdoor space into a place where families and neighbors could meet and eat in community. Their efforts have only increased the vibrancy and viability of our neighborhood–for residents and merchants alike.

I look forward to enjoying La Margarita's upgraded patio space and the added character, atmosphere, and economic impact it will produce for our neighborhood.

Sincerely,

Lauren Sparkman

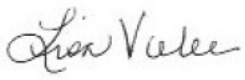
April 21, 2022

To whom it may concern:

I am writing in support of the current patio improvements at the corner of Woodlawn Ave. and Virginia Ave. in Fountain Square being proposed by La Margarita's owner Lori Rangel. As another tenant and the restaurant's nearest neighbor in the Murphy Building, the plan for a low fence with irrigated planters will offer a lovely view from our agency's windows and add much needed greenery to the area.

The upgraded fencing will better define the patio space and provide a pleasing atmosphere for outdoor patrons. It also provides an additional wayfinding landmark for restaurant goers who often enter our place of business looking for the restaurant.

Sincerely,



Lisa Vielee
President & Owner
Well Done Marketing

COA # 2021-COA-585 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
		Preliminary Review: January 5, 2022 *Con't from: March 2, 2022 April 6, 2022*
1214 N. ALABAMA STREET OLD NORTHSIDE		
Applicant mailing address:	**LAUREN WAHL, ONYX + EAST** 1828 Central Avenue Indianapolis, IN 46202	
Owner:	**TRADERS POINT CHRISTIAN CHURCH** 6590 S. Indianapolis Rd Indianapolis, IN 46075	Center Twp. Council District: 11 Vop Osili
IHPC COA: 2021-COA-585 (ONS)	• Construct townhome development	
STAFF RECOMMENDATION:	**Approval**	

March 2022 Hearing

The applicant presented their project at the January 2022 IHPC hearing, as a preliminary review. Changes to the concept and plans were brought back to the March 2, 2022 hearing. Commission comments in March included:

- Overall the approach is improved.
- There should not be such abrupt color differentiations.
- The roof treatment is better.
- The vertical orientation significantly improves the design.
- The building should be all masonry.
- Make a nod to the area around this.
- The contrast is too strong.
- Engage the ground with patios or porches.
- A building of this size needs more pedestrian-scaled detail.

The applicant requested a continuance from the April hearing to allow further discussion with the neighborhood.

Background

This site once consisted of four parcels, each with a frame dwelling and associated outbuildings. Eventually all were converted to flats or replaced with larger apartment buildings. One lot had two flats buildings: one fronting Alabama, and one front Hudson. All were demolished between 1972 and 1979. The site has been vacant and was at some point consolidated into a single parcel.

The entire site is zoned D-8 (dwelling district.)

Proposed Project & Changes since March

- The project proposal is for the construction of 16 townhomes. All are proposed to be three stories tall, with roof decks and doghouses to access said decks.
- The siding on the sides and rear has been eliminated. The building is now brick masonry on all facades.
- For more openness, some masonry parapet has been removed for open metal railings.

- Coloration of the brick has changed. The applicant will be bringing samples to the hearing.
- Different types of brick detail (stepping, corbels and herringbone patterning) are used in the same color palette to provide texture and visual interest.

Surrounding Context

The context surrounding the site is varied. To the south is the Dolly Madison, a ca. 1930 3-story brick apartment building. To the north is a house constructed within the past few years, and a single historic house. Across the street are a variety of residential buildings, mostly Victorian. There are two newer construction residences on the east side of the street as well. At the SE corner of Alabama & 13th is the former Friends Church, which now serves as apartments.

Old Northside Historic Area Plan

The New Construction Guidelines provide direction for reviewing this project:

- *Varying degrees of influence are exerted on a new design by the proximity and visual relationships of existing buildings and spaces. Adjacent buildings and those across the street from a proposed new building should normally have a greater effect on the new design than those adjoining rear property lines and in other sections of the historic area.*
- *New construction must pay deference to several standards of scale in order to maintain the district's personal qualities. Overall building height and massing; primary building to secondary building relationships; landscape elements; major building division of foundation, body and roof; and individual building components such as porches, overhangs, and openings must be consistent with the surrounding architecture and spaces.*
- *New construction should relate to the historical quality of the area through similar use of form texture, materials color, etc.*
- *The Commission should consider whether the building contributes to the historic character of the Old Northside and to the historic character of the immediate environment (i.e. street, alley, property, etc).*
- *New construction should incorporate the essential criteria that makes the area unique, but should not adhere to a rigid formula for determining appropriateness. Color, brick, or some other appropriate characteristic may be the overriding factor. The essential criteria will vary from block to block and will need to be designed for each specific case.*

2-year COA

Staff believes a 2-year COA is warranted. This is as large-scale project. Due to current permitting and construction delays that could occur during the time period, longer than a 1-year timeframe is recommended.

Staff Comments & Recommendation

Staff finds the changes to the design to mostly reflect commission comments. No porches or patios have been proposed: when looking at different options, all felt forced and not fitting to the building typology.

The design provides visual interest and texture, but without forced color and pattern changes. The textures will provide richness that is hard to show in elevation.

Staff recommends approval of the proposal, with changes as outlined above. The surrounding context lends itself to an appropriately design larger scaled project. This block is varied, with larger historic buildings (apartment building and a church) in the immediate vicinity, so the project does not feel out of scale in this block.

STAFF RECOMMENDED MOTION

COA #2021-COA-085 (HMP)

To approve a 2-year Certificate of Appropriateness to construct a townhome development with associated hardscaping and landscaping site improvements, per the submitted documentation and subject to the following stipulations:

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

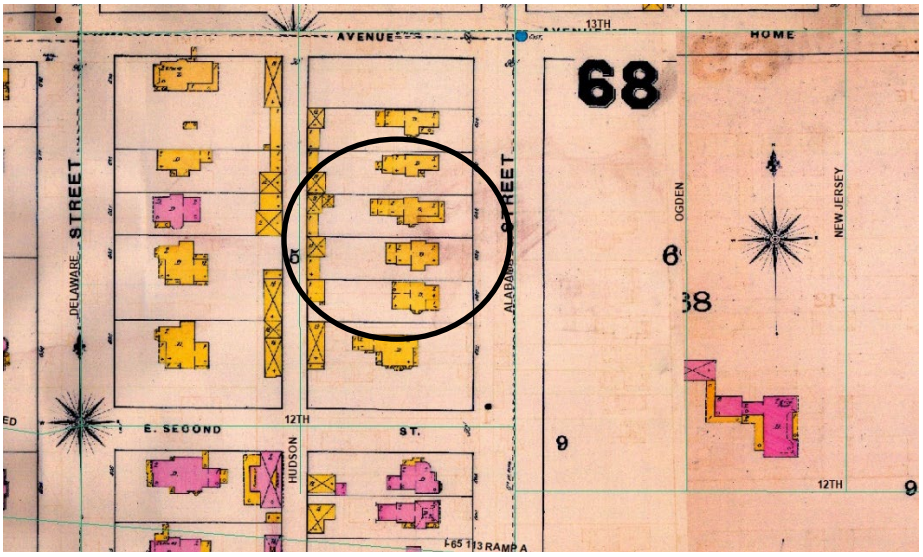
1. **Construction must not commence prior to approval of final construction drawings by the IHPC under Old Business at a future IHPC Hearing including changes mentioned in staff's report and as directed by the Commission at the May 4, 2022 IHPC hearing.** ***Approved _____ Date_____***
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction.** ***Approved _____ Date _____***
3. **The site shall be field staked with no offsets and approved by IHPC staff prior to construction.** ***Approved _____ Date_____***
4. **Final masonry selections to be reviewed and approved by IHPC staff prior to purchase or installation.** ***Approved: _____ Date: _____***
5. **A mock-up shall be constructed and made available to IHPC staff and commission members prior to commencement of the project.**
6. **Any lap siding and trim approved shall be wood or fiber-cement. All shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.**
7. **A durable marker indicating the date of construction must be incorporated into the foundation of the building.**
8. **All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
9. **Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
10. **Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

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

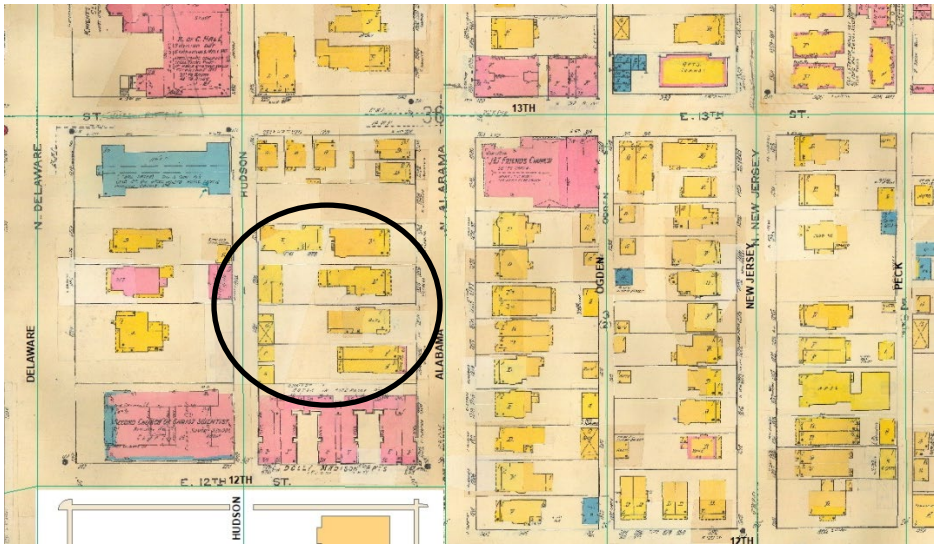
Staff Reviewer: Emily Jarzen



Location of subject property



1887 Sanborn Map



1915 Sanborn Map



Aerial view of subject property



Subject Site



Context to the north

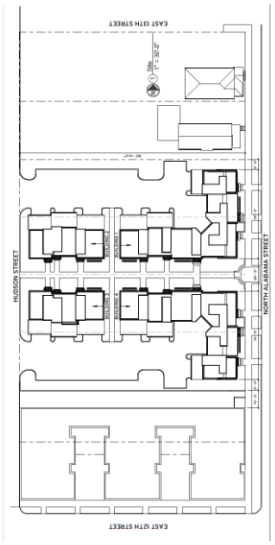


Context to the south

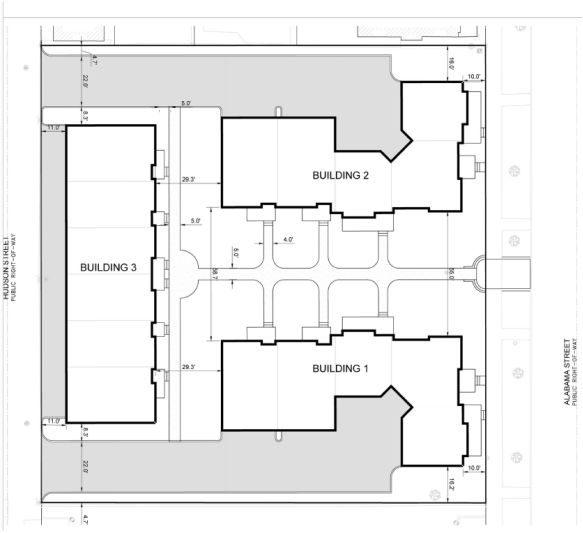


Context across the street

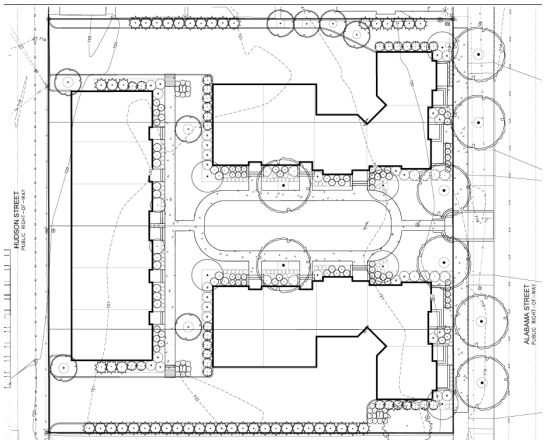
Drawings (Additional drawings are in full commission packet)



Site plan: Preliminary review



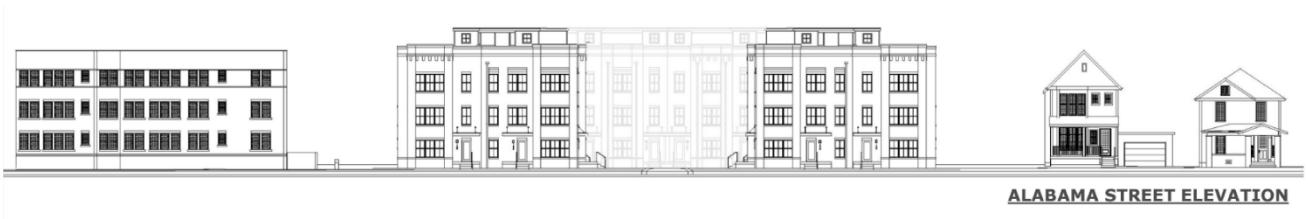
March 2022



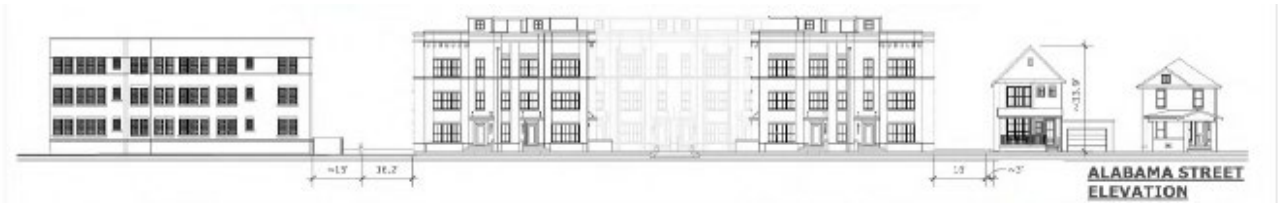
May 2022



Proposed Streetscape, Preliminary Review



March 2022



May 2022



Preliminary Review



March 2022

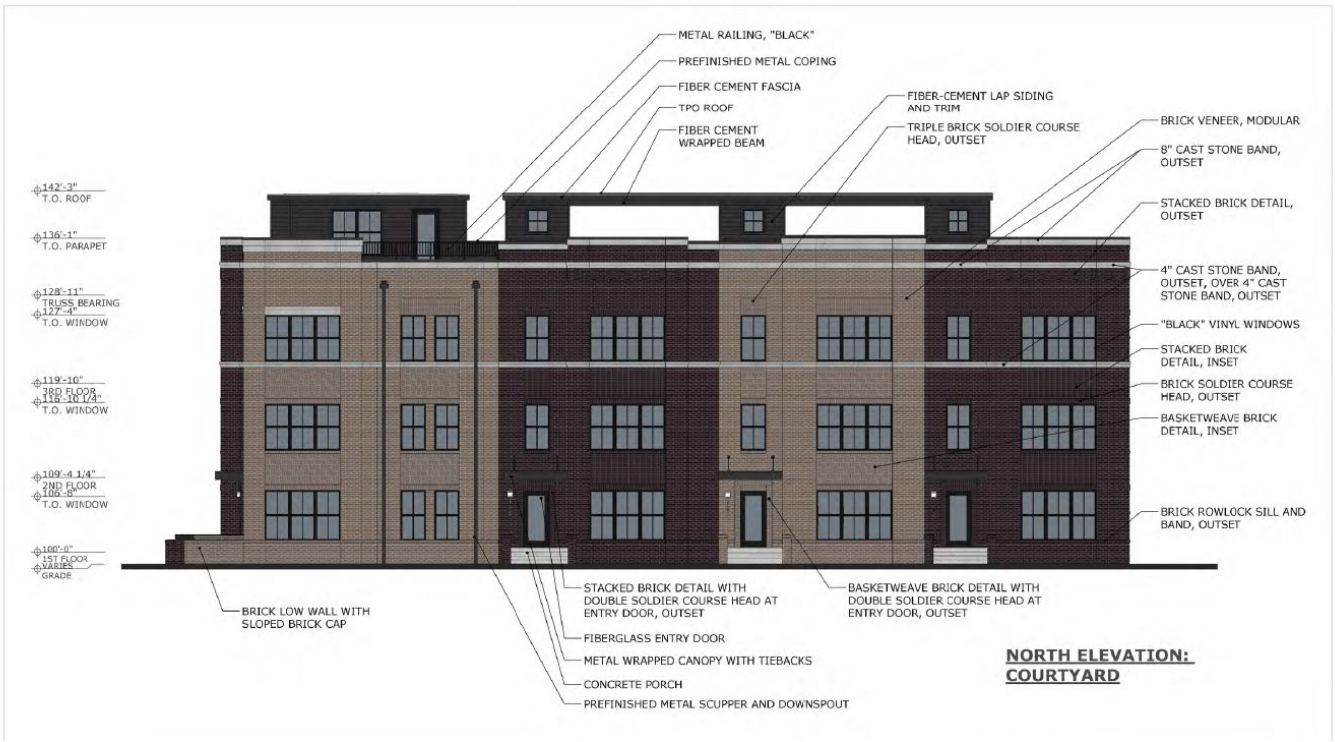


May 2022

Building 1



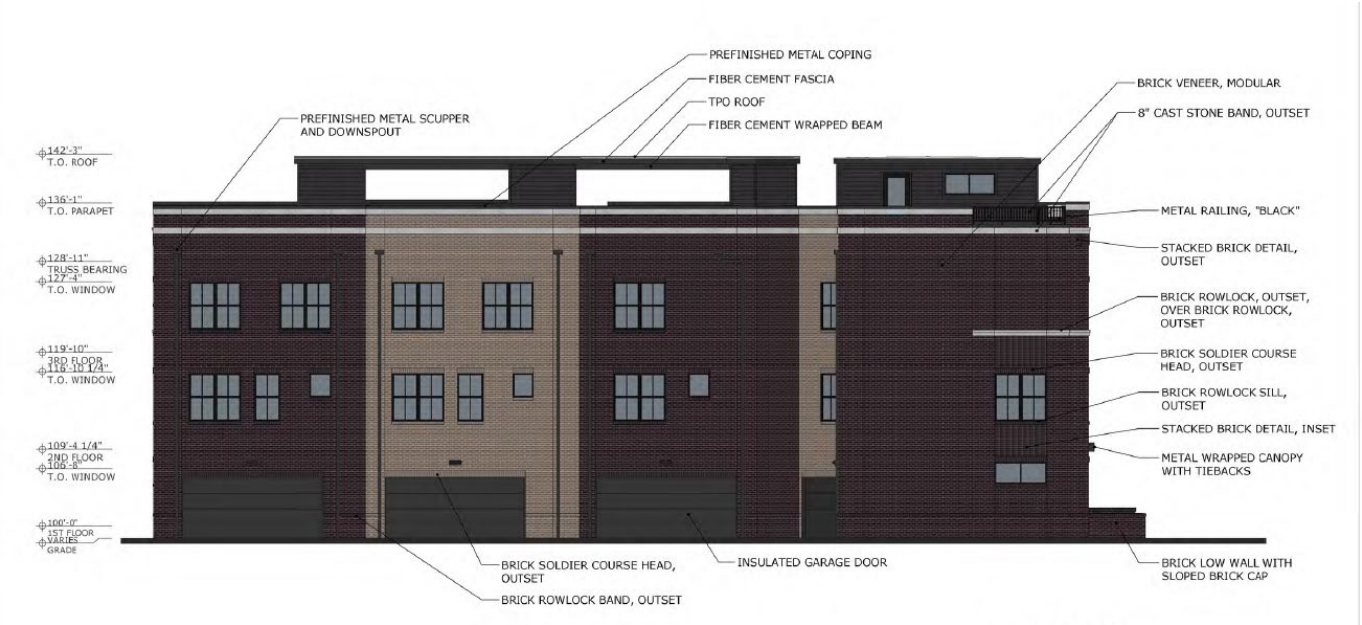
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May 2022



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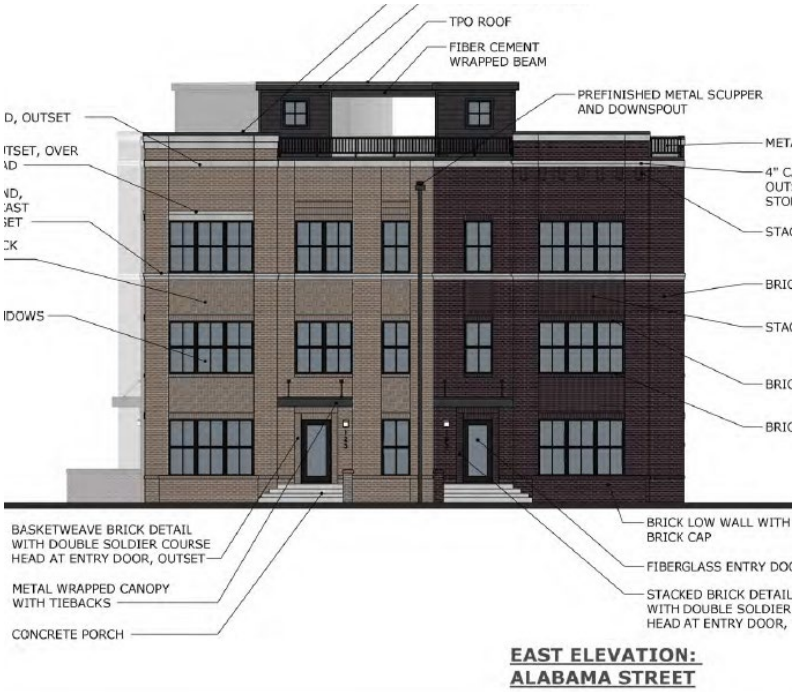


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Building 2



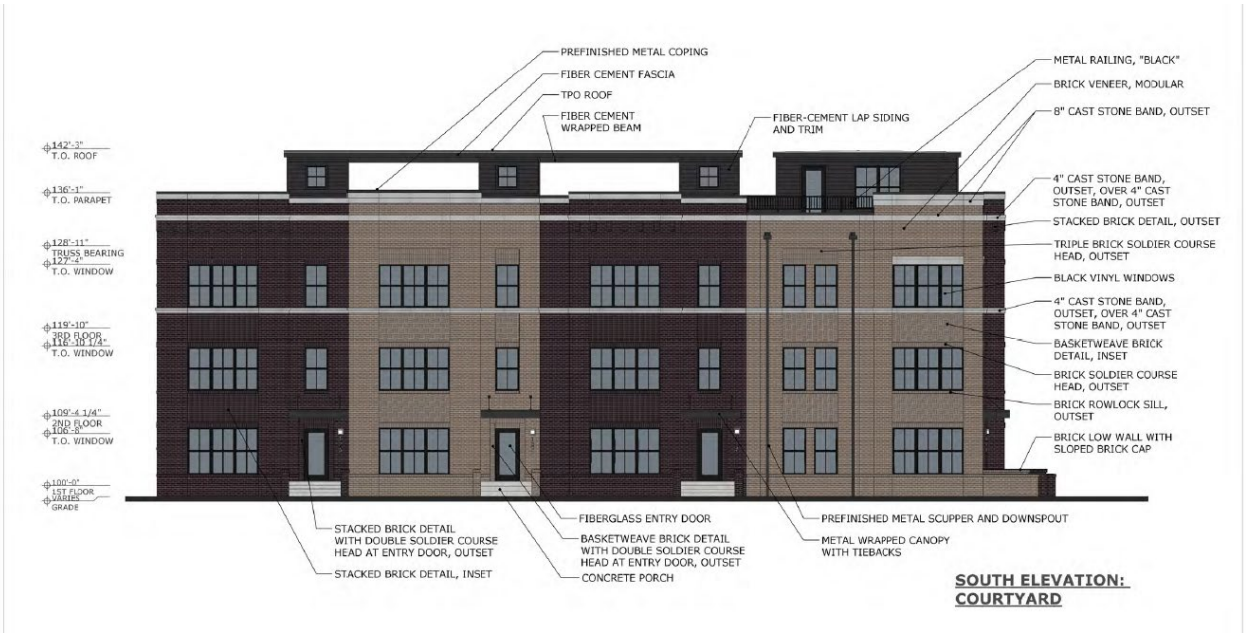
March 2022



May 2022



March 2022



May 2022



INDOW PATTERNS ON ON THE

March 2022



May 2022

Building 3



March 2022



May 2022



March 2022



May 2022

Letters

From: Abby Shanks
Sent: Thursday, April 14, 2022 6:54 PM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Cc: Stefan Stephens <stefan@sbvgrealestate.com>
Subject: 1214 N Alabama Development

Hello,

My name is Abby Stephens. My husband and I recently purchased the home at 221 E 13th St and are lovers of the ONS neighborhood. We received a letter regarding Onyx + East plans for the vacant parcel of land.
We were unaware of this development and are not thrilled to say the least as this would border our property.
Our home does not get much sunlight as it is with the large apartment building to the east of us across Hudson, and this development would further darken our space. If this has to happen, we would be relieved for it not to be so tall that our view to the south is completely obstructed.
We wholeheartedly believe this does not fit within the existing neighborhood fabric.
The Old Northside is such a charming neighborhood and this development will absolutely take away from that. We hope that the IHPC is able to come to an agreement that preserves the beautiful place we love to call home.

Thank you,

Abby and Stefan Stephens

From: Monica Bopp
Sent: Saturday, March 19, 2022 7:54 PM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Subject: 12th and Alabama St

Dear IHPC,

Please consider my following comments as an ONS Association Board member and 25-year ONS resident, regarding the proposed new build at 12th and Alabama. After Todd Rottman and his associate attended our neighborhood meeting on 3/15, taking part in a lengthy discussion regarding the project, I think:

-the buildings are too big, looming over its neighbors to the north, west, and east

-the design cuts off community interaction overall with its dark, internal courtyard, no considerable porches, and its behemoth size

-the design is not considering the streetscape/neighbors with its typical “suburban” design in an urban setting

Overall, our historic neighborhood values community and quality materials emphasizing neighbor-friendly design. We built our home in 1997/1998, going through this design process, working with IHPC and ONS. I am proud of our neighborhood and the standards to which builders/architects are held. Quality design has happened within my 25-year residency in the ONS. I also value diverse, affordable real estate options, which I believe are difficult to come by anywhere currently. I believe this can BECOME a quality design as it continues to improve yet remain a somewhat viable economic option for some if O+ E considers the viewpoints of many LONGTIME ONS neighbors. People who have put sweat and tears into our neighborhood when the ONS was not valued by many.

Thanks,
Monica Bopp

TO: IHPC Commissioners and Staff, and Dan Mullendore, ONS Land Use Committee Chair FROM: Kurt and Kate Flock, owners 1219 N. Alabama, 1301 N. Alabama, and 312 E. 13th St. RE: 2021-COA-585 (ONS) Onyx+East proposed development at 1214 N. Alabama St.
DATE: April 26, 2022

We are writing to express our **conditional** support of the most recent version of Onyx+East's plans for constructing 16 three-story brick townhomes on the large vacant tract of land at 1214 N. Alabama Street directly across from our restored Victorian home at 1219 N. Alabama St.

Like many of our neighbors, we would prefer to see new single family homes developed on this site as this would more closely reflect historical use of the property and the historic character of the many single family homes nearby. We do not feel this preference justifies carte blanche opposition to the project however. We understand the value of the real estate imposes certain economic realities to the type and density of likely development. To determine our position we asked ourselves several questions:

1) Is the development reasonably appropriate and compatible with the vision of new development articulated in the Old Northside Historic Area Plan ("ONS Plan")?
2) Are the design, character, and style of the development compatible with existing residential fabric and structures nearby?
3) Will the development provide quality living options and enhance the livability and quality of life in the Old Northside?
4) Will the development positively or negatively impact property values nearby?
5) Has the developer made sufficient effort to address concerns raised by Old Northside representatives and neighbors, particularly those living in closest proximity?

Our response to this project is informed by our proximity to it and by decades of work as REALTORS® specializing in the restoration, development, and sale of residential property throughout downtown. Our perspectives are also influenced by decades of service to and support of the many historic neighborhood organizations promoting their individual and collective redevelopment. The perspectives expressed herein are solely our own but are shared by several neighbors who asked that their names be added supporting our comments (their names appear at the end of this document).

We have significant past and present personal investment in the immediate area having owned, lived in, and/or restored several single family homes nearby at 221 and 225 E. 13th Street, 1242 and 1217 N. Alabama Street, and two three-story all brick apartment buildings at the northeast corner of 13th and Alabama: 312 E. 13th and 1301 N. Alabama Street. We also built two new single family homes in the 1300 and 1400 blocks of New Jersey years ago.

In considering the above questions, we note the following:

1) The ONS Plan offers a preference for constructing single family homes on vacant land; however, it also suggests planned unit development may be appropriate on certain parcels when taking into account surrounding context. We believe elements of the proposed construction and this site open the door for approving Onyx+East's plans for PUD-style attached townhomes, as does the present D-8 zoning. We also feel the proposed construction is preferable to other types of potentially allowable development such as higher density stacked condominiums or apartments.

2) The design, character, and style of the proposed construction are reasonably compatible with other

structures nearby and within the Old Northside. It includes similarities to the all brick apartment building to the south (in height, massing, and scale). It includes a courtyard feature not unlike the courtyard and arrangement of space at Harrison Square Condominiums a half block to the north at 13th and Alabama. There are numerous examples of new attached townhome construction throughout the Old Northside from the townhomes built recently on the Omar Bakery site in College Corners to others built near 15th and Park, in the 1300 block of Central Ave., the older new construction at 13th and Central, and Onyx+East's recent development at the southwest corner of 16th and Central Ave. There are numerous examples of attached townhomes in other downtown historic areas including Lockerbie Square, Chatham Arch, and more recently Herron-Morton Place.

3) We believe the development will provide quality living options and enhance the livability and quality of life in the Old Northside. The desirability of the parcel and its location in the Old Northside is providing Onyx+East the opportunity of advancing the quality and design of the product they have built and sold successfully in many other neighborhoods and locations downtown. As proposed, we believe this may be their most attractive downtown project to date. Given the price point and certain successful sell out, we do not believe it will have a negative impact on property values nearby. It may in fact have a positive impact as sixteen new owners make a substantial personal and financial commitment to making the Old Northside their home. New residents, particularly home ***owners***, can add new energy and value to the physical and social fabric of the neighborhood.

Regarding our last question, we believe Onyx+East has made an earnest effort to address many of the major concerns expressed by residents of the neighborhood, including us … short of building detached single family homes in lieu of attached townhomes, which is not their business model. They have reduced the number of proposed residences from 18 to 16 and included all brick exteriors. They have altered spacing of the structures and provided a more inviting courtyard design. They have introduced stone banding and altered parapets fronting Alabama Street to include sections of railings that break up the upper massing and support an appearance of reduced height. They are proposing alternating brick color of the residences which we believe provides visual interest, conveys an impression of separate residences, and importantly avoids the monolithic, light absorbing nature of previous designs we do NOT support. **We encourage IHPC to approve the most recent design with these improvements in lieu of stipulating uniform, darker brick colors or other design elements that might arguably appear "more historic".**

We requested that Onyx+East reduce the height of the proposed structures or at least those fronting Alabama Street by constructing the first level partially below grade similar to townhomes at Firehouse Square near Ohio and New Jersey Streets. We also requested the roof top decks and access "pill box" structures be removed, particularly those belonging to the four townhomes facing Alabama Street, as this would have a notable impact on reducing the apparent height of these structures and help them better relate to the streetscape. Onyx+East declined to make these changes. While lowering construction below grade may impose significant costs which they assert may impact the financial feasibility of the project, we are not convinced eliminating the Alabama facing roof top structures would do the same. **We encourage IHPC to consider at minimum stipulating the rooftop deck and access structures facing Alabama be removed as a condition of project approval.**

In an effort to solicit input and reaction from Old Northside residents and neighbors most immediately impacted by the development, we distributed copies of the most recent plans provided by Onyx+East to home owners along the east side of the 1200 block of Alabama Street and the south side of 200 block of 13th Street. We then spoke with several of these owners many of whom have not attended ONS Land Use Committee or other meetings when the plans were presented or reviewed. It is our sense that several of these owners share our preference for seeing detached single family homes developed on this site, but in the absence of such plans, they, like us, feel this may be the best we might hope for all things considered.

We understand our views and conditional support of the project may not be shared by every Old Northside resident; however, as homeowners most immediately impacted by the project and having lived

across from this vacant parcel for over 35 years, we understand its development was always inevitable. This project may be the best we can expect at this time and better than many other less desirable potentially permissible projects.

Kurt & Kate Flock, 1219 N. Alabama Street

NEIGHBORS LIVING NEARBY ALSO INDICATING CONDITIONAL SUPPORT:

We shared our proposed comments with several neighbors also living nearby. The following homeowners asked that their names be added to these comments indicating their agreement with the views and conditional support expressed herein:

Chic and Patti Perrin, 1211 N. Alabama Street Michael
Davis, 1231 N. Alabama Street
Tab and Randy Pulliam, 1235 N. Alabama Street Bill and
Julie Salin, 1238 N. Alabama Street Ryan Larcom, 225 E.
13th Street

March 18th, 2022

Old Northside Land Use Committee Dan
Mullendore, Chairman
1420 N Alabama St. Indianapolis, IN
46202
Email: LUC@OldNorthside.org

Indianapolis Historic Preservation Commission City-
County Building
200 E Washington Street, Suite 1842
Indianapolis, IN 46204

RE: Letter of Opposition – 1214 N Alabama St. 2021-COA-585 (ONS)

On Wednesday April 13th, The Old Northside Land Use Committee and a significant number of neighbors, along with O+E representatives, met and reviewed the plans for 1214 N Alabama Street. After more than hour of discussion, a vote was taken among ONS neighbors and committee members, 13 to 2, oppose the project. A second motion was made to gauge the support for the project if the Alabama Street roof structures were removed, and by a vote of 8 to 7 to oppose the project if that change was made.

I am in the position of trying to summarize the discussion and while the final vote seemed pretty black and white, the entire discussion was more nuanced than that and I am going to attempt to layout this discussion so that the IHPC commissioners can have some insight into the final decision

This is the largest single vacant track of land in the ONS at a little more than one acre. It is on a significant spot on an interior neighborhood residential street, dominated by mostly traditional and historically spaced structures. In this block of Alabama Street, the historical subdivision of lots is oversized for the neighborhood. They are almost 200 feet deep (typical is around 150 feet), and they are around 60 feet wide (typical is 40 -50 feet). The corner property to the south is a 1920's apartment building that fills up the entire lot oversized lot. To the north the lot has been subdivided and now there is smaller house built in 1900, and new house built just last year, but very much in keeping with the scale and style of its historic neighbor. Across the street, the spacing of the structures fits the overall pattern of traditional development in the Old Northside.

The existing apartment to the south is important. The era in which the 1920's apartment was built was the boom years after WWI and before the great depression, and like now, housing demand is on the rise and automobiles were a part of life. In fact, that building has a depressed alley behind the building and the Sanborn maps note there was garage space below the building. I think there was parking for 10 cars of the model T vintage. That building is also very much a product of 1920's era building rules that limited the height of all of the apartment buildings on Alabama Street and to the east to what I believe is 35 feet in height.

The new buildings proposed by O+E takes it queues almost exclusively from the 1920's apartment building to the south. There are some significant differences with the O+E proposal however. The biggest objection is to the building height. Even current zoning limits the heights of buildings in the ONS, but historically in this type of square lot filling multifamily building, there were very strict limits on heights that gave them a distinctive look and feel for the Old Northside Historic District. We believe that none of these buildings exceeds 35 feet in height. See: 1235 N Delaware St., 1445 N Delaware St, 226 E 12th St, 1301 N Alabama St, 1402 N Alabama St. There are additional examples of these large apartment buildings in the several blocks to the east in the Old Northside neighborhood. Uniformly, they DO NOT exceed that standard height.

In addition to the proposed building being taller than the apartment building to the south, the new structure absolutely towers over the two houses on the lots immediately to the north by a significant amount.

Secondly the O+E building breaks the rules when it comes to street front spacing. The ONS Preservation plan is very clear when it comes to apparent building spacing.

> Page 138: ONS Preservation Plan
>
> 3. Development Recommendations for Vacant Areas
> The redevelopment for vacant areas, created through decay and demolition of late 19th and early 20th century home is a critical element of the preservation of the Old Northside.
>
> It is important that vacant areas not designated for park or other "open space use," be redeveloped with housing that is consistent with the historic character of the area. The fabric of Old Northside Streets should reflect the residential character of the area's historical significance.
>
> Although the size of family dwelling units has decreased due to social and economic changes which have occurred over the past decades, the scale of new housing should reflect existing historic buildings. In addition, new housing should respect the lot and setback patterns that form the historic street fabric. Detached dwellings on individual lots are an essential part of this fabric. However, new construction which conforms to original lot and setback patterns may not always represent the fullest economic utilization of the land.
>
> The plan recommends that new single or multi-family housing, which is consistent with the historic addition and subdivision plats, be developed on vacant parcels throughout the Old Northside. Most of the original property lots in the Old Northside had a street frontage dimension of 40 to 50 feet. Therefore, to preserve this historic continuity of the streetscape, the plan discourages large row apartment or townhouse unit development. Exceptions to this recommendation might occur in areas where both sides of the street are vacant

> or where existing large multi-family buildings are located (for example, Central Avenue, north of 15th Street). The purpose of discouraging the development of large townhouses on some blocks is to preserve the vestiges of rows of detached residences still lining old Northside streets.

Even in 1976, the ONS plan emphasized maintaining the spacing and scale with specific guidelines where townhomes are acceptable and where they are not. There were opinions that single family housing would preserve this, but there were also opinions that a higher density housing project could also preserve the historic spacing and scale. The medium density project proposed here fails to preserve the spacing and scale.

O+E may argue that they preserved the appearance of separate structures that once fronted Alabama Street on these lots. They have done this with only two oversized structures that front Alabama with nothing other than the color of brick to delineate the separate units.

In addition, the 55-foot wide courtyard does nothing to preserve the traditional spacing that would have existed if they adhered more closely to creating the appearance of multiple evenly spaced buildings. Again, the wide courtyard has no contextual relationship to the historical rhythm and massing of the street scape.

There is also feeling that the courtyard will be wasted dead space, since all of the units have rear entrance garages, there are no mail boxes, and very limited living space at ground level. Good urban planning says that streets are safer if there are eyeballs on the street. With this proposed design, all of the main living space (even fronting Alabama Street) is on the second floor.

The North and South side lot setbacks are fairly generous, but with the height of the buildings these are needed to keep from dwarfing the surrounding properties, especially to the north of the site. At the same time these generous setbacks are problematic in they once again ignore the more traditional spacing of buildings that is typical in the ONS.

The building on Hudson Street suffers from the same too tall, and too wide configuration that makes it out of place for the typical development pattern in the ONS. This is especially atypical for a structure on one of the Old Northside's most prominent back-streets, with its fully intact brick paving and 30 foot right of way. Historically large carriage houses would have been more typical, but not this towering 45-foot-tall monolithic block.

The large driveways off Hudson Street bring to mind the historic Old Northside homes cut up into apartments with paved back yards. In addition, I have been in contact with O+E and DPW over trash collection concerns. O+E believes that city trash trucks will back down these driveways to pick up individual 96-gallon city trash carts. Shawn Brock, Deputy Director of DPW has stated "As a general rule, the City does not drive on private drives due to liability issues". There is no room on the Hudson Street right-of-way to place trash dumpsters or re-cycling bins for solid waste pickup for the dozen units that back up to the two private drives. This could create long term problems for residents and neighbors, unless the O+E contracts for private trash hauling. There is absolutely no room on site for larger dumpsters.
Some clarification on the solid waste disposal arrangements are needed.

There was some feeling that if the Alabama Street front buildings did not have the roof top penthouses, that there could be support for this plan. The discussion was that roof top decks farther back, even on Hudson Street would be much less visible. The vote was very close (8 to 7) with just a slight majority still voting to oppose the project without the roof top penthouses on Alabama Street.

In all fairness O+E has taken the time to meet with a select group from the ONS to discuss changes to the project. They have raised the quality of the exterior with a complete brick wrap. They have added some architectural details to lower the apparent perceived height of the buildings. They have explored changing the color of the brick to lighten up the building. So, they been working with neighbors and have made significant improvements since the last IHPC hearing.

Beyond that, the layout of the buildings suffers from the same problem they have had from the start, and that O+E is not a custom builder and the only tool they have is this medium density semi-custom town home. Given that constraint, the site layout has remained basically the same with the same out of context street front spacing and the too tall building on the north end of the development towering over the existing houses to the north.

The land-use committee believes that with the right developer, it is possible to develop either a lower or higher-density project that gives nod to the traditional street front massing, scale, and height, while stepping up to allow 4th floor roof deck, but stepping down to bring a building into scale with the houses to the north. Taking contextual queues from the historic 1920's apartment building to the south, this might mean the parking will have to be below grade.

Some of the neighbors were on the fence about this project. Some of the comments were this proposal is "good enough", or it's "OK". At the same time there was some fear that to deny this current proposal might bring a worse project.

Ultimately it is a subjective call, but the Old Northside Historic preservation plan has held up well and given some fairly clear guide lines. It has help guide infill development with an amazing amount of flexibility and provided meaningful well thought out compromises that blend the historic past with the needs of the 21st Century. We would hope that IHPC continues to honor the spirit of that plan with this multi-family project as strictly as they do with single family infill construction.

Thanks.

Dan Mullendore

Dan Mullendore
Old Northside Land-Use Committee Chairman

COA # 2021-COA-613 (SJ) 2021-VHP-028	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
244 E. 10TH STREET ST. JOSEPH		*CONTINUED CASE* *Continued from: February 2, 2022 April 6, 2022*
Applicant:	**CLETE KUNCE for One 10 Studio**	
Mailing address:	200 S. Meridian St., Suite 301 Indianapolis, IN 46225	
Owner:	**KEITH & MELISSA GREGOR** 451 E. Market St, Apt #402 Indianapolis, IN 46202	Center Township Council District: 17 Zach Adamson
CONTINUED CASE		
IHPC COA: 2021-COA-613 (SJ)	• Construct new, 3-story, single-family house with attached, 2-story, 2-car garage; and • Variances of Development Standards.	
VHP: 2021-VHP-028	• Variances of Use to allow construction within the required clear-sight-triangles.	
STAFF RECOMMENDATION:	**Discuss case and continue to June 1, 2022, Commission hearing.**	

STAFF COMMENTS

Update from April 6, 2022, Commission Hearing

The Commission reviewed the updated plans for the proposed house and connected garage at the April 6, 2022, hearing. It was continued after the Commission still had concerns with the design. The following is a table that includes the design changes and other comments made by the Commission and Staff for/at the February and April hearings. The table also lists all the changes that the applicants made in response to the comments provided in February and April. Changes to the design since the April hearing are underlined in the table.

STAFF AND COMMISSION COMMENTS	RESPONSE/DESIGN CHANGES FROM APPLICANT
Materials – • Staff: The use of dark brick; charred siding; aluminum, curtain walls; Corten weathered steel; and perforated metals are too contemporary in nature and do not reflect or complement the surrounding context. They are not compatible with the traditional building materials found in this section of the district. • Staff: The color of the materials is very dark and will cause the structure to loom heavily over the much shorter historic structures. • Staff: The dark color is also in direct contrast with the lighter colors used on the surrounding masonry buildings and painted siding. • Staff: The use of an open-slat, weathered-steal, privacy fence is not close in design or material to historic fencing, nor is it found elsewhere in the immediate context.	• *Brick color change from dark gray/brown brick to a lighter red/brown brick* • (Painted) *Horizontal lap siding color change from a dark gray to a light gray* • Lap siding on wicket is now a very dark stain and not charred. • *Brise soleil material change from weathered steel to graphite colored zinc* • *Privacy fence material change from weathered steel to obsidian colored metal* • The brick veneer at the top of the 3-story elevator tower has been removed, and an obsidian-colored, perforated, metal, rainscreen system has been added.

• Staff recommended to the applicant that he study the context and select different materials that relate to the materials found within the neighborhood. • Commission: The materiality and coloration (too dark) are inappropriate for the district. In April, 1 Commissioner said the colors are getting better. • Commission: Use another skin treatment to the curtain wall.	
Spacing – • Staff: While the main portion of the house and the 2-story garage are separated from each other by an appropriate distance, they are attached to each other by a 2-story connector. • Staff: The connector is a deep departure from the established development pattern of accessory structures being detached from primary structures. • Staff recommended that the applicant remove the connector from the plans. • Commission: The 2-story connector is out of the question and must be removed, regardless of the design. • Commission: The 2-story connector is not neighborly and not consistent with the neighborhood feel. • Commission: Break the home in to two pieces; possibly reduce connector height to 1-story. • Commission: Basic footprint is okay, except for the connector. • Commission: House possibly needs to move a bit closer to 10th St. • Commission: try to avoid rear clear-sight-triangle • Commission: footprint is similar to adjacent homes.	• *2nd Floor primary suite living space adjacent to courtyard has been incorporated into southern building mass* • Connector has been reduced to be 1-story tall.
Height – • Staff: While the pattern of the block is characterized by variety of heights, the proposed house is much taller than all the buildings across the alley to the north; across the streets to the south and east; and the historic cottage directly to the west. • Plan states: ***Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights.*** • Staff: The proposed house dwarfs the small cottage directly to the west, as well as the 1-story commercial building across the street to the south.	• The total height has been reduced by 1 foot, from 34'6" to 33'6"

• Staff: The 3-story elevator tower is highly uncharacteristic of the context. • Staff: The 2-story connector element between the house and garage is also not found in the district, nor does it appear historically in the area. • Staff: Rooftop decks are also uncharacteristic for the historic neighborhood. • Staff recommended to the applicant that the height be brought down somewhere between the historic cottage and the 2-story houses. • Commission: 1 member at the April hearing said it is still too tall.	
Outline – • Staff: The boxy outlines of the proposed house do not reflect the outlines of the residential buildings in the neighborhood context. • Staff recommended that the applicant utilize hipped or gable roofs, instead of flat roofs. • Commission: Roof lines should relate more to being broken up, having scale and having a top to them. • Commission: There is a difficulty balancing a design when there are flat roofed and gable roofed buildings in the context. • Commission: There is a different feeling between the 10th St. and Alabama St. elevations. Must find a balance.	No changes
Style and Design – • Staff: The overall style and design do not respect characteristic design elements of the surrounding buildings, and therefore, are not compatible with the district. • Staff: The use of metal screening attached to the exterior walls is not reflective of historic residential architecture in St. Joseph. • Commission: Two Commissioners said the proposed house looks like an office building. • Commission: The Commission likes modern/contemporary architecture but not necessarily in this specific context. • Commission: Take more clues from the context, but does not have to be a literal response to the context. • Commission: 1 Commissioner has continuously opposed the project and recommends denial. • Commission: 1 Commissioner has been in support consistently and feels there is merit to the design. • Commission: A redesign is likely necessary.	No changes

• Commission: There is an opportunity for something different, newer and fresh, but the design needs more work to help it settle in and not stand out. • Commission: Intriguing design; seems to be fighting the neighborhood; appears invasive; too institutional; would be good somewhere else; doesn't know if it fits on the site.	
Fenestration – • Staff: The curtain walls of glass do not reflect or complement the historic/traditional fenestration patterns found in the surrounding context. • Staff: The curtain walls of glass do not reflect the proportions of glass to solid as found on surrounding buildings. • Staff recommended that the applicant remove the curtain walls and incorporate fenestration patterns found in the immediate context. • Commission: Two-story wicket is troubling. Have something that makes it feel like it scales itself with surrounding houses. • Commission: North elevation of garage is blank. Needs relief, like a window.	• *10th St Façade glass mullions changed from slender verticals to more pronounced mullions with glazing openings proportionate to the adjacent historic homes* • Spandrel was reduced and sits above wrap-around covered entry roof. • Windows were also added to the north and east walls at the top of the elevator tower. • Most of the brise soleil has been removed from the north side of the 2-story garage, and one, small window was added. • The wicket/front projecting bay was pulled in slightly from the west elevation.
Entry – • Staff: The main entry door is located on the N. Alabama St. elevation and is hidden and obscured behind the metal screening. • Staff: The entry does not follow the established pattern of front doors that are located on the front elevations of the houses that face E. 10th St. • Staff recommended to the applicant that the door leading into the interior of the house be placed of the front (south) elevation. • Commission: There needs to be a real front door, not just a sense of a front door. • Commission: Have a porch that looks like a porch with a roof over it. Wrap porch around to front to relate to houses on 10th St.	Modifications to front entry area: • The covered entry has been extended and wrapped around to fit within the recess of the first floor of the wicket on the front (south) elevation. • Door/gate in brise soleil • Bench • Extended entry stoop toward 10th.
Landscaping – • Commission: Needs more greenery and landscaping to help house settle in more.	• A landscape bed has been added to the front yard with short grasses and shrubs.
Scale – • Commission: Too massive for the corner. • Commission: Scale needs to be brought down visually.	• A raised base/watertable has been added at adjacent porch floor level. • Connector has been reduced to be 1-story tall. • Main body of house has increased in size and extends farther north.

• Commission: Alabama St. elevation and treatment are troubling: scale, lack of division between the structures, and solid to void ratio. • Commission: Roof lines should relate more to being broken up, having scale and having a top to them. • Commission: Give the house a raised base to relate to other houses. • Commission: 1 Commissioner said that the April changes to the 10th St. elevation have scaled the building to 10th St. Getting closer to balancing the Alabama St. and 10th St. elevations.	

NOTE: The Commission also requested that Staff meet with the applicants and the property owners to discuss the feedback given at the February and April hearings. Staff met with the applicants and property owners on April 13 to discuss the feedback. Staff met with applicants and property owners again on April 15 to discuss the revisions made to the design. On April 19, Staff provided the applicants with the response that is in the Staff Recommendation below.

Staff Recommendation for May

Staff created the table above to show the Staff and Commission comments from the February and April hearings next to the applicant's responses to those comments. Although there are quite a few changes that have been made, Staff is not sure they will be enough for the Commission to find the design appropriate based on the Plans recommendations. In lieu of making a recommendation for or against the project at this time, Staff is asking that the Commission discuss the case and provide feedback and then continue the case to the June 1, 2022, hearing.

NOTE: Two additional letters of support were received for this project. Six letters of support were received for the April hearing, which the Commissioners received in their day-of packets. No additional remonstrance letters had been received by the time this report was written, nor has the neighborhood association reached out to Staff with any additional comments or feedback. Staff has not been sent anything from the neighborhood association since before the April hearing. Staff is also not aware if the applicants have met with the neighborhood again to discuss the most recent updates to the design made for the May hearing.

From the April 6, 2022 Staff Report

Update from February 2, 2022, Commission Hearing

The Commission reviewed the plans for the proposed house and connected garage at the February 2, 2022, hearing. It was continued after the Commission had many concerns with the design of the house. The following comments and concerns were expressed by the Commissioners:

- Four Commissioners said that they agreed with Staff comments.
- One Commissioner supported a denial of the project.
- Two Commissioners said the proposed house looks like an office building.
- The Commission likes modern/contemporary architecture but not necessarily in this specific context.
- The 2-story connector is out of the question and must be removed, regardless of the design.
- The 2-story connector is not neighborly and not consistent with the neighborhood feel.
- Break the home in to two pieces; possibly reduce connector height to 1-story.
- There needs to be a real front door, not a just a sense of a front door.
- The materiality and coloration (too dark) are inappropriate for the district.
- Needs more greenery and landscaping to help house settle in more.

- Roof lines should relate more to being broken up, having scale and having a top to them.
- Have a porch that looks like a porch with a roof over it. Wrap porch around to front to relate to houses on 10th St.
- Use another skin treatment to the curtain wall.
- Give the house a raised base to relate to other houses.
- Basic footprint is okay, except for the connector.
- Two-story wicket is troubling. Have something that makes it feel like it scales itself with surrounding houses.
- Alabama St. elevation and treatment are troubling: scale, lack of division between the structures, and solid to void ratio.
- North elevation of garage is blank. Needs relief, like a window.
- Too massive for the corner.
- Scale needs to be brought down visually.
- House possibly needs to move a bit closer to 10th St.
- Take more clues from the context, but does not have to be a literal response to the context.
- A redesign is likely necessary.
- There is an opportunity for something different, newer and fresh, but the design needs more work to help it settle in and not stand out.

Design changes in response to the comments above:
Very minor changes have been made in response to the Commissioners' comments. The following are elements that have been modified:

- The total height has only been reduced by 1 foot, from 34'6" to 33'6".
- A raised base/watertable has been added at adjacent porch floor level.
- Modifications to front entry area.
- The brick veneer at the top of the 3-story elevator tower has been removed, and an obsidian-colored, perforated, metal, rainscreen system has been added.
- Windows were also added to the north and east walls at the top of the elevator tower.
- The covered entry has been extended and wrapped around to fit within the recess of the first floor of the wicket on the front (south) elevation.
- The wicket/front projecting bay was pulled in slightly from the west elevation.
- The color of the 6-inch wood siding has been slightly lighted, but the colors are still dark.
- A landscape bed has been added to the front yard with short grasses and shrubs.
- Most of the brise soleil has been removed from the north side of the 2-story garage, and one, small window was added.

Staff Recommendation
Based on the slight design changes noted above, most of Staff's original concerns listed below in the February 2, 2022, staff report remain. Staff does not believe that the updates to the design reflect enough of the feedback and recommendations made by the Commissioners at the February hearing. We do not believe that the updates incorporate enough of the comments made to satisfy the Commission. Staff also echoes its original comments and still believes that a complete redesign is necessary. Therefore, Staff recommends another continuance to allow additional feedback and recommendations from the Commission. In order to provide the applicant and his client time to develop a redesign and incorporate Commissioners' comments, Staff is recommending that this case be continued to the June 1, 2022, Commission hearing after hearing testimony from the Commission.

NOTE: On March 16, the applicant and his clients only met with 4-5, out of 9, members of the St. Joseph Neighborhood Association Board of Directors to discuss the updated plans. This was not a regular meeting of the Board, and no other members of the public/neighborhood residents were present at this meeting. The

applicant did indicate that the owners met with about 6 residents of the neighborhood to discuss the plans. Most of the residents of the neighborhood, though, have not yet been able to review the revised plans at a regular Board meeting. Of the Board members present at the March 16 meeting, they agreed that much more work is needed on the design to meet the recommendations of the St. Joseph Historic Area Preservation Plan.

Staff has received a new remonstrance letter from the St. Joseph Neighborhood Association Board of Directors, which can be found below. With their letter, the Board also submitted another set of marked project plans with their notes and objections to the design, based off the Plan. No new support letters were received by the time this report was written. Staff received 10 remonstrance letters and 1 support letter for the February hearing.

From February 2, 2022, Staff Report

Background on Subject Property

The subject property is currently a vacant corner lot. According to historical Sanborn Fire Insurance Maps and Baist Maps, this property was the location of a variety and number of structures and building types. The 1887 Sanborn Map shows that nearly the entire site was covered by a large, 2-story, frame commercial building, with many 1-story, rear additions/wings; a 1.5-story stable at the northeast corner of the lot; an attached, 1-story, storefront on the neighboring lot to the west; and a 1-story porch/overhang that wrapped the southeast corner of the building and extended into both E. 10th St. and N. Alabama St.

Between 1898 and 1915, many of the 1-story, rear, frame additions/wings had been removed, and a 2-story, frame, two-family dwelling was constructed. The 1-story, frame, storefront building attached to the west side of the building had also been demolished. By 1956, the front porch/overhang had been removed, and the building was converted to apartments. Sometime in the late 1950s/early 1960s, the two-family dwelling was demolished. In a 1979 aerial photograph, it appears that the entire historic building had been demolished, but it is difficult to tell – due to the quality of the photo. The structure clearly no longer exists in the 1986 aerial.

Design of New House and Attached Garage

The design of the proposed, flat-roofed, 3-story, new house and attached, 2-story, 2-car garage is very contemporary in nature. The main, 3-story portion of the house is located on the front (south) portion of the lot, and the 2-story garage is located toward the rear (north) portion of the lot. The two bodies are attached to each other by a 2-story, connector. A two-tiered, concrete patio/courtyard is located between the two main bodies of the residence. The patio is enclosed on the east/Alabama St. side by a 6-foot-tall, weathered-steal, privacy fence. A large, 3-story, windowless, elevator shaft, covered in dark brick, is located near the front, southeast corner of the house. The top of the elevator opens to a partially-enclosed, covered, rooftop deck.
The front (south) elevation is dominated by a large, recessed, 2.5-story, aluminum and glass curtain wall. The actual front entry door is hidden around the east/Alabama St. side behind a 2-story, perforated, Corten, weathered-steal screen. A weathered-steal door in the screen, that faces E. 10th St., with an overhead covering, indicates the path that leads to the front door.

This weathered-steal screen – with punched, rectangular openings – also covers a large, 2-story, aluminum and glass curtain wall on the east elevation. The same type of screen also covers the majority of the east and north (alley) elevations of the 2-story, 2-car garage. An aluminum and glass curtain wall covers the east elevation of the 2-story connector. The west elevation of the connector has no openings, and is clad in 6-inch, charred-black, wood, lap siding. The west elevation contains very few openings, with only a slim, glass, curtain wall and one other opening toward the rear.

Other than the perforated, Corten, weathered-steal screening attached to the façades, the residence is clad in either 6-inch, charred-black, wood, lap siding or in a very dark brick.

Context

The subject property is surrounded by very traditional architecture and building forms. The residential and commercial buildings in the immediate context range in age from the Victorian period to the 2000s. The site is mostly bordered by varying types of 1.5-2.5 -story, historic and traditionally-designed residential structures, with some 1-story, historic, masonry commercial structures. The different architectural styles of the historic residences that can be found close to the subject site are wide and include Italianate, Queen Anne, Folk-Victorian, Free Classic and American-Foursquare. The residential buildings also range from single-family uses to larger, multi-family developments.

St. Joseph Historic Area Preservation Plan

The Plan offers the followings recommendations for new construction:

- Materials
  - *Textures, patterns, and dimensions of building materials should be compatible with those found on historic buildings in the area.*
  - *Natural materials, although synthetic or composite materials may be considered provided they appear and perform like natural materials.*
- Setback
  - *A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.*
  - *If setbacks are varied, new construction can be located within a setback that falls within an "envelope" formed by the greatest and least setback distances.*
  - *If setbacks are uniform, new construction must conform.*
  - *On corner sites, the setbacks from both streets must reflect the context.*
- Orientation
  - *New buildings oriented toward the street.*
- Spacing
  - *New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.*
- Height
  - *Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.*
  - *Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.*
  - *New construction at the end of a block should take into account building heights on adjacent blocks.*
  - *If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.*
  - *Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.*
  - *Foundation and floor line heights should be consistent with contiguous properties.*
- Outline
  - *The basic outline of a new building should reflect building outlines typical of the area.*
  - *The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.*

- Mass
  - *The total mass of a new building should be compatible with surrounding buildings.*

- *The massing of the various parts of a new building should be characteristic of surrounding buildings.*
- *If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.*
- *A larger-than-typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.*

- Style and Design
  - *No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs that vary in complexity from simple to ornate.*
  - *Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories, and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.*
- Fenestration
  - *Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.*
  - *Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.*
  - *The basic proportions of glass to solid that is found on surrounding buildings should be reflected in new construction.*
- Foundation
  - *New construction should reflect the prevailing sense of foundation height on contiguous buildings.*
- Entry
  - *Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.*

Variances of Development Standards

The applicant is requesting Variances of Development Standards to allow for construction within the required clear-sight-triangles. The subject clear-sight-triangles are at the southwest corner of the intersection of N. Alabama St. and an alley to the north of the subject property, and at the northwest corner of the intersection of N. Alabama St. and E. 10th St.

Obstructions to the clear-sight-triangle are considered to be anything between the heights of 2.5 feet and 8 feet above grade. A large portion of the front of the proposed house will be located within the required clear-sight-triangle at the northwest corner of the intersection of N. Alabama St. and E. 10th St. A very small portion of the proposed garage will be located within the required clear-sight-triangle at the southwest corner of the intersection of N. Alabama St. and the alley to the north of the subject property.

East 10th St. is classified as a primary arterial, which requires an 120-foot setback from the intersection of the centerlines of the right-of-ways for both E. 10th St. and N. Alabama St. North Alabama St. is classified as a local street, and it requires a 75-foot setback from the intersection of the centerlines of the right-of-ways for E. 10th St., the alley and N. Alabama St. Only a 40-foot setback is required for alleys.

Staff Recommendations

New House and Attached Garage

Staff generally finds the setbacks, orientation, spacing and mass of the proposed house and garage to be appropriate; consistent with the historic development patterns; and relatable to the context. Conversely, Staff does not find that the overall design reflects the Plan's recommendations for new construction, nor does it respect the historic and traditional character of the neighborhood. Staff recommends a complete redesign of the

project so that it will satisfy the recommendations written and illustrated in the Plans and to respect the historic, traditional characteristics of the immediate context. Therefore, Staff is recommending a continuance of the case, so that the applicant and his client may work together to redesign the project.

Staff does not find that the following items meet the intent and recommendations of the *Plan*:

- Materials –
    - The use of dark brick; charred siding; aluminum, curtain walls; Corten weathered steel; and perforated metals are too contemporary in nature and do not reflect or complement the surrounding context. They are not compatible with the traditional building materials found in this section of the district.
    - The color of the materials is very dark and will cause the structure to loom heavily over the much shorter historic structures.
    - The dark color is also in direct contrast with the lighter colors used on the surrounding masonry buildings and painted siding.
    - The use of an open-slat, weathered-steal, privacy fence is not close in design or material to historic fencing, nor is it found elsewhere in the immediate context.
    - Staff recommended to the applicant that he study the context and select different materials that relate to the materials found within the neighborhood.
- Spacing –
    - While the main portion of the house and the 2-story garage are separated from each other by an appropriate distance, they are attached to each other by a 2-story connector.
    - The connector is a deep departure from the established development pattern of accessory structures being detached from primary structures.
    - Staff recommended that the applicant remove the connector from the plans.
- Height –
    - While the pattern of the block is characterized by variety of heights, the proposed house is much taller than all the buildings across the alley to the north; across the streets to the south and east; and the historic cottage directly to the west.
    - The proposed house dwarfs the small cottage directly to the west, as well as the 1-story commercial building across the street to the south.
    - The 3-story elevator tower is highly uncharacteristic of the context.
    - The 2-story connector element between the house and garage is also not found in the district, nor does it appear historically in the area.
    - Rooftop decks are also uncharacteristic for the historic neighborhood.
    - Staff recommended to the applicant that the height be brought down somewhere between the historic cottage and the 2-story houses.
- Outline –
    - The boxy outlines of the proposed house do not reflect the outlines of the residential buildings in the neighborhood context.
    - Staff recommended that the applicant utilize hipped or gable roofs, instead of flat roofs.
- Style and Design –
    - The overall style and design do not respect characteristic design elements of the surrounding buildings, and therefore, are not compatible with the district.
    - The use of metal screening attached to the exterior walls is not reflective of historic residential architecture in St. Joseph.
- Fenestration –
    - The curtain walls of glass do not reflect or complement the historic/traditional fenestration patterns found in the surrounding context.
    - The curtain walls of glass do not reflect the proportions of glass to solid as found on surrounding buildings.

    - Staff recommended that the applicant remove the curtain walls and incorporate fenestration patterns found in the immediate context.
- Entry –
    - The main entry door is located on the N. Alabama St. elevation and is hidden and obscured behind the metal screening.
    - The entry does not follow the established pattern of front doors that are located on the front elevations of the houses that face E. 10th St.
    - Staff recommended to the applicant that the door leading into the interior of the house be placed of the front (south) elevation.

NOTE: The neighborhood has reached out to Staff and voiced its opposition to the project. The neighborhood's objection to the project echo that of Staff. Staff was notified that there will be remonstrators from the neighborhood attending the hearing to speak against the project. Several remonstrance letters are included at the end of the report. Additional letters are in the Commissioner's packets.

Variances of Development Standards

Staff is in support of the variance request for the following reasons:

- East 10th St., while considered to be primary arterial, is a narrow, one-way street headed west. No vehicular traffic may travel east on this portion of E. 10th St.
- East 10th St. retains its historic brick pavers, and because it is a narrow one-way, vehicular traffic often travels slowly through the street.
- The alley to the north is also very narrow and primarily only serves the garages that face it; therefore, traffic is minimal and travels slowly.
- In order to construct a house and garage out of the clear-sight-triangle, it would require both structures to be located toward the center of the lot. This would not be consistent with the historic development pattern of the block and neighborhood.

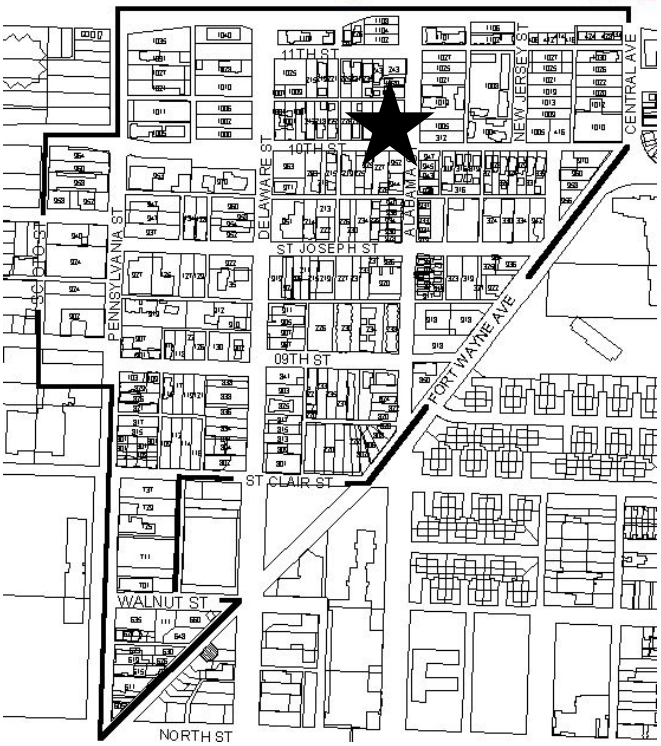
Staff is recommending that the Commission provide the applicant and Staff with feedback on the design of the house and garage. Then, Staff recommends that the Commission continue the case to the April 6, 2022, hearing to allow the applicant and his client time to work with Staff in incorporating Staff's and the Commission's comments and suggestions, made at the February 2, 2022, hearing.

STAFF RECOMMENDED MOTION

COA #2021-COA-613 (SJ)/ 2021-VHP-028:
To continue the COA and Variance requests until the June 1, 2022 Commission hearing to allow time to incorporate changes discussed by the Commission at the May 4, 2022 hearing.

Staff Reviewer: Dean Kessler

LOCATION OF SUBJECT PROPERTY IN ST. JOSEPH



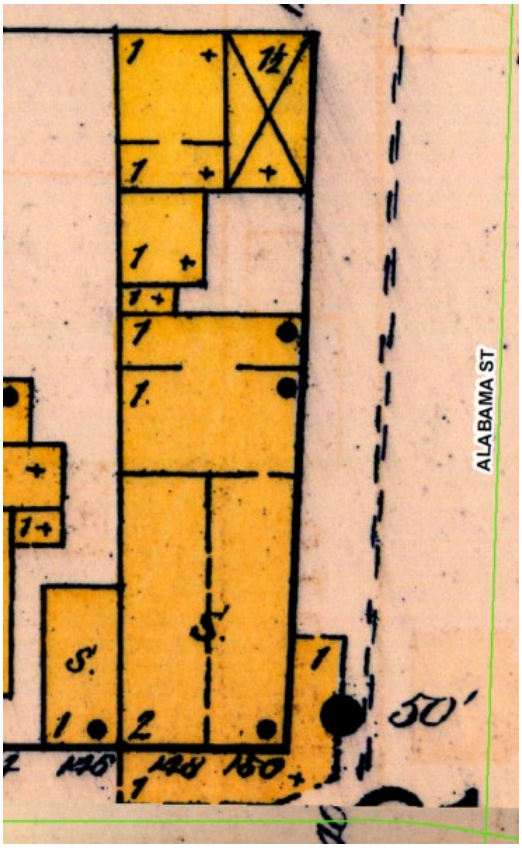


Subject property is circled

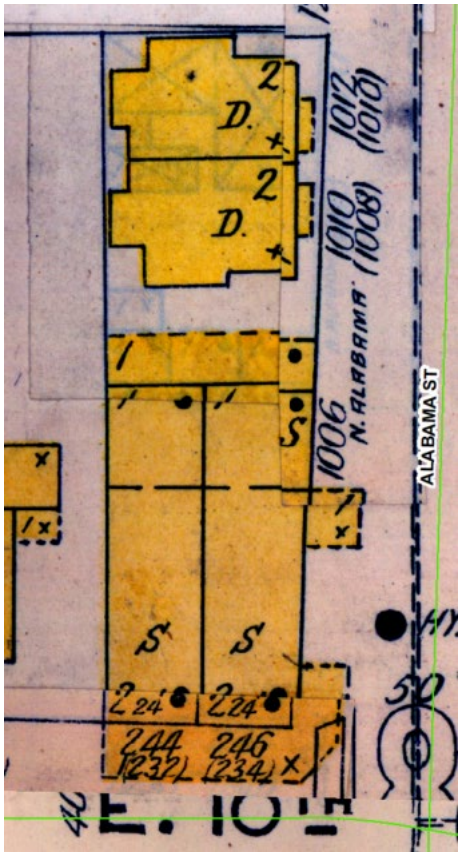


Subject property is outlined

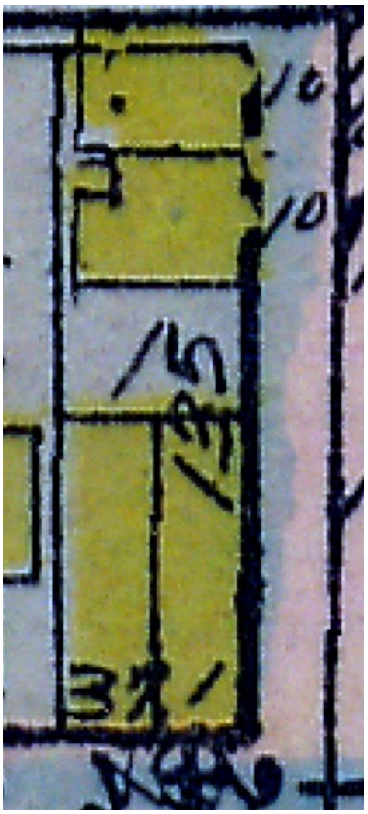
SANBORN & BAIST MAPS



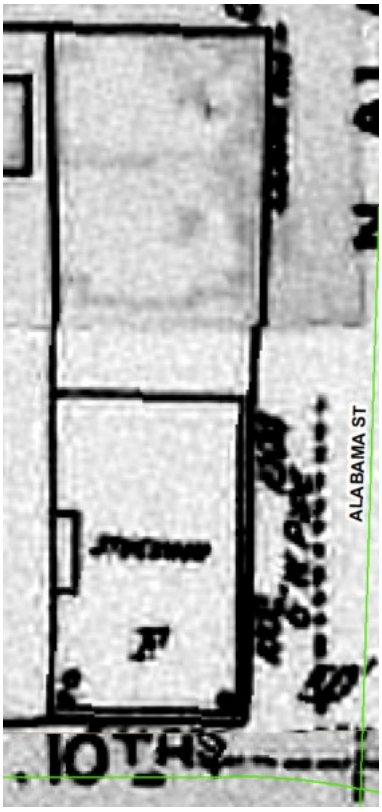
1887



1898



1916



1956

CONTEXT PHOTOS



Looking north at project site



Looking northwest at subject site



Properties directly to the west of subject site



Historic and modern properties to the west of subject site



Looking south across the street from subject site



Historic commercial building across E. 10th St. to the south of subject site



Properties across the street to the east



Looking northeast across N. Alabama St. from subject site



Historic properties across the alley to the north of subject site



Looking west at alley to the north of subject site

PROPOSED PLANS



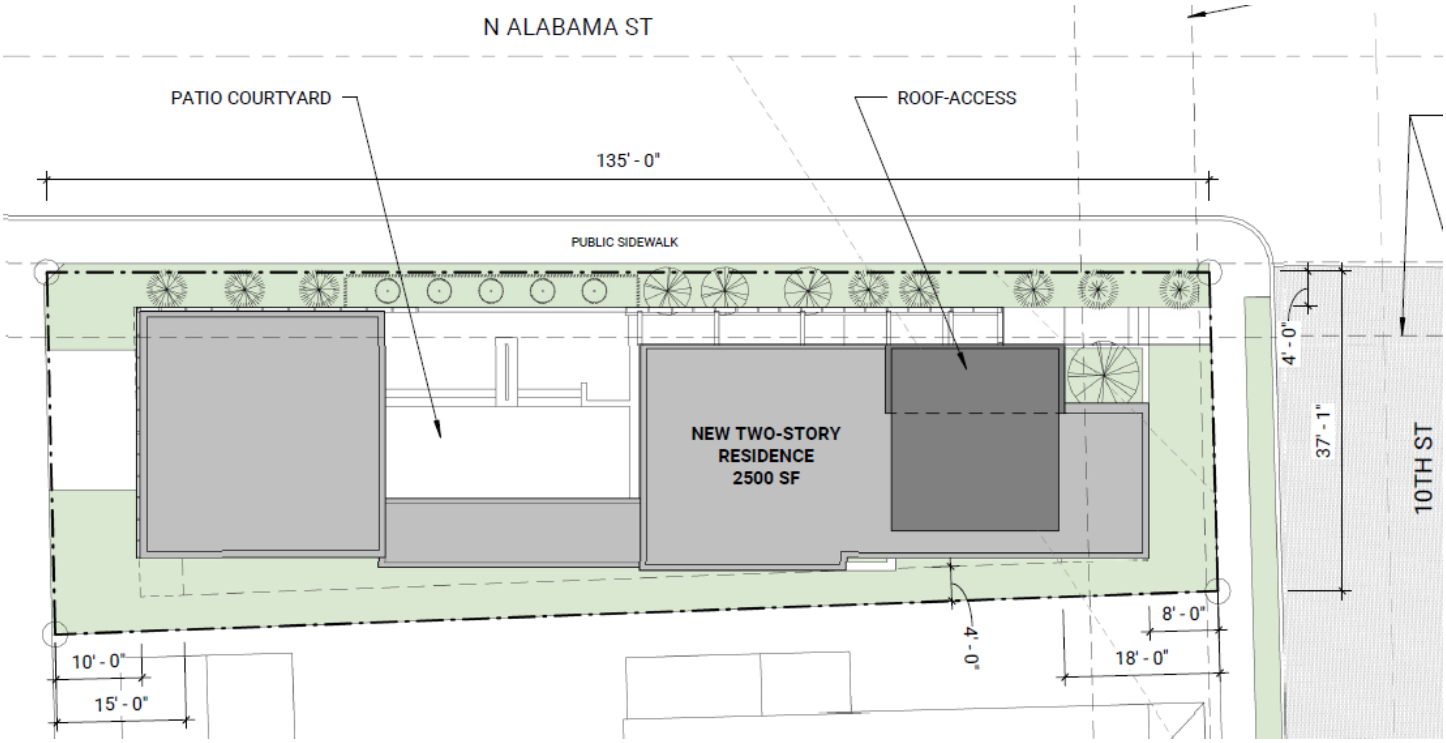
Neighborhood Area plan – Previous



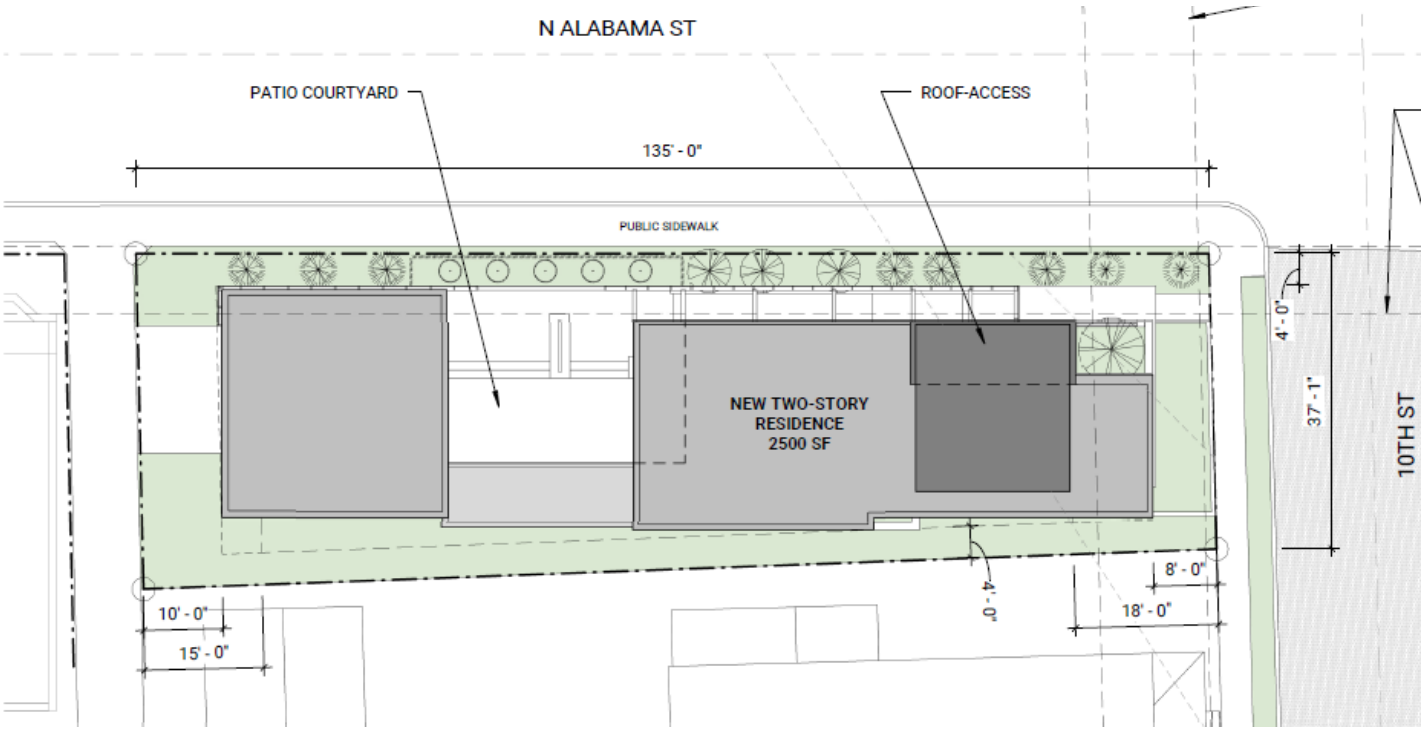
Neighborhood Area plan – Updated for May



Updated Clear-sight-triangles Map – location of structures has not changed from February



Proposed site plan – Previous



Site Plan – Updated for May

E. 10th St. Streetscapes



Previous (February)



Previous April



Updated for May



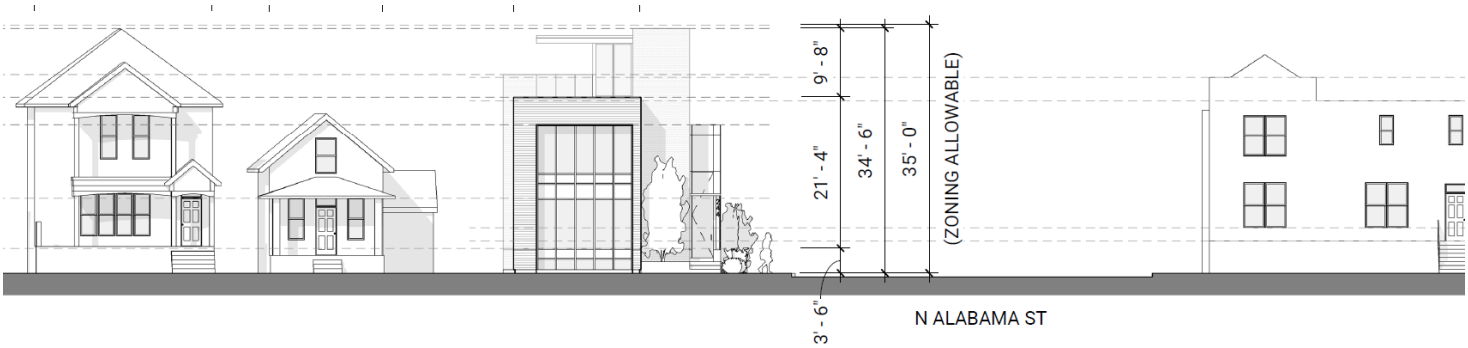
Previous (February)



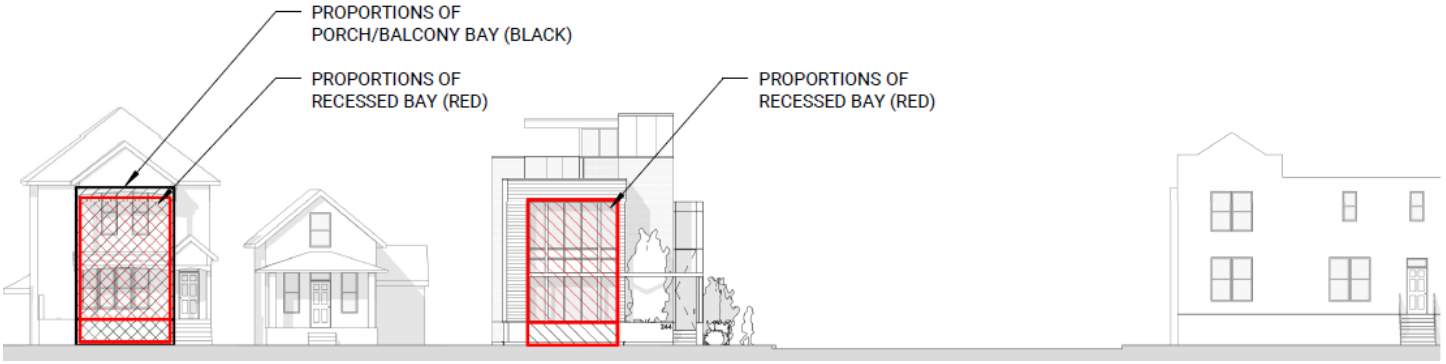
Previous (April)



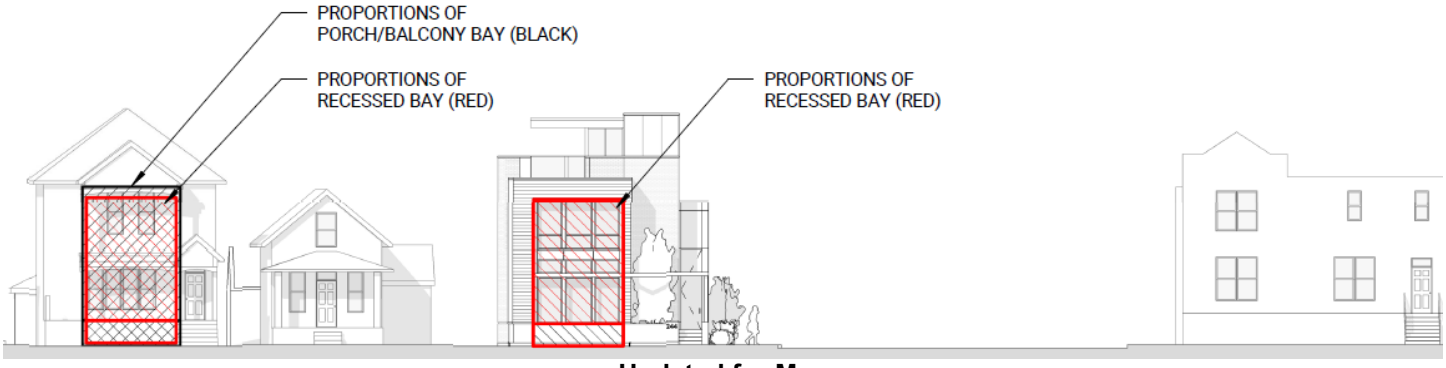
Updated for May



Previous (February)

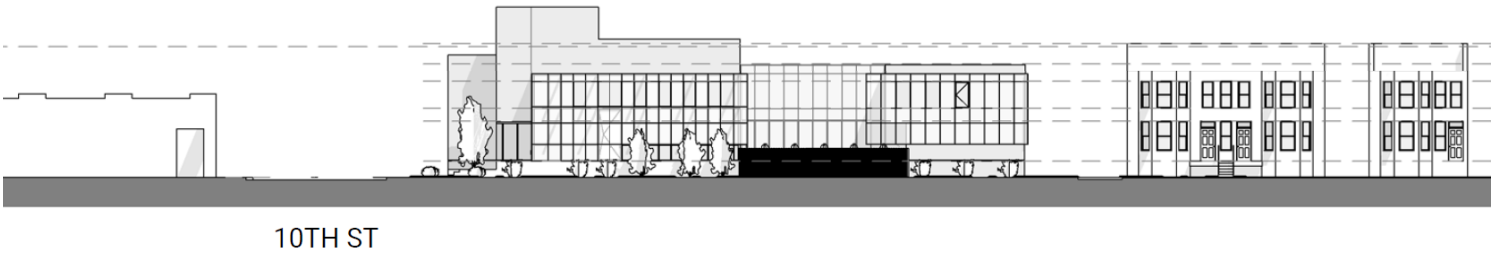


Previous (April)



Updated for May

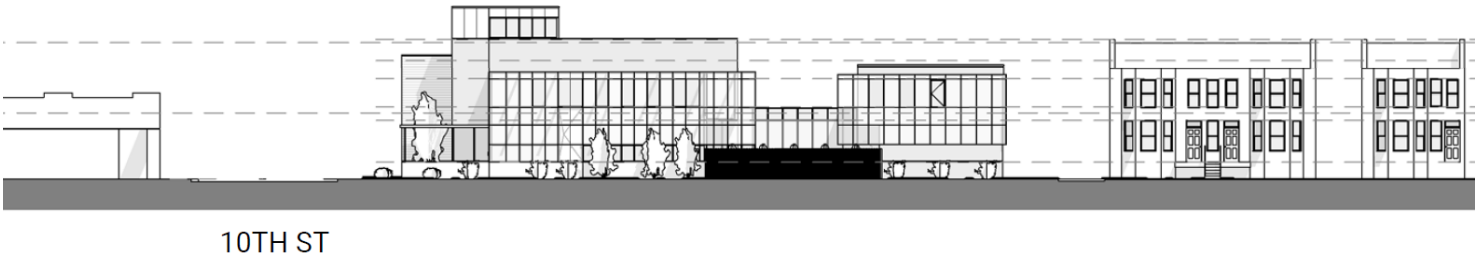
N. Alabama St. Streetscapes



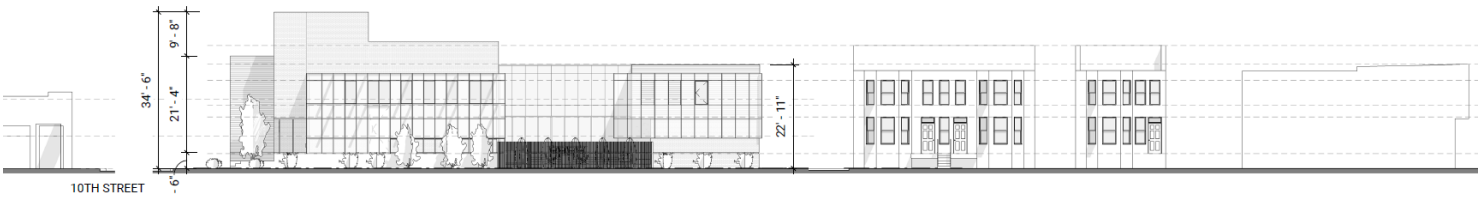
Previous (February)



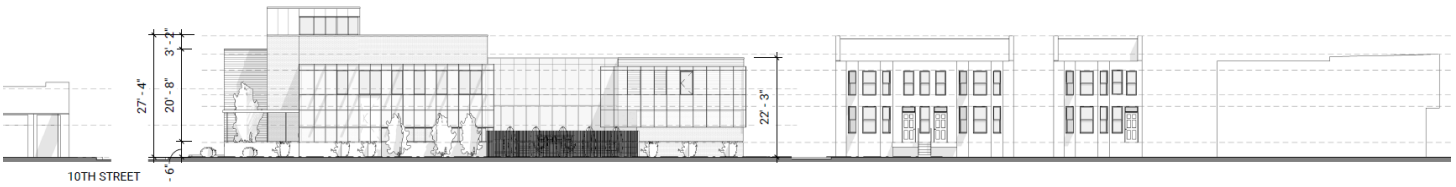
Previous (April)



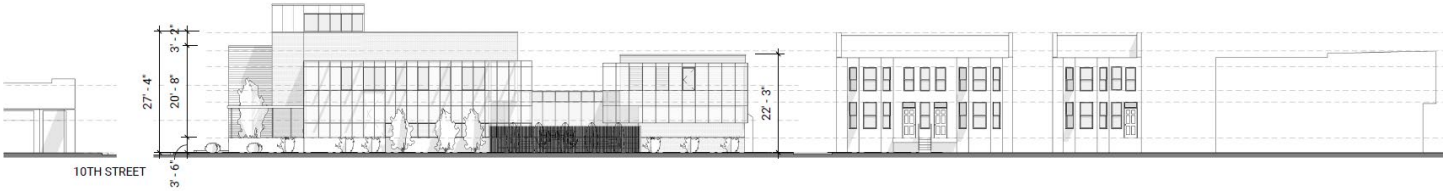
Updated for May



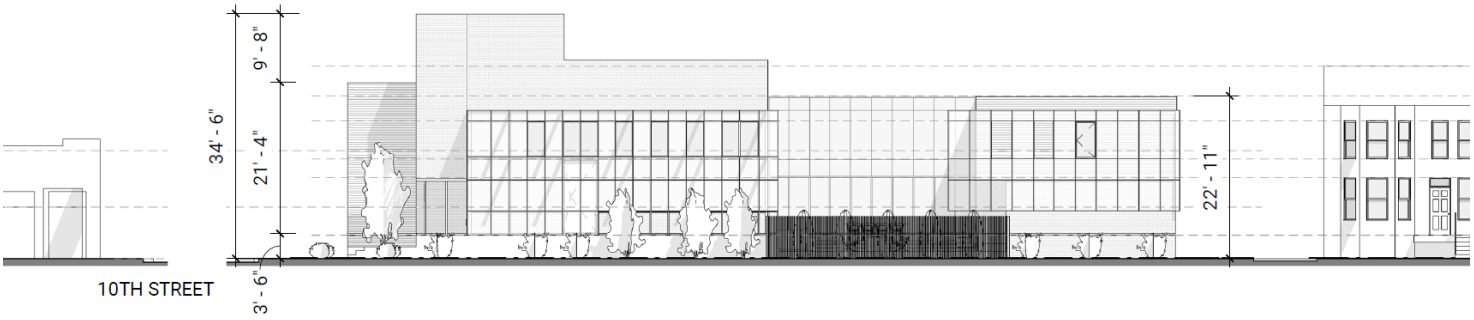
Previous (February)



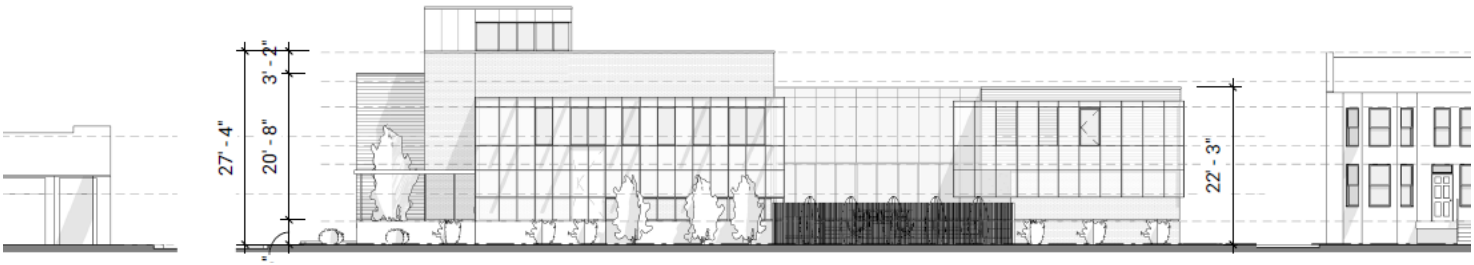
Previous (April)



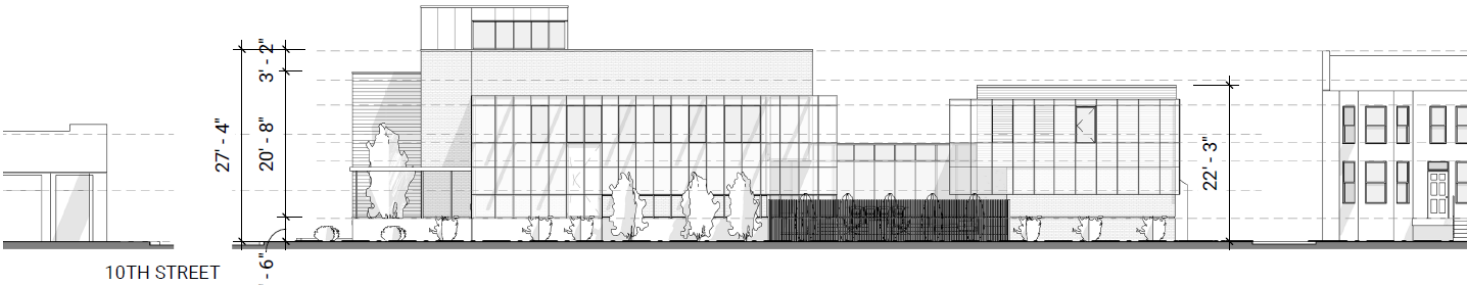
Updated for May



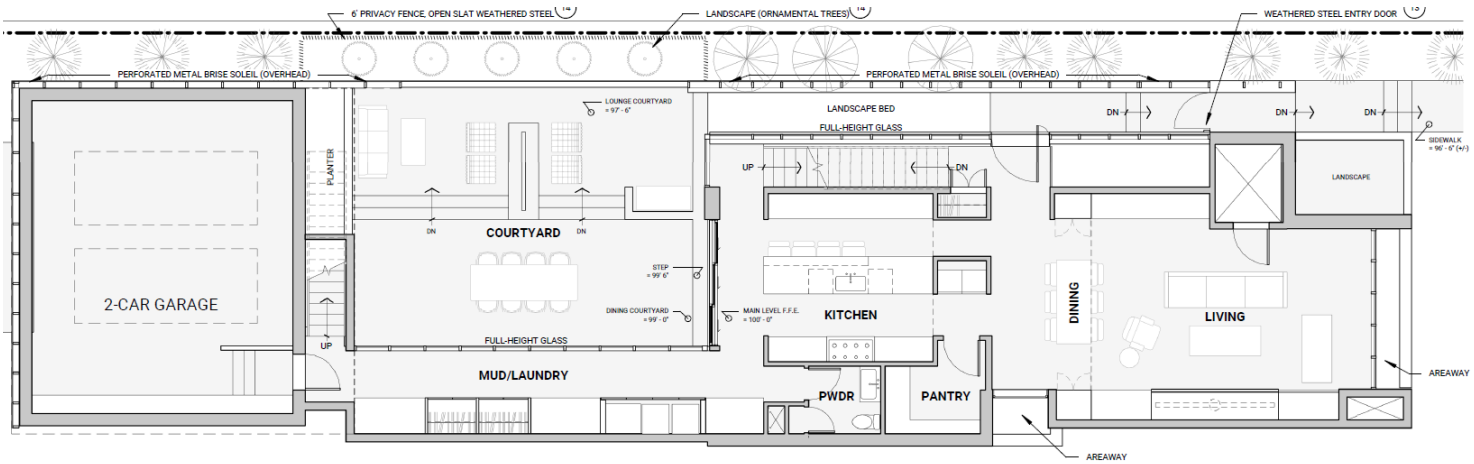
Previous (February)



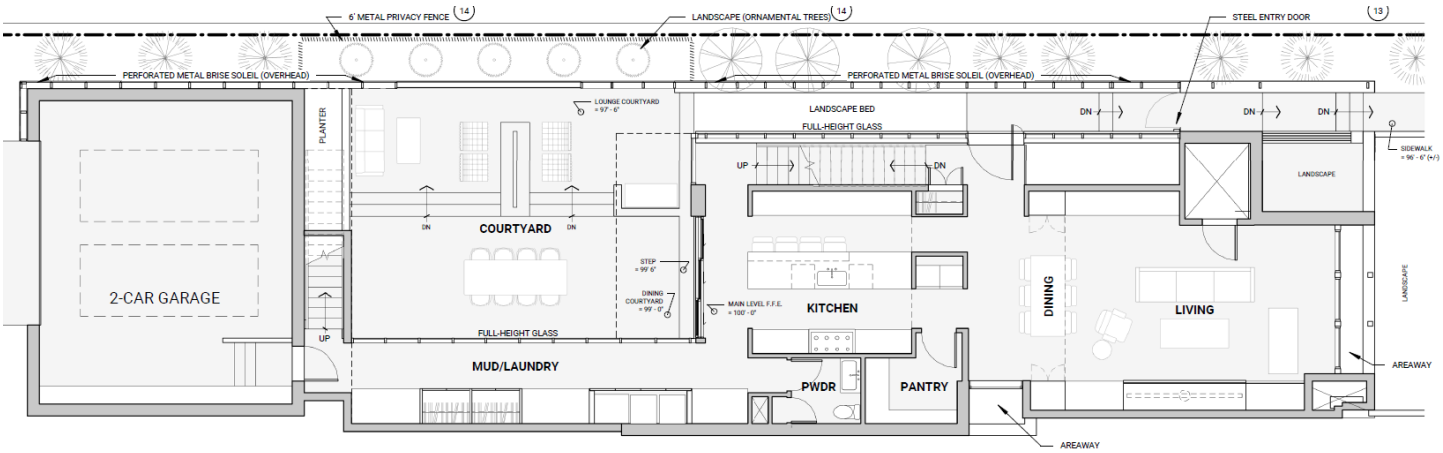
Previous (April)



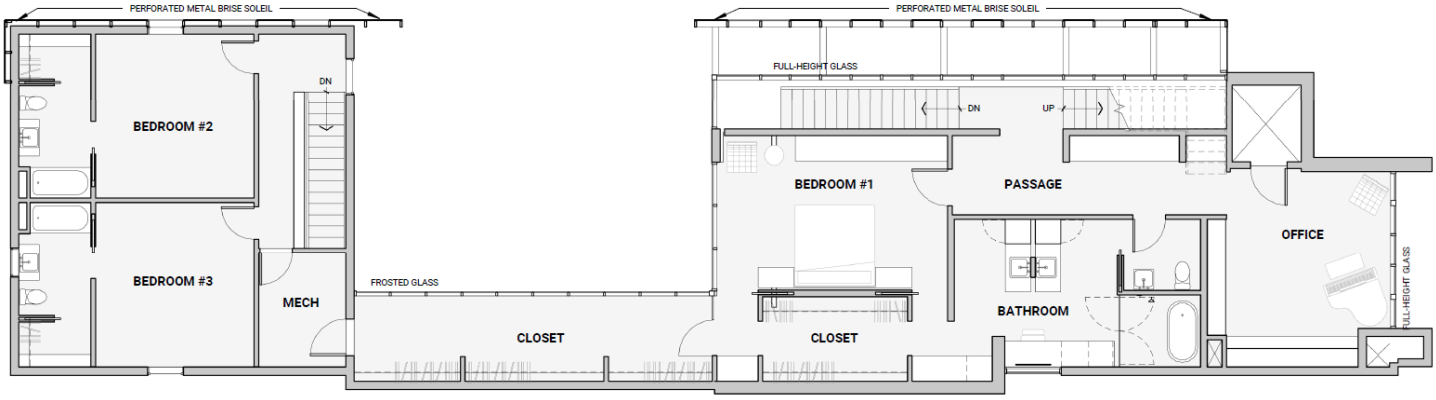
Updated for May



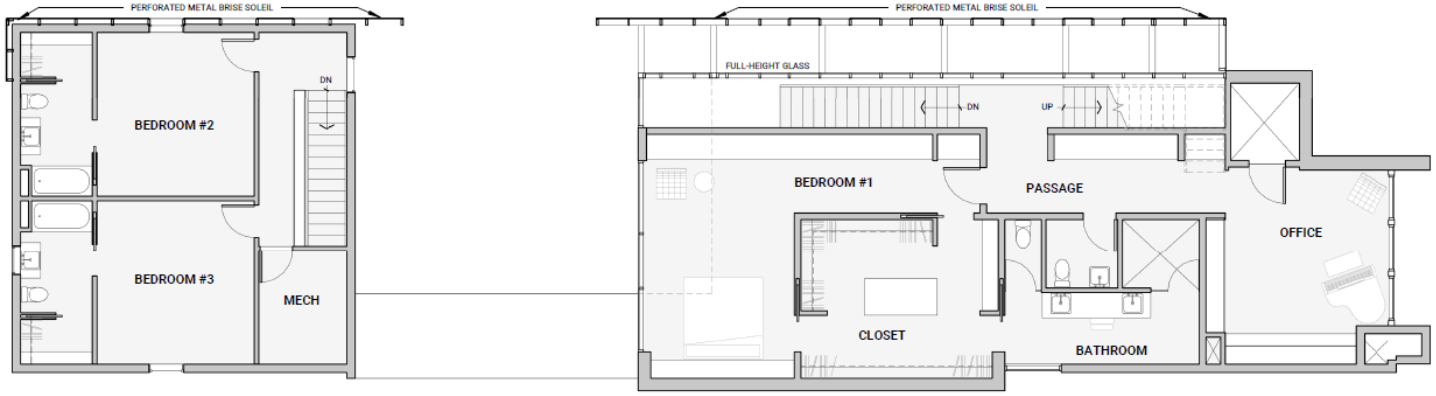
Previously (February) proposed first floor plan



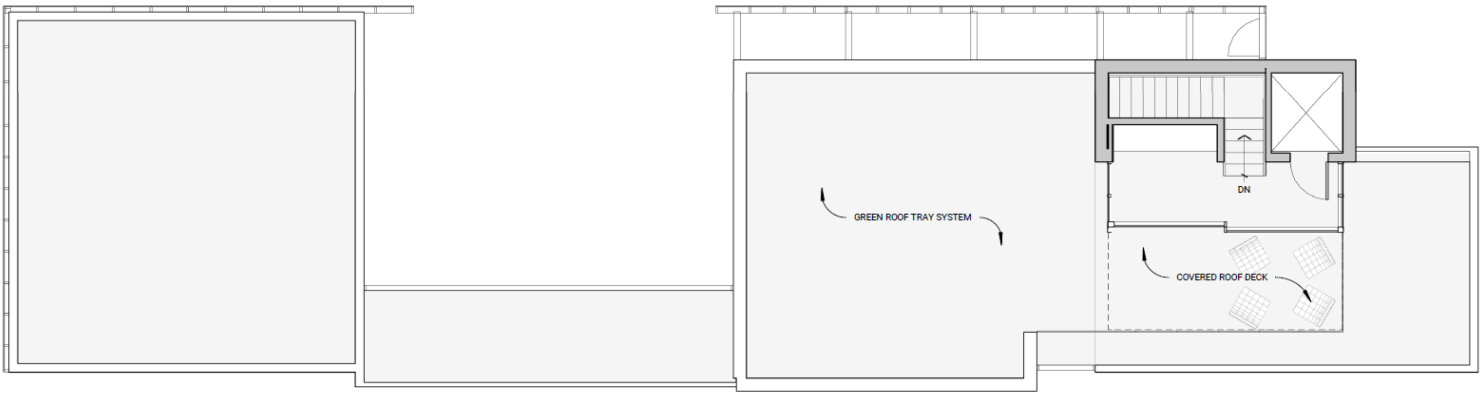
First floor plan (includes changes made in April and May) – shows change in wicket size and reduction of brise soleil on rear (north) side of garage.



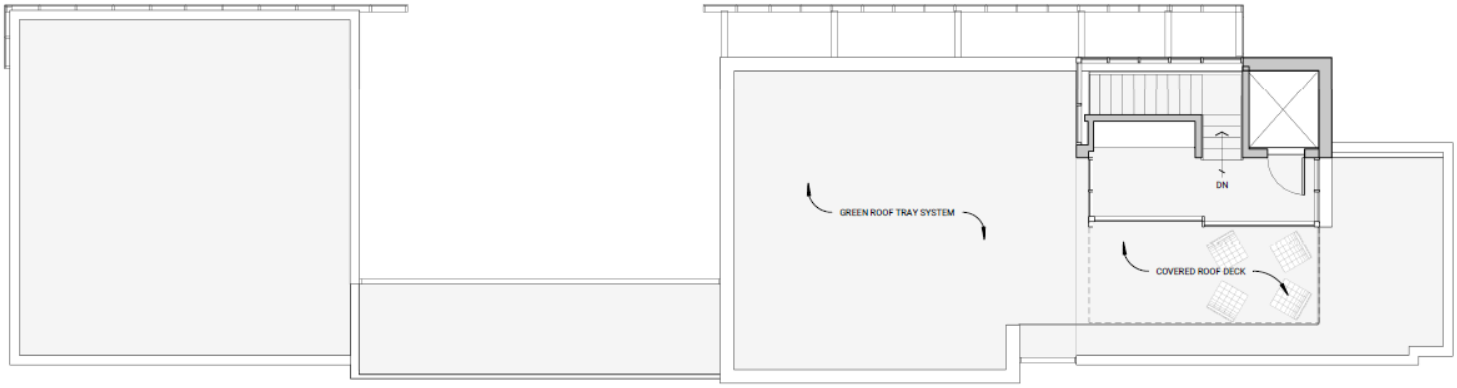
Previous second floor plan



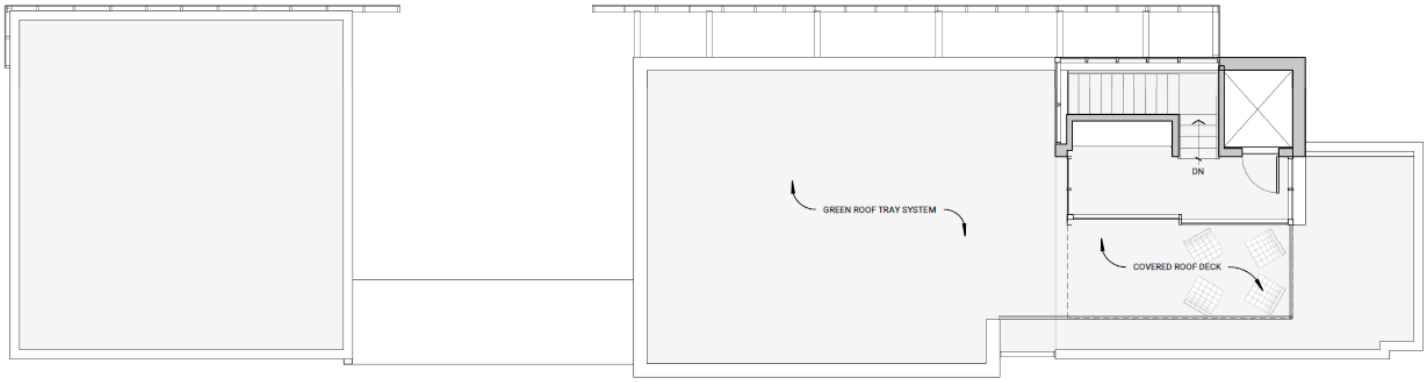
Updated for May – second floor plan



Previously (February) proposed third floor/roof deck plan

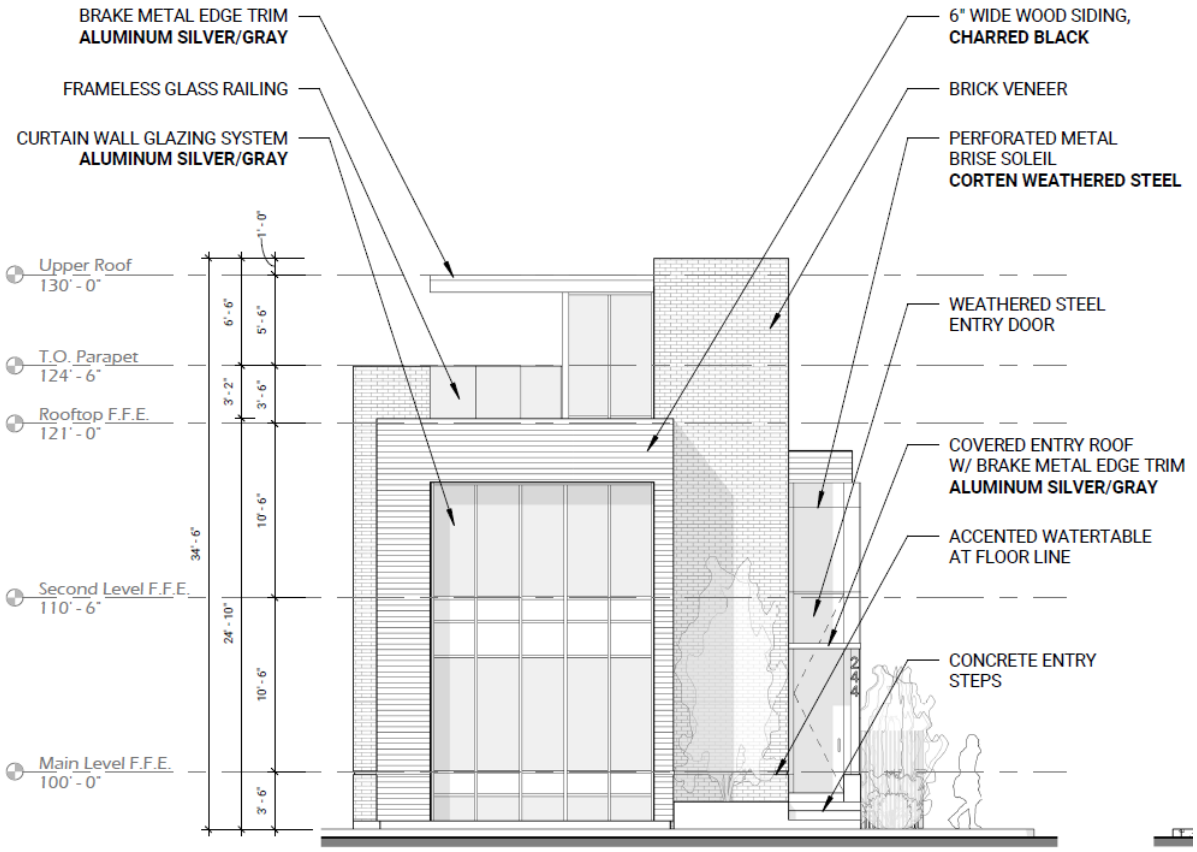


April third floor/roof deck plan – shows change in wicket size and reduction of brise soleil on rear (north) side of garage

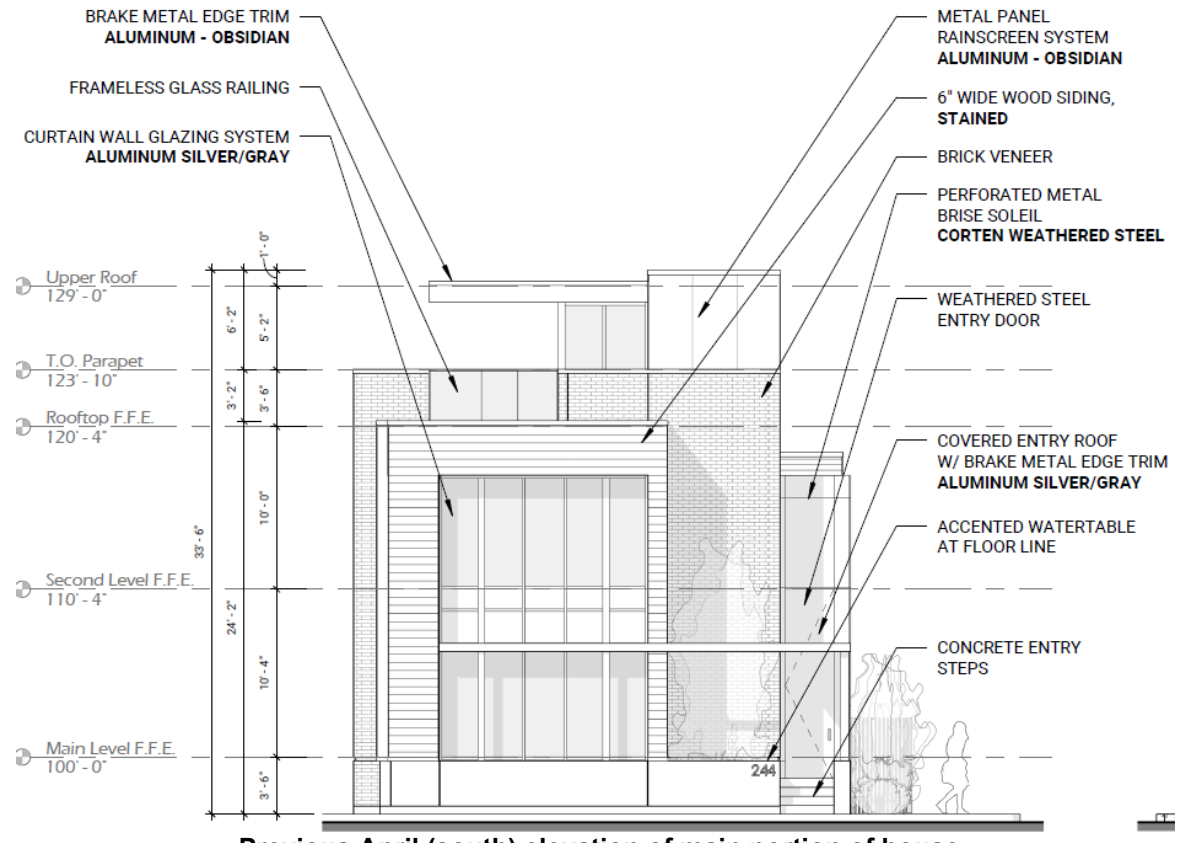


Updated for May: third floor/roof deck plan – shows change in wicket size; reduction of brise soleil on rear (north) side of garage; and extension of second floor to the north.

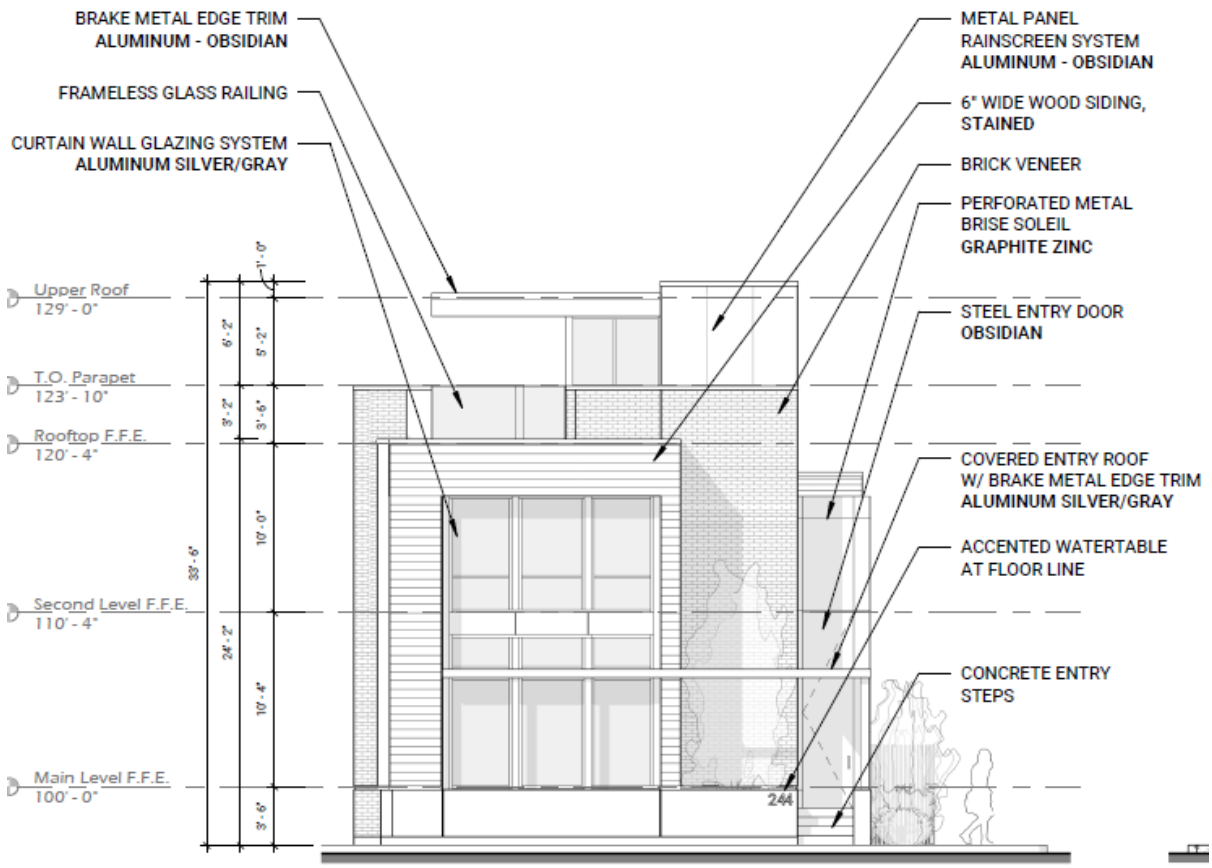
Elevations



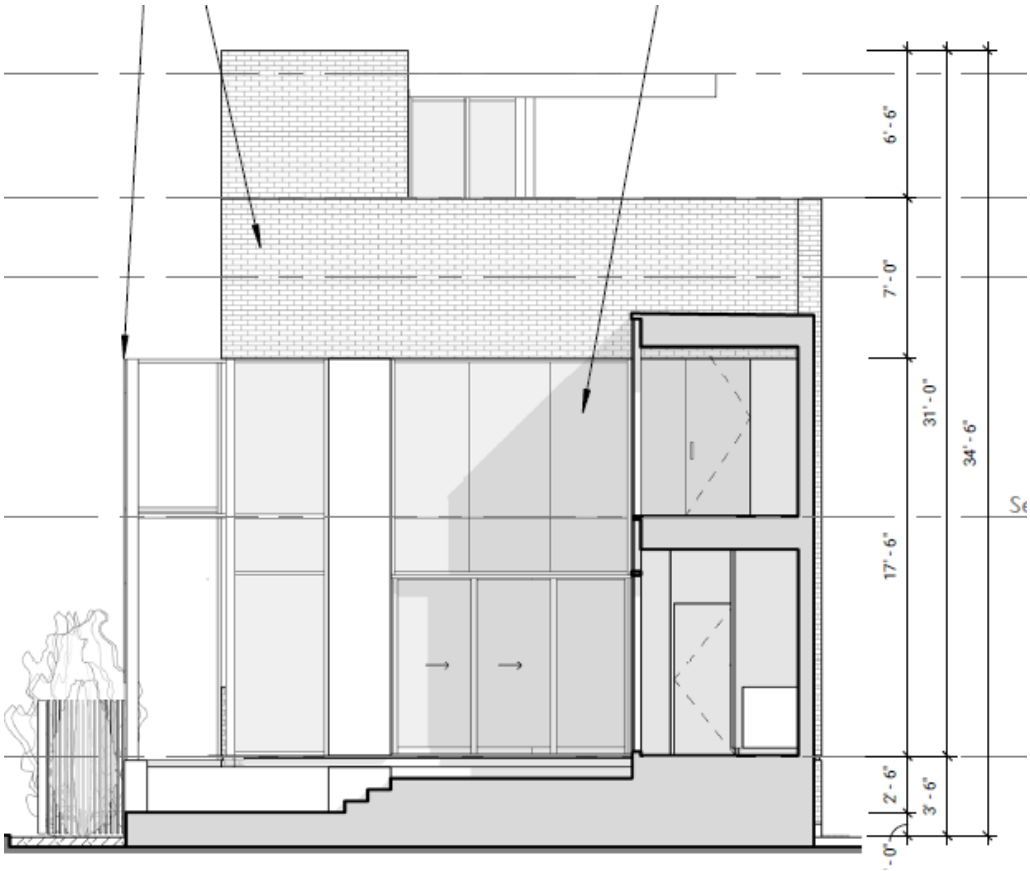
Previous (February) front (south) elevation of main portion of house



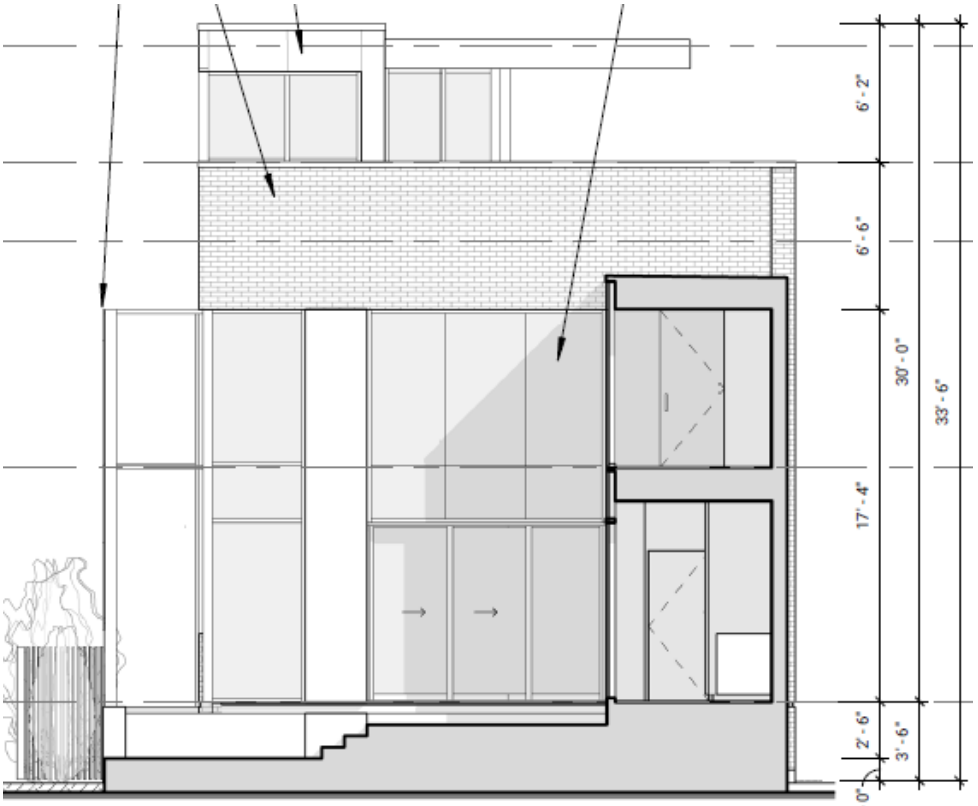
Previous April (south) elevation of main portion of house



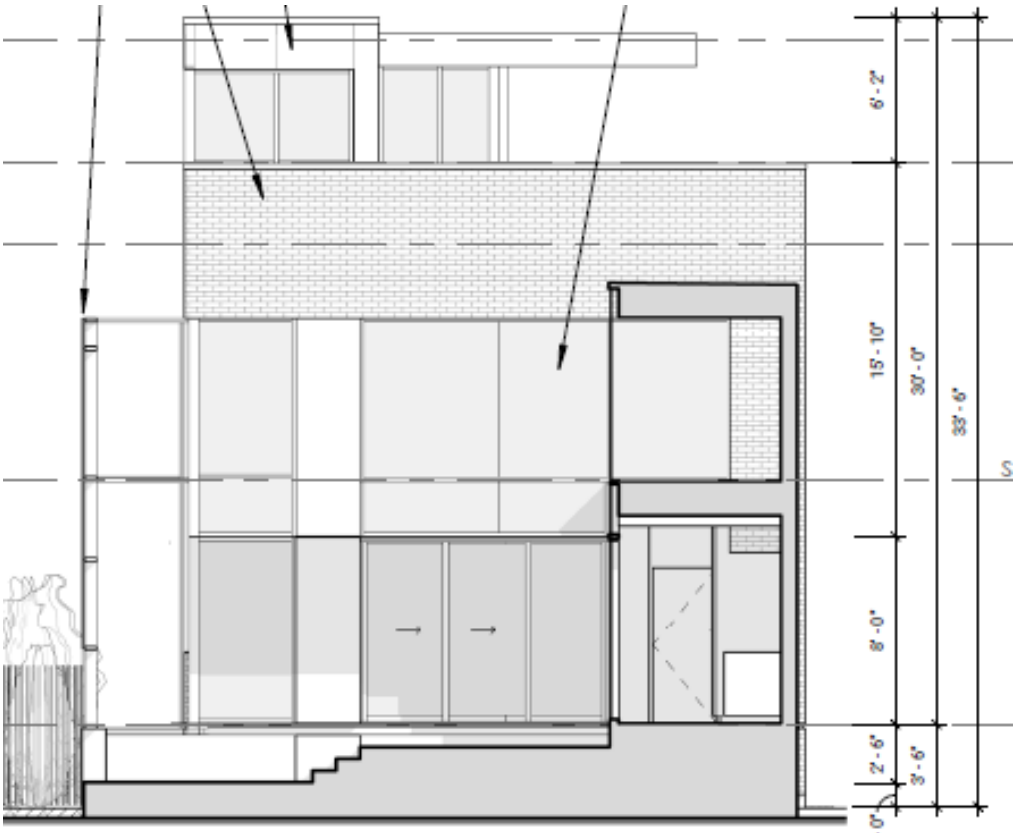
Updated for May: front (south) elevation of main portion of house



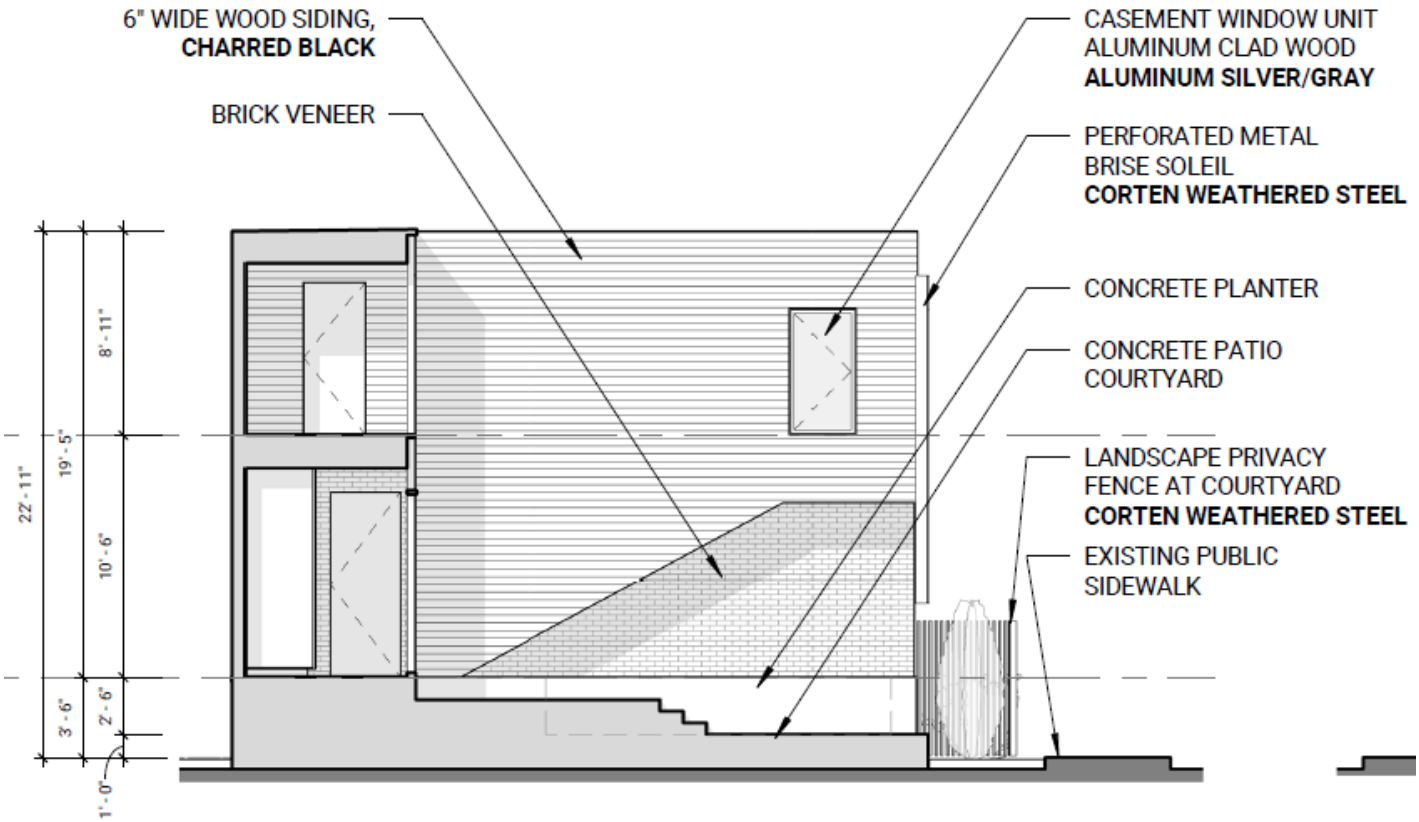
Previous (February) rear (north) elevation of main portion of house



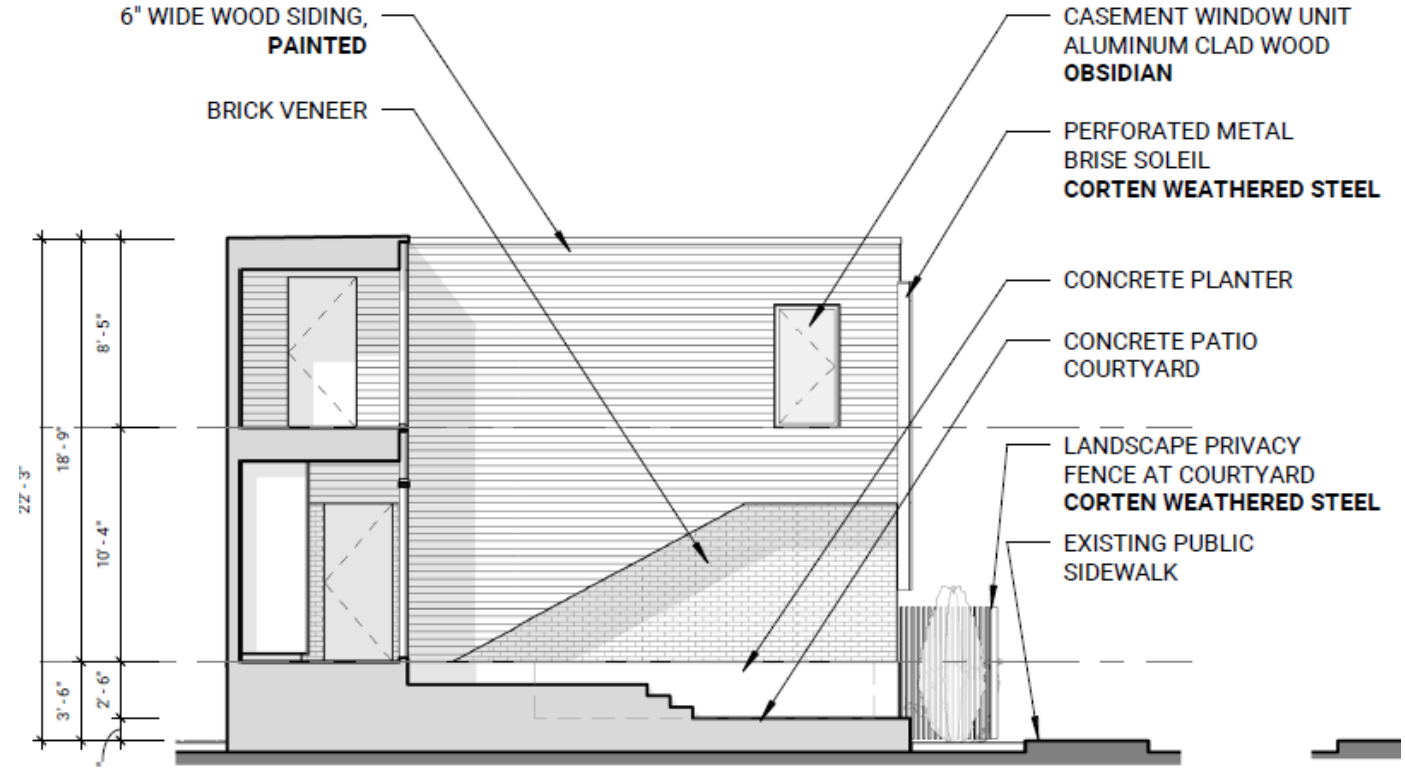
Previous (April) rear (north) elevation of main portion of house



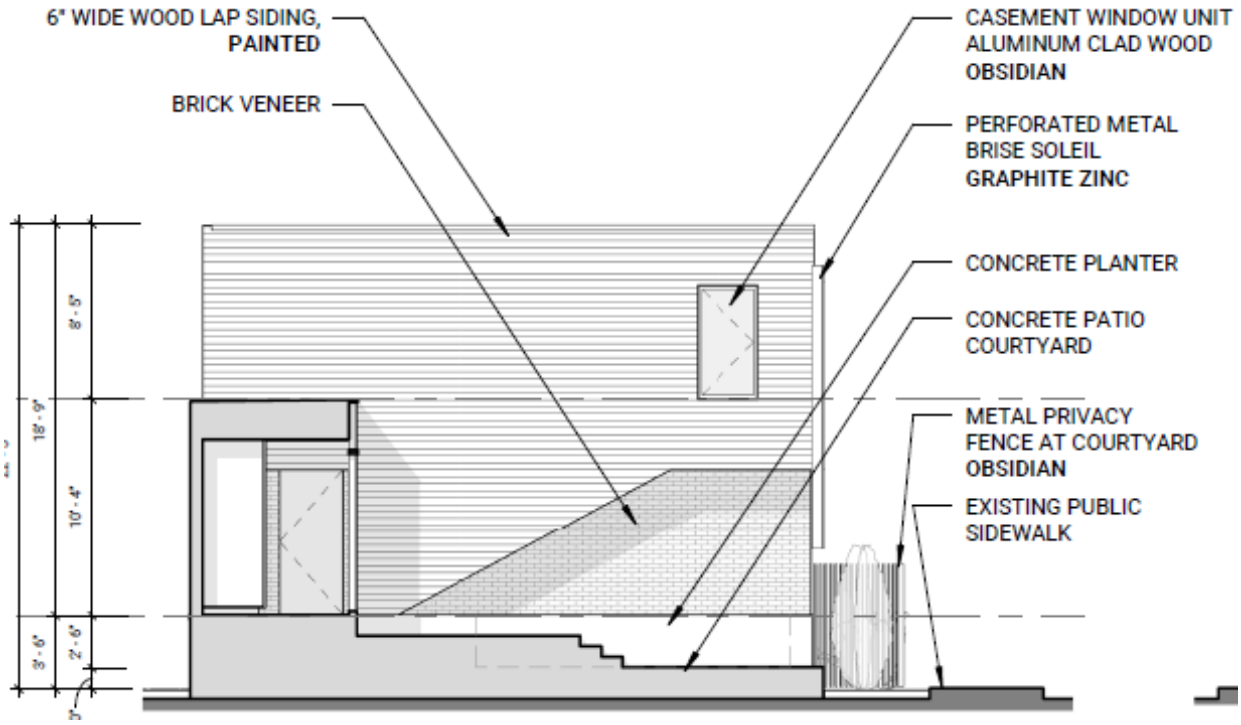
Updated for May: rear (north) elevation of main portion of house



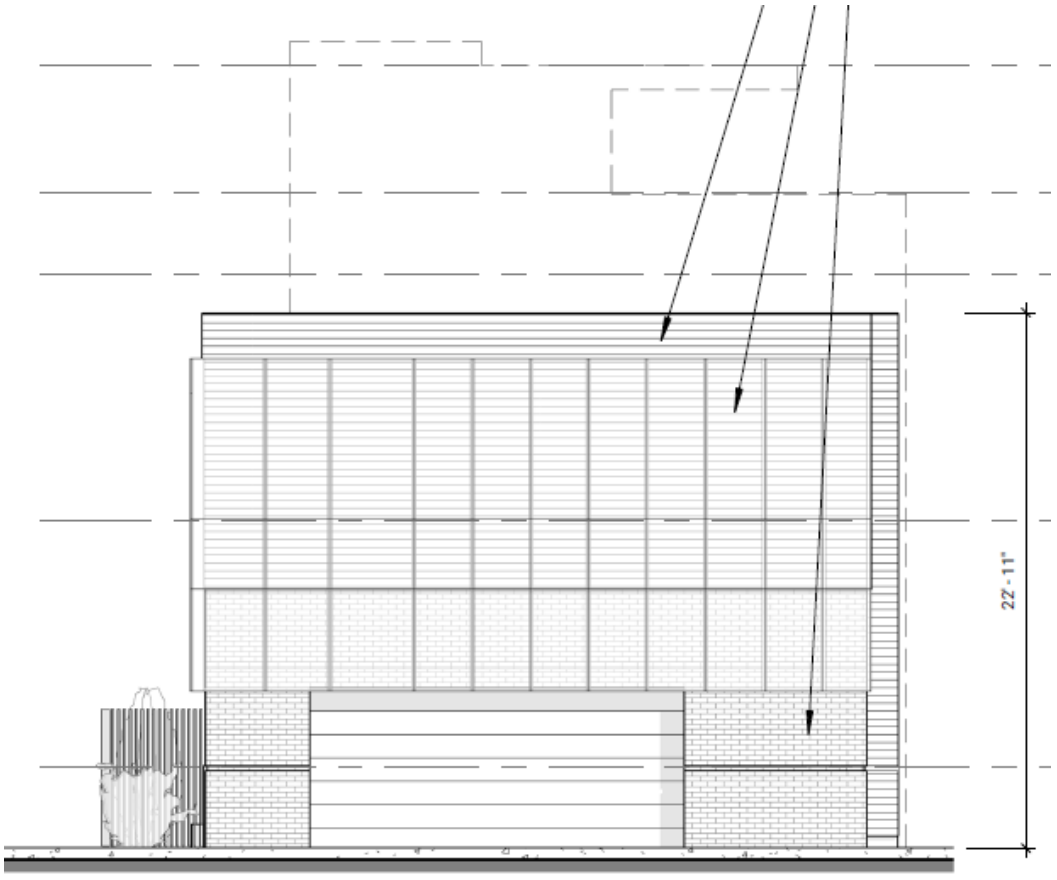
Previous (February) south elevation of attached 2-story garage



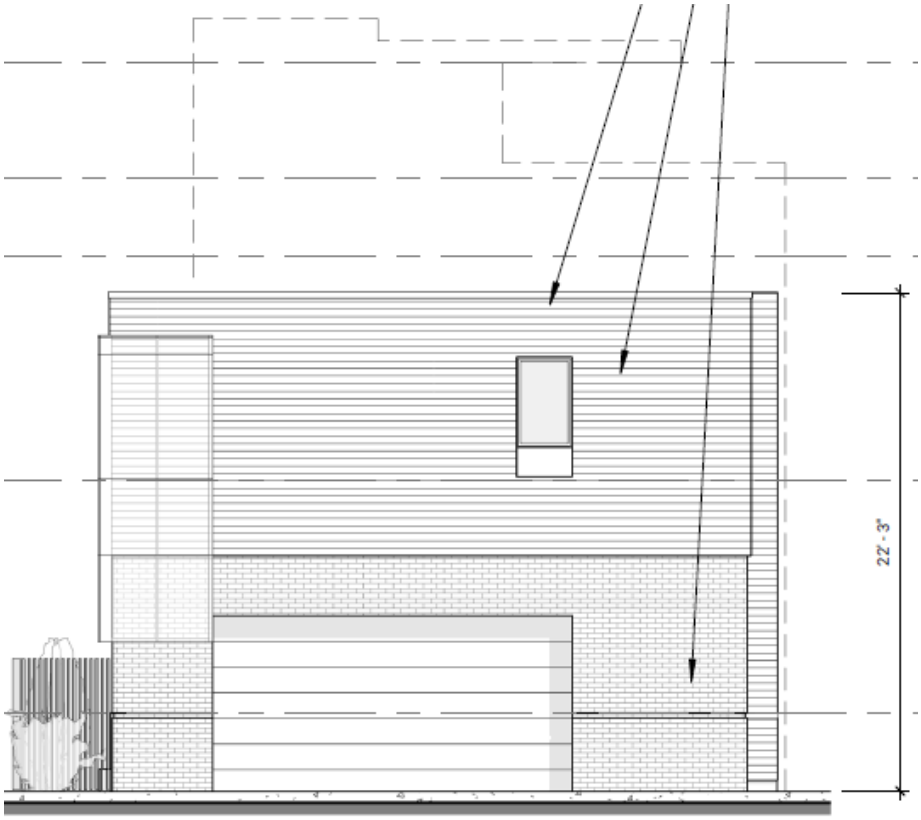
Previous (April) south elevation of attached 2-story garage



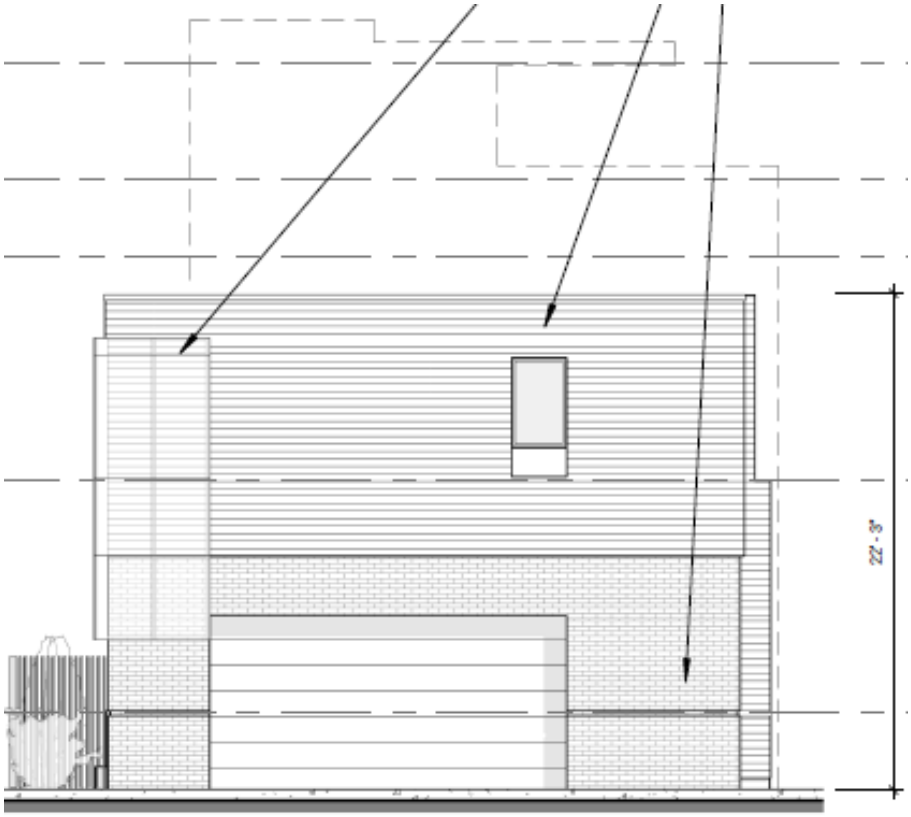
Updated for May: south elevation of attached 2-story garage



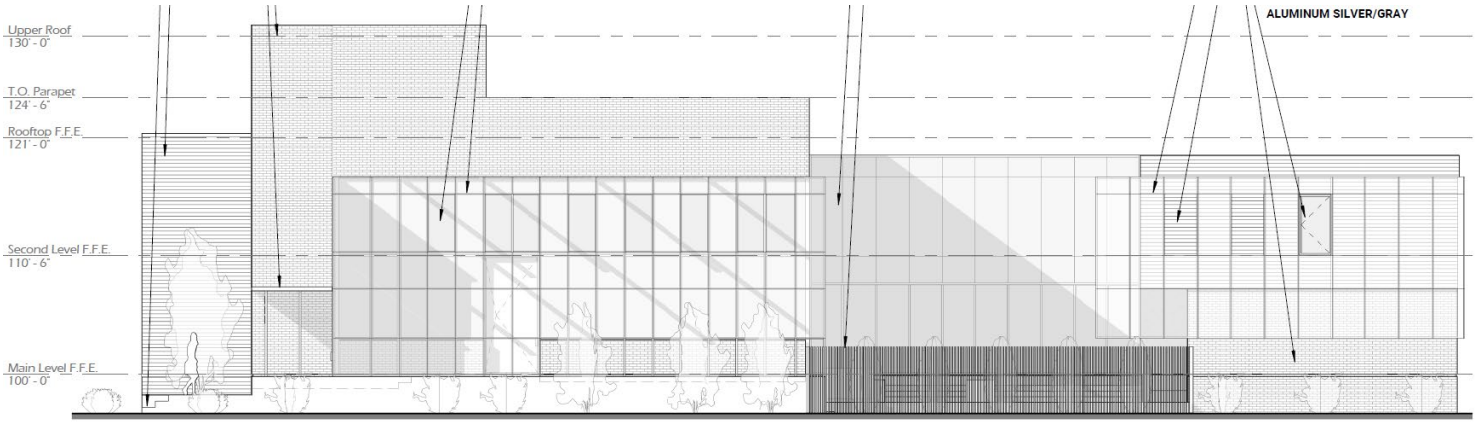
Previous (February) alley (north) elevation of attached 2-story garage



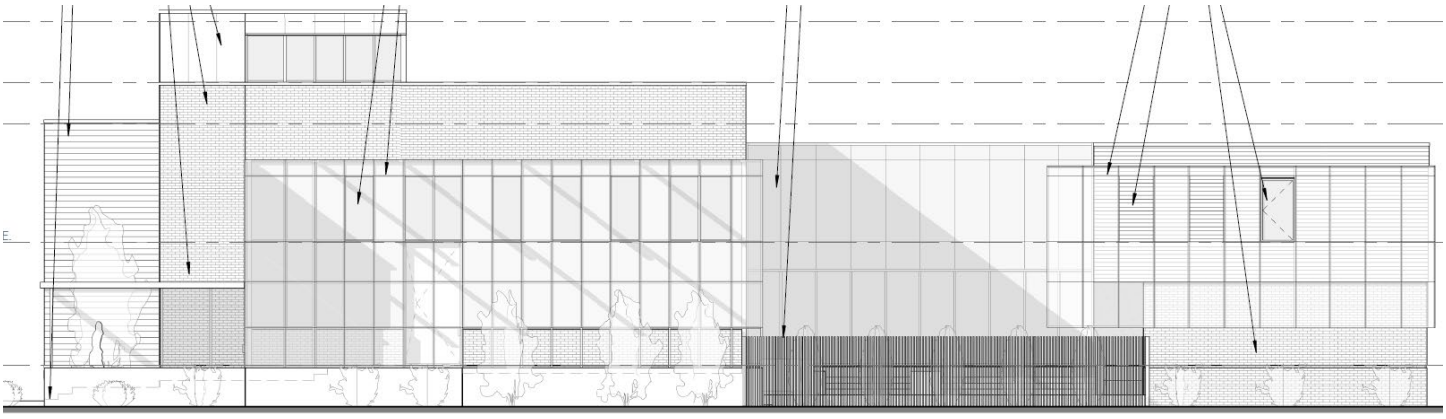
Previous (April) alley (north) elevation of attached 2-story garage



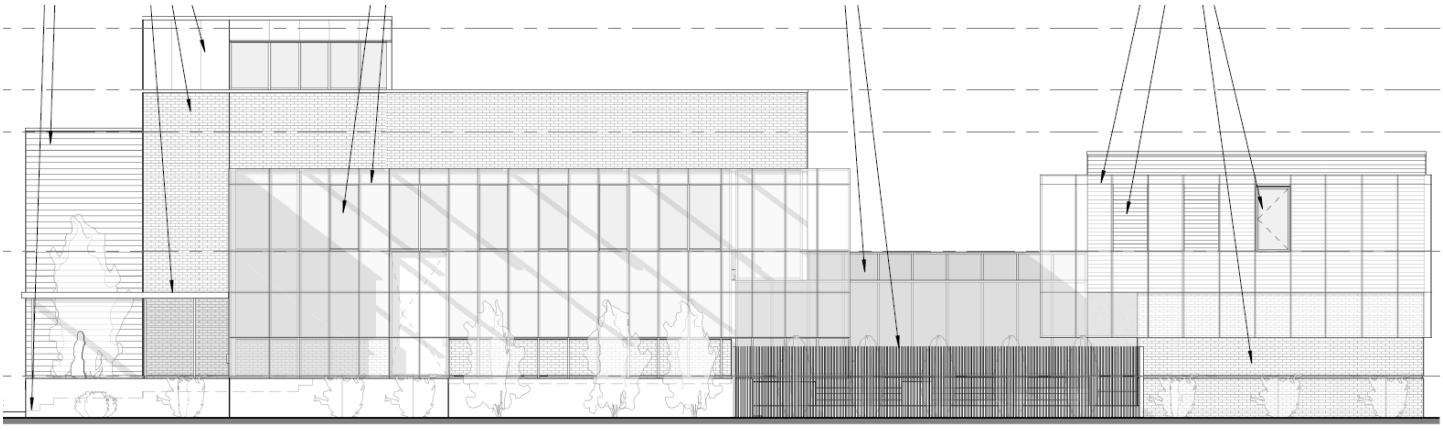
Updated for May: alley (north) elevation of attached 2-story garage



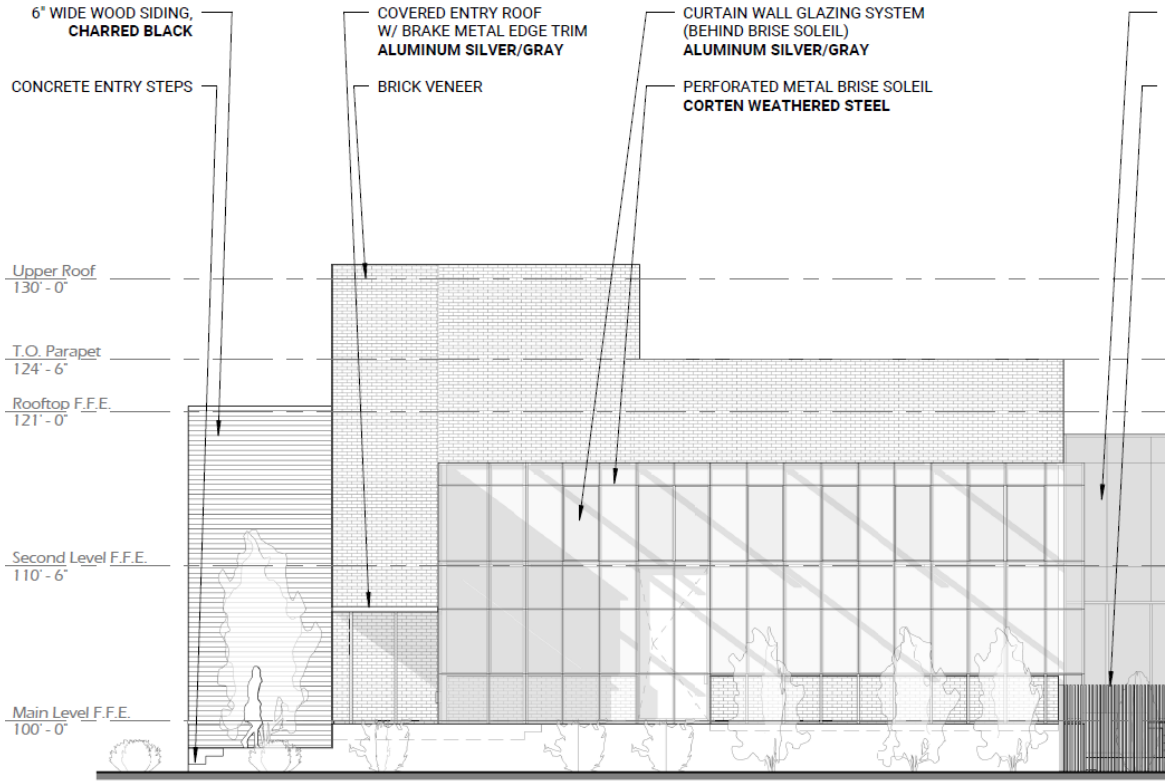
Previous (February) east (Alabama St.) elevation



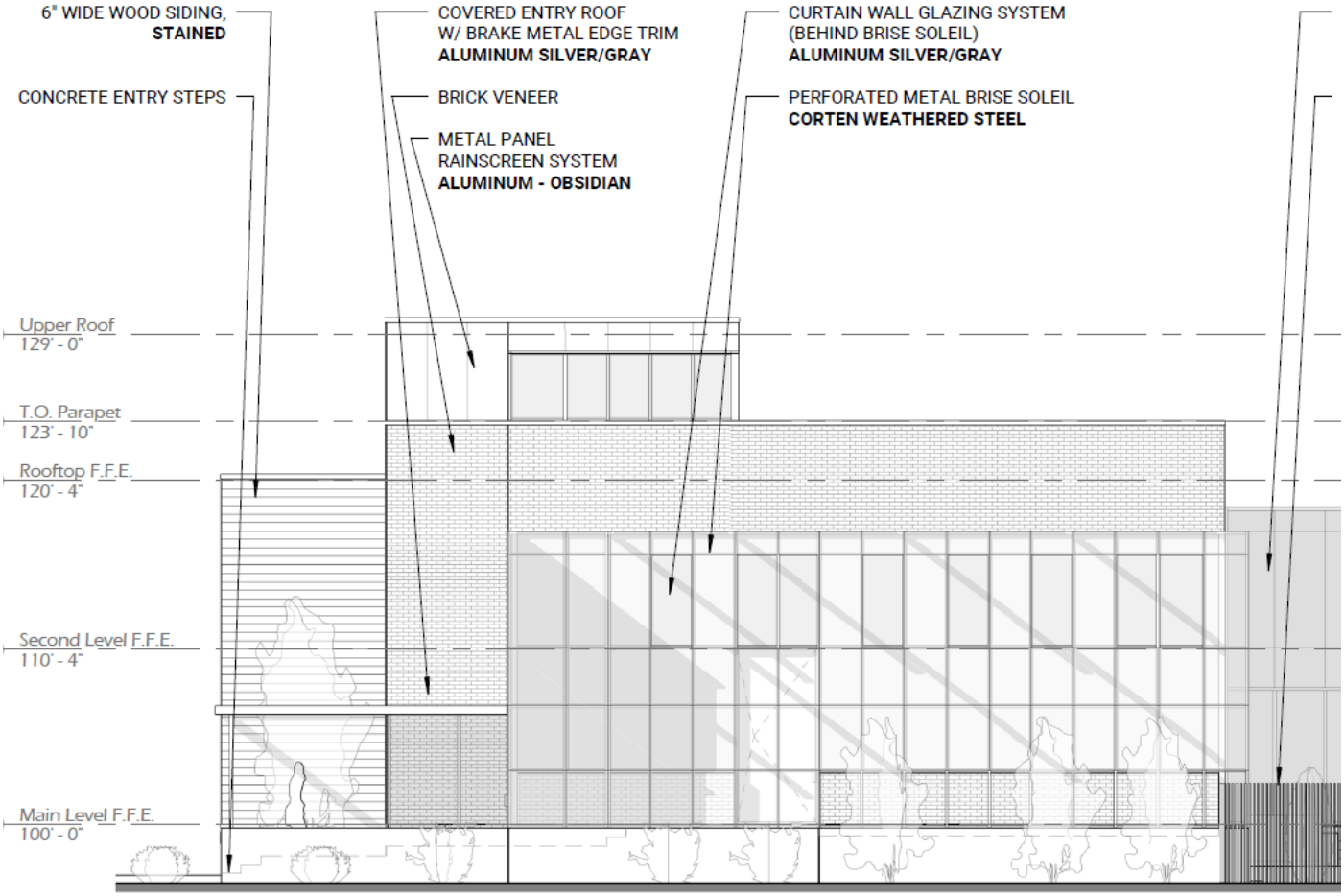
Previous (April) east (Alabama St.) elevation



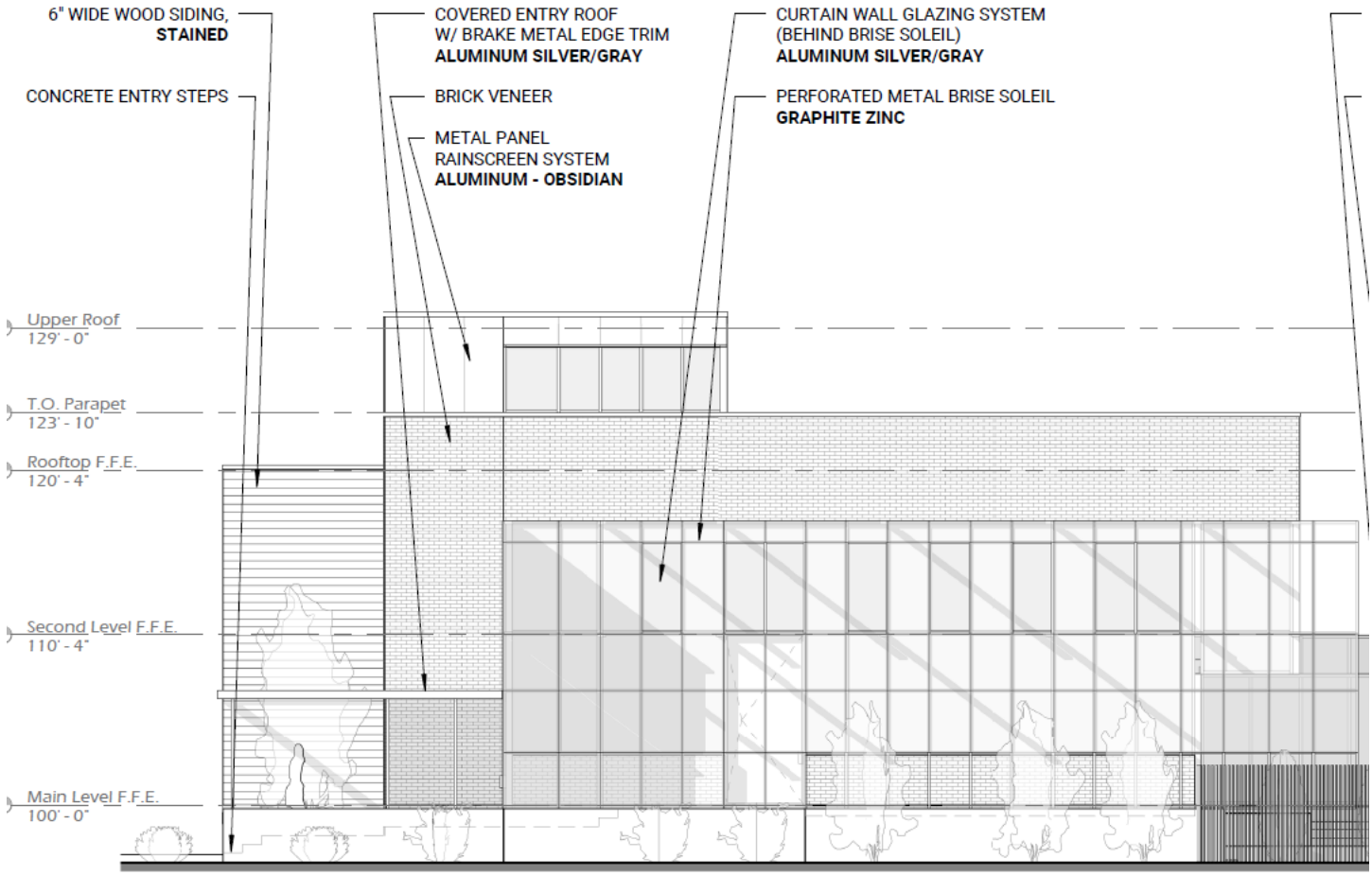
Updated for May: east (Alabama St.) elevation



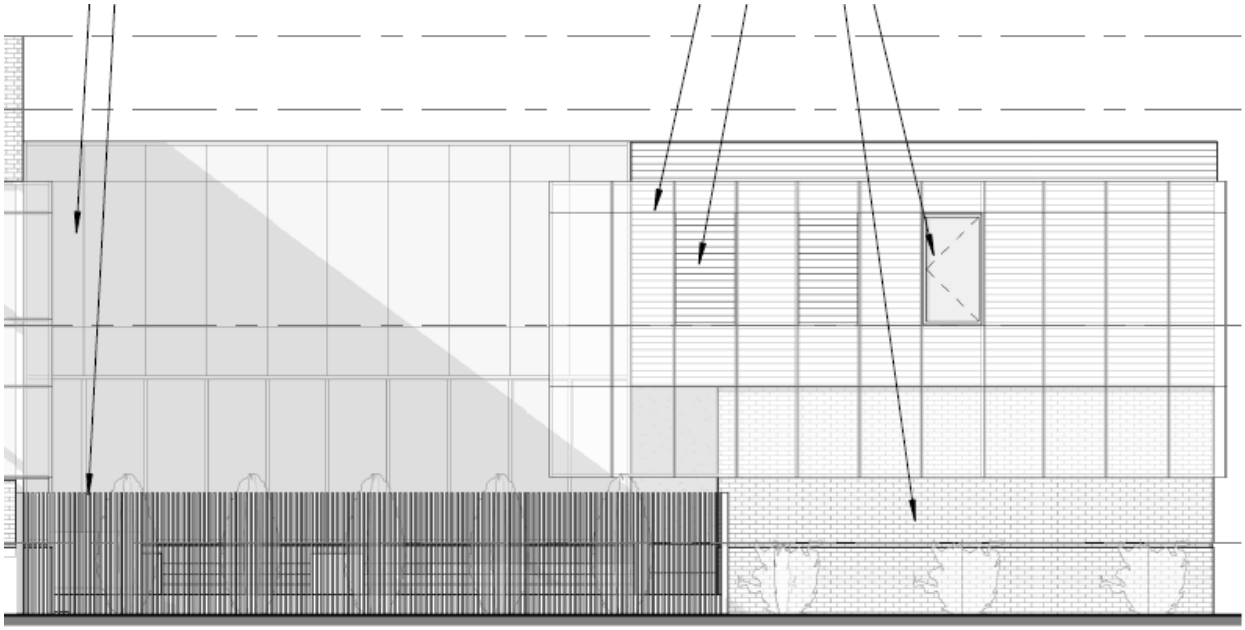
Previous (February) east elevation of main portion of house and part of 2-story connector



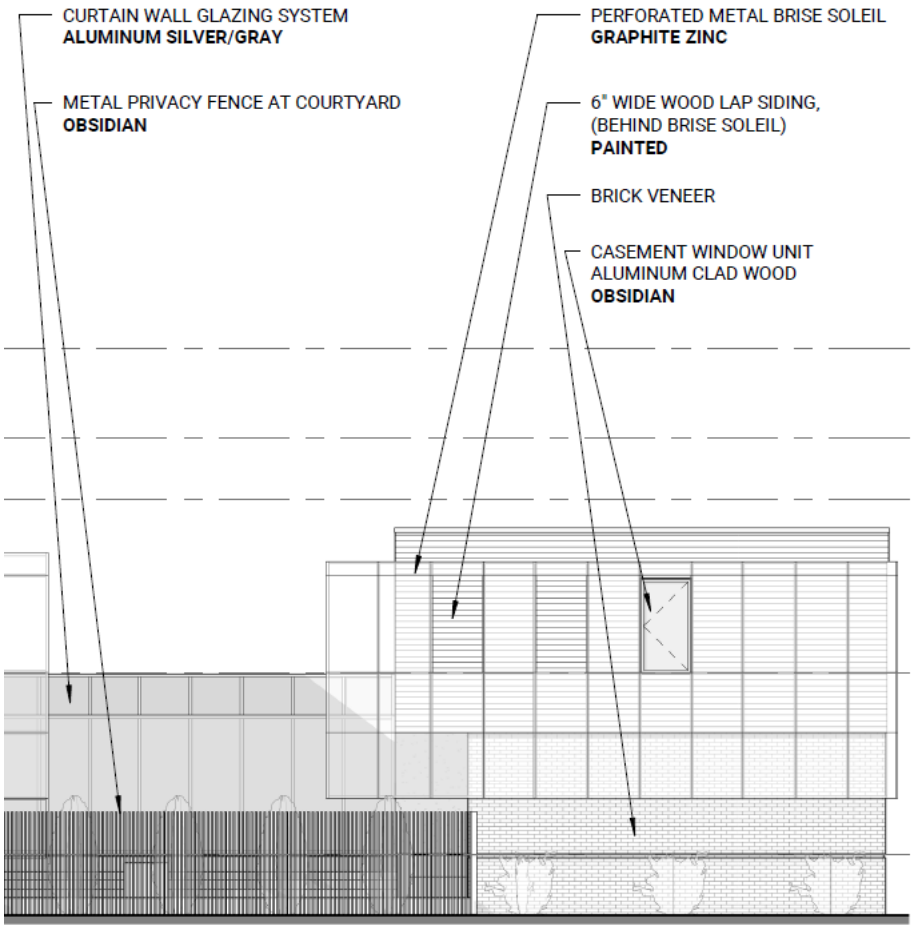
Previous (April) east elevation of main portion of house and part of 2-story connector



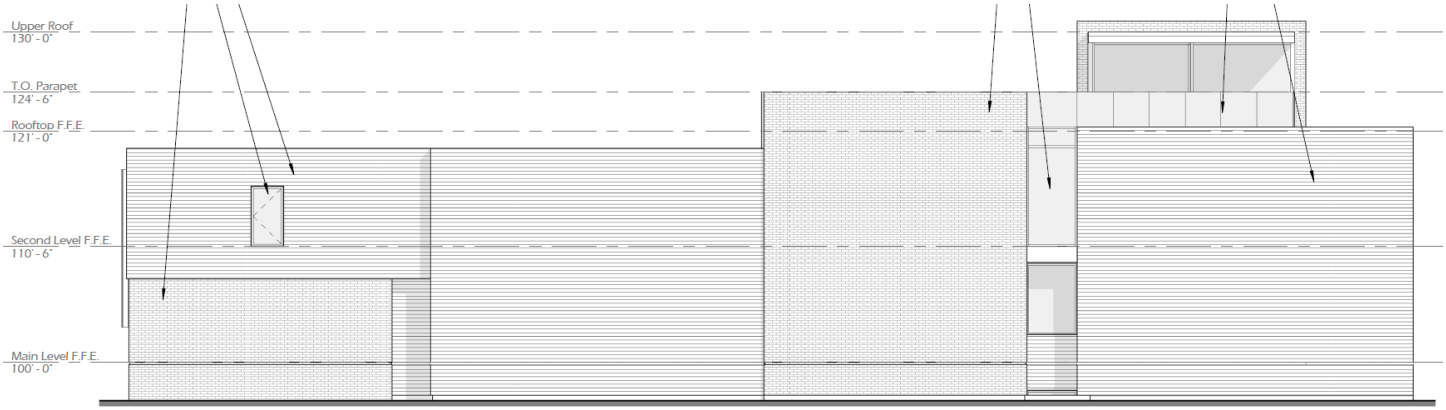
Updated for May: east elevation of main portion of house and part of 1-story connector



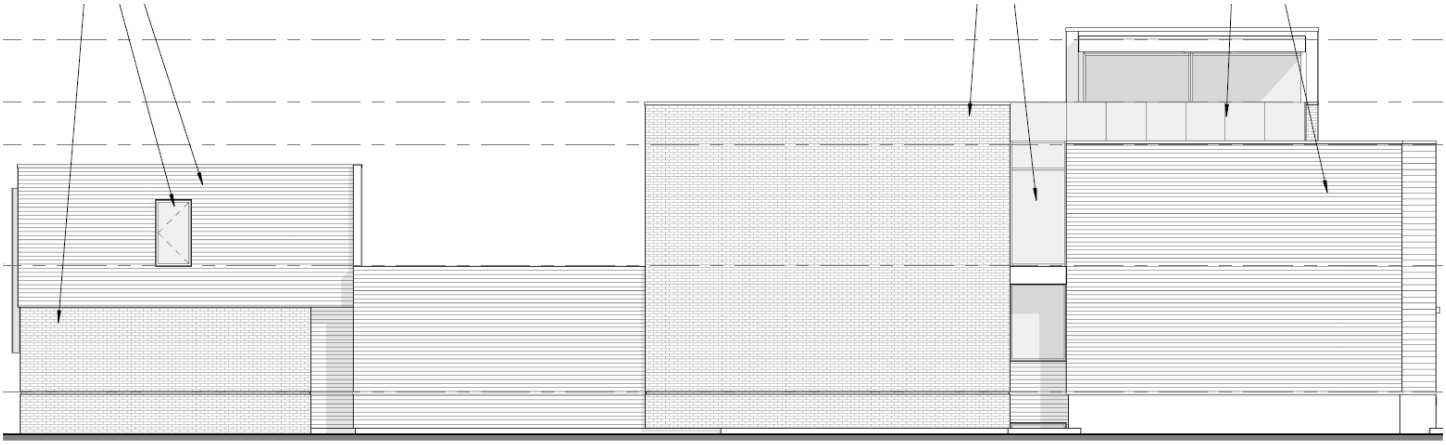
Previous April proposed east elevation of connected 2-story garage and part of 2-story connector: no changes from February other than different color for casement window; siding will be painted, not charred; metal material for brise soleil has changed and is now a graphite zinc color.



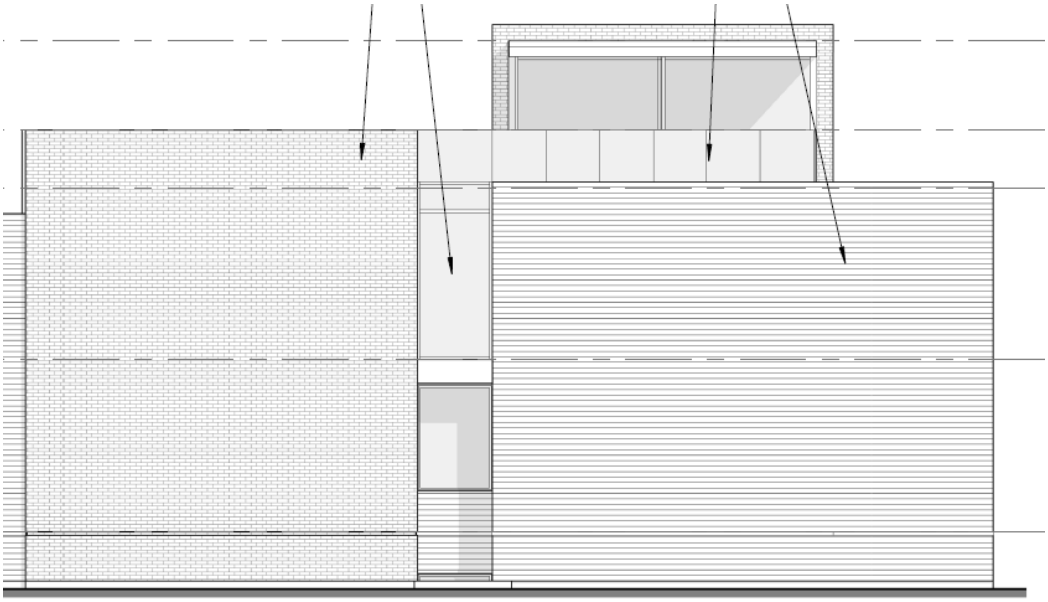
Updated for May: east elevation of connected 2-story garage and 1-story connector



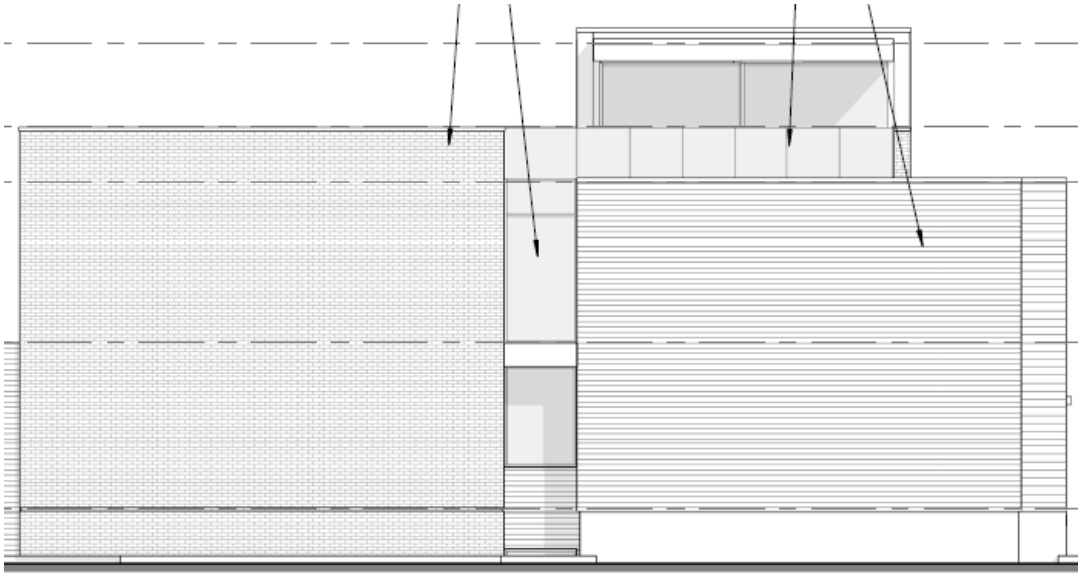
Previous April proposed west elevation: changes from February were different color for casement window and siding will be painted, not charred.



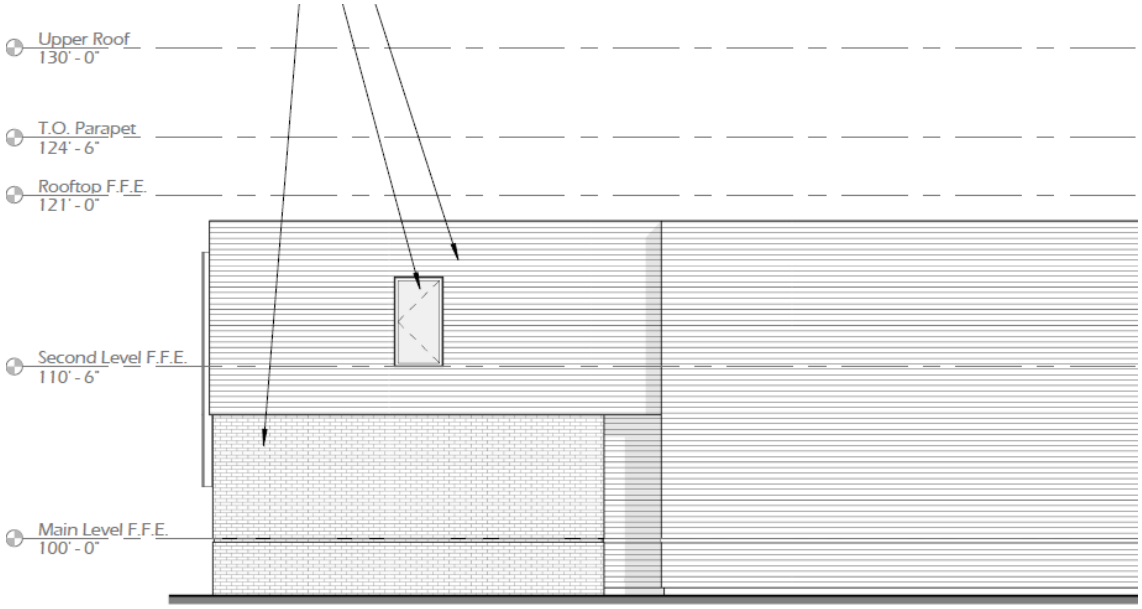
Updated for May: west elevation



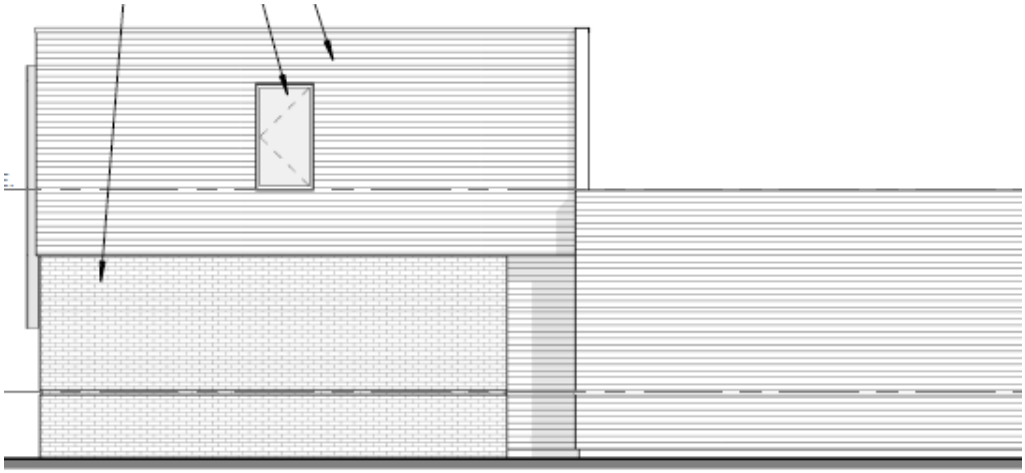
Previously (Feb. & April) proposed west elevation of main portion of house and part of 2-story connector.



Updated for May: west elevation of main portion of house and part of 1-story connector.



Previously (Feb. & April) proposed west elevation of connected 2-story garage and part of 2-story connector.



Updated for May: west elevation of connected 2-story garage and part of 1-story connector.

RENDERINGS



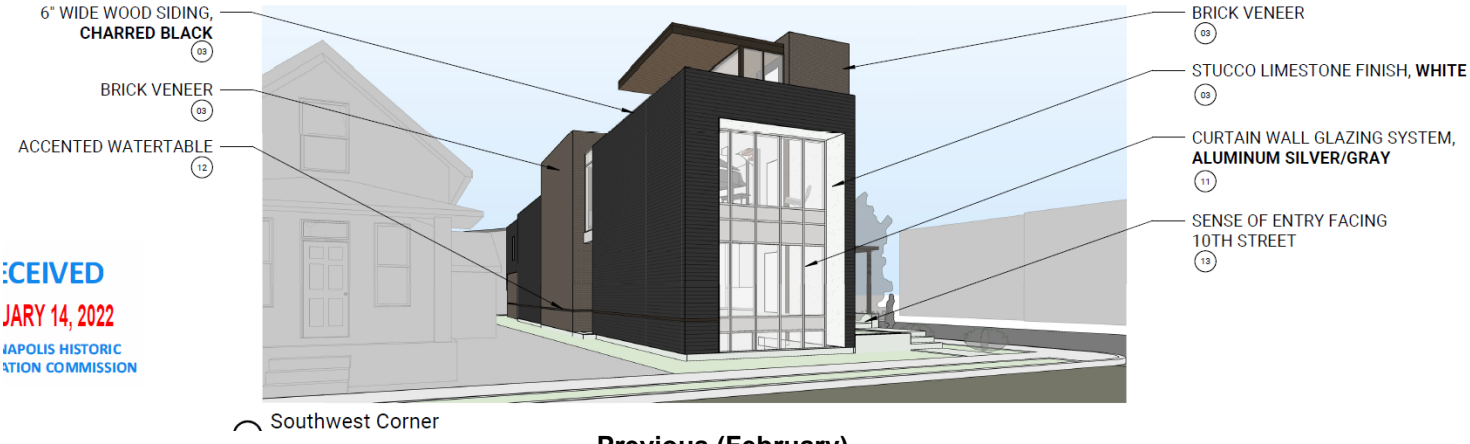
Previous (February)



Previous (April)



Updated for May



:CEIVED
JARY 14, 2022
IAPOLIS HISTORIC
ATION COMMISSION

Previous (February)



Previous (April)



Updated for May



Previous (February)



Previous (April)



Updated for May



Previous (February)



Previous (April)



Updated for May



Courtyard Perspective - South

Previous (February and April)



Updated for May

Perspectives from corner of E. 10th St. and N. Alabama St. looking northwest.



Previous (February)



Previous (April)



Updated for May

Perspectives looking north



Previous (February)



Previous (April)



Updated for May

Perspectives looking northeast on E. 10th St.



Previous (February)



Previous (April)



Updated for May



Previous (February) east elevation along N. Alabama St.



Previous (April) east elevation along N. Alabama St.



Updated for May: east elevation along N. Alabama St.



Previous (February) perspective looking southwest at rear (north) and east elevations



Previous (April) perspective looking southwest at rear (north) and east elevations



Updated for May: perspective looking southwest at rear (north) and east elevations

FINDINGS OF FACT

FOR CLEAR-SIGHT-TRIANGLE AT E. 10TH ST. & N. ALABAMA ST.

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

The proposed project is located in an established, dense historic district with other structures built completely to property lines.

The project still provides a clear sight triangle but is less than prescribed by zoning. The project is located at the beginning of a one way street, which lessens the need for an expansive clear sight triangle.

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

The proposed project is located in a dense historic district with many examples of similar buildings providing little or no clear sight triangle.

The proposed development of the vacant lot will add to the neighborhood's evolving building stock, providing a positive impact on 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:

The zoning prescribed sight triangle would cut an extensive amount of the building's main facade. The building's main facade (facing 10th St) aligns with the adjacent properties to maintain a correct historic pattern.

FOR CLEAR-SIGHT-TRIANGLE AT ALLEY AND N. ALABAMA ST.

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

The proposed project is located in an established, dense historic district with other structures built completely to property lines.

The project still provides a clear sight triangle but is less than prescribed by zoning.

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

The proposed project is located in a dense historic district with many examples of similar buildings providing little or no clear sight triangle.

The proposed development of the vacant lot will add to the neighborhood's evolving building stock, providing a positive impact on 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:

The zoning prescribed sight triangle would cut an extensive amount of the building's main facade. The building's main facade (facing 10th St) aligns with the adjacent properties to maintain a correct historic pattern.

NEW SUPPORT LETTERS

-----Original Message-----
From: Cara Peggs <peggscf@gmail.com>
Sent: Thursday, April 7, 2022 10:57 AM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Subject: 244 East 10 th street

To Whom It May Concern,

This letter is in regard to project
2021-COA-613 (SJ)
2021-VHP-028
244 East 10th Street
Indianapolis,IN 46202
KEITH AND MELISSA Gregor

I want to welcome the Gregors to our neighborhood. I was able to watch the IHPC meeting in February and attended in April and was quite surprised and embarrassed. I have seen the original plans and subsequent revisions. I have viewed an image of the commercial, flat roofed grocery that occupied that lot historically. I have also reviewed the neighborhood guidelines concerning single family dwellings.

The architect and Gregors have worked diligently to communicate, follow guidelines and make changes according to recommendations. I was embarrassed by how they were received by the neighborhood board.

I have lived in this neighborhood for over twenty years and seen many changes. Many empty, trash-filled lots are now occupied by a variety of buildings and styles. Some of them refreshingly interesting, ie, the Firehouse, the contemporary business building on Delaware, and the new, clean, contemporary single family homes near Alabama and 11th. Other builds are more conservative and traditional like the brick homes, townhomes and massive apartment building on Alabama and Ft Wayne, and finally there are the gabled roof, cottage type, 1950's replica homes scattered throughout. I was excited to see a contemporary home with excellent design going on a corner. That would be a very difficult lot to design a home for given the constraints of the lot, location, and guidelines. Cudos to the firm for its vision!

I was puzzled at the neighborhood board's reaction to the possibility of having such a beautiful home on a prominent corner. Why was this being squelched? Was there a conflict of interest that I was unaware?

Are we not an inclusive, diverse neighborhood? Do we not welcome all? Why would we try to insist that the home have a gabled roof? Why dictate the color? the materials? The charred wood was a very beautiful and original idea. The varied materials lent it a work of art, not just another brick with a gabled roof. This is not 1950. Why not embrace a home of the times that improves the neighborhood image and embraces our diversity? Saint Joseph is a diverse neighborhood in age, race, socioeconomic measures, gender and about anything you want to measure. We are not Carmel and don't want to be cookie cutter in our appearance.

I don't think the statement by the St Joe Board in February that stated "the neighborhood" is not in support of this home and its design is reflective of the neighbors viewpoint. Very few people knew or saw the design. Word of mouth about the design from those who had access was misleading. It DOES fall within the guidelines and size constraints, although those guidelines are vague enough that much power is in the hands of a few determining acceptance.

I hope that the IHPC will take another look at the dynamics behind the "neighborhood" stating we are opposed to this home. I have since shared this design with many friends and acquaintances of Saint Joseph Neighborhood, and there is support for the design and presence of a home at 244 East 10th Street. I am encouraging them to also write letters of support.

I am in favor of this home and its style at this location. My reading and interpretation of the neighborhood guidelines concludes it is within those constraints.

Finally, let me make a comment about this process. I understand the purpose of this process. It has become a thorn in everyone's side. It is costly, aggravating, stressful, time consuming and conflict promoting within the neighborhoods. Why?

Warm Regards,
Dr Cara Peggs
320 East Saint Joseph Street
apt 2
Indianapolis, IN 46202
317-408-7811

From: Kim DeVane <kdevane55@gmail.com>
Sent: Saturday, April 9, 2022 7:20 AM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Subject: Re: Project 2021-COA-613 (SJ) & 2021-VHP-028 244E. 10th Street

To the members of the Commission:

I am writing in support of the proposed residence to be built on the site of 244 E. 10th Street.

I have been provided an architectural rendering of the residence.

I have resided at 320 E. St. Joseph St. since 1995. We are located on the North east corner of St. Joseph Street and Alabama, about a block away from the site on E. 10th St.

Our home is one of four units at that location. The total square footage is over 20,000 square feet for all four, with an adjoining garage capable of parking eight vehicles.

The building was originally built between 1898 and 1902. In 1994 It was an abandoned factory. When we first saw the inside of the building it was gutted. We purchased a 3,600 sq ft unit.

John Watson, then with Van Rooy properties renovated and built out the warehouse in the industrial loft style similar to the Garage Hall at Bottleworks. Keeping the high beamed ceilings interior brick walls and exposed ductwork.
The interior of our home has two fireplaces one between the living room and master bedroom that goes to the top of the @25 foot ceilings. We love our home and the St. Joseph neighborhood.

In 1995 when we moved into the area the south side of St. Joseph and Alabama was a large empty field. Now lined with English style row houses. The building to our east was a gravel factory which is now Brandt Construction.
In the last 26 years we have watched the renovation of numerous abandoned warehouses and factories converted into apartments, condominiums and single family residences.

The growth of this area has mirrored the growth of downtown Indianapolis. It has developed organically with both individuals and corporations renovating or building new structures in architectural styles ranging from Victorian brownstones to industrial lofts to homes and offices in the extreme urban modernist design.

The proposed building on the site of 244 East 20th Street will be converting an eyesore of an abandoned lot into a stunning residence that can only improve the overall area and raise property values.

This lot is not a thriving "green space." Nor, given its location at the edge of a busy street would it make an appropriately safe park of any kind.

Therefore, as a resident of this area for a quarter century I am requesting you approve the plans submitted to this commission for what can only be described as a visionary structure.

A structure perfectly in keeping with the continuing growth of this area and the surrounding areas of Chatham Arch the Bottleworks District and the greater downtown area.

Remonstrance Letter from April

ST. JOSEPH
HISTORIC NEIGHBORHOOD

March 25, 2022

Re: 244 E 10th St

Dear IHPC Commissioners:

I am writing on behalf of the St. Joseph Historic Neighborhood Association Board of Directors.

A second neighborhood review of the current plans for 244 E.10th St. was conducted on March 16, 2022 after One 10 studios requested a meeting with the SJHN board of directors. In attendance were One 10 Studios, the Gregor's, and a portion of the St. Joseph board members. One 10 did ask for a full board meeting. Some board members did not attend. After reviewing the plans no announcements were made to the neighborhood as a whole, due to so many elements still being out of alignment with the Saint Joseph Neighborhood Area Plan.

The 3/10/22 modifications favorably addressed some concerns from the previous review including: (a) lowering the overall height of the house to make it similar to the tallest homes in the block; (b) improved 10th St orientation by adding a sense of front porch/entryway and a solid door to the courtyard; (c) using different materials and colors to improve appearance and proportion along 10th St; and (d) adding landscape materials and reducing the length of the fence which improves exterior appearance along Alabama St.

Despite these improvements, St. Joseph representatives do not support the 3/10/22 design. Continuing concerns raised in the meeting included: (a) objection to the two-story connection between the primary house and the garage and additional bedrooms; (b) the fence design and material does not comply with neighborhood requirements; (c) concern was also expressed regarding fenestration on the Alabama St elevation; and (d) whether the 28' wide garage would hinder motorists' visibility accessing Alabama St. from the alley behind the proposed house. We note that 10th and 11th Street home and apartment residents, utility companies, service providers, and others use this alley regularly. In addition, Attached are the current plans from One 10 Studio with mark ups that call out additional elements in conflict with the St Joseph Historic Area Plan.

If you have questions, please feel free to contact me.
Respectfully,

Benjamin D. Langebartels
Design Review Chairperson
cc: Andrew Fries, One 10 Studio
St. Joseph Historic Neighborhood Association Board of Directors

RECEIVED
March 28, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Support Letters from April

(NOTE: The Commission received these letters in the day-of packet on the day of the April hearing.)

To Whom It May Concern,

This letter is in regard to project
2021-COA-613 (SJ)
2021-VHP-028
244 East 10th Street
Indianapolis,IN 46202
KEITH AND MELISSA PAYNER (Keith and Melissa Gregor not Payner)
I want to welcome the Gregors to our neighborhood. I was able to watch the IHPC meeting in February and was quite surprised and embarrassed. I have seen the original plans and subsequent revisions. I have viewed an image of the commercial, flat roofed grocery that occupied that lot historically. I have also reviewed the neighborhood guidelines concerning single family dwellings. The architect and Gregors have made every attempt to communicate, follow guidelines and make changes according to recommendations. I was embarrassed by how they were received by the neighborhood.

I have lived in this neighborhood for about 20 years and seen many changes. Some of them refreshingly interesting, ie, the Firehouse, the contemporary business building on Delaware, and the new, clean, contemporary homes near Alabama and 11th; more traditional brick homes like, the multi-dwelling brick on Alabama, the single family brick townhomes on Alabama and Saint Joseph; and also the gabled, 1950's replica homes scattered throughout. I was excited to see a contemporary home with excellent design going on a corner that usually is home to liquor bottles and dog shit, not to mention the dilapidated garage staring at us from that corner.

I was puzzled at the neighborhood's reaction to the possibility of having such a beautiful home on a prominent corner. Why was this being squelched? Was there a conflict of interest that I was unaware of, that IHPC was/is unaware of?

Are we not an inclusive, diverse neighborhood? Do we not welcome all? Why would we try to insist that the home have a gabled roof? Why dictate the color? the materials? The charred wood was a very beautiful and original idea. The varied materials lent it a work of art, not just another brick with a gabled roof. This is not 1950. Why not embrace a home of the times that improves the neighborhood image as more progressive and diverse? Saint Joseph is a diverse neighborhood afterall.

I don't think the presentation in February that stated "the neighborhood" is not in support of this home and its design is reflective of the neighborhood. Very few people knew or saw the design. Word of mouth about the design from those who had access was misleading. It DOES fall within the guidelines and size constraints.

I hope that the IHPC will take another look at the dynamics behind the "neighborhood" stating we are opposed to this home. I have since shared this design with many friends and acquaintances of Saint Joseph Neighborhood, and there is support for the design and presence of a home at 244 East 10th Street. I am encouraging them to also write letters of support.

I am in favor of this home and its style at this location.

Warm Regards,
Dr Cara Peggs
320 East Saint Joseph Street
apt 2
Indianapolis, IN 46202
317-408-7811

From: Jack Crawford <crawdevlaw@indy.rr.com>
Sent: Sunday, April 3, 2022 2:05 PM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Subject: 244 E. 10th Street

Dear IHPC:

We are Jack and Kim Crawford. We have lived at 320 E.St. Joseph Street, Unit 4 since 1995.
We have thoroughly enjoyed our time here and have seen the neighborhood develop and grow.
We strongly support the plan to establish a home at 244 E. 10th Street, 2021-COA-613 (SJ) & 2021-VHP-028, by Keith and Melissa Gregor. We have seen the plans for the residence and are confident that the home will be a welcome addition to the neighborhood. The empty lot that has occupied the northwest corner of Alabama and 10th Street has always been somewhat of an eyesore.
There are many styles of architecture in this neighborhood and the design of the new residence will fit right in and improve the value of other neighborhood properties.
We hope you will approve the proposed residential use for this property.
Jack & Kim Crawford

From: Cindy Zajac <cindy.zajac@gmail.com>
Sent: Sunday, April 3, 2022 6:48 PM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Cc: Cindy.zajac@gmail.com; Joe Zajac <joe.zajac@gmail.com>; Purnsley, Meg T <Meg.Purnsley@indy.gov>
Subject: Apr 6th IHPC: 244 E 10th St- 2021-COA-613(SJ) & 2021-VHP-028
Dear IHPC Board Members,

My husband and I are writing this message in support of project 2021-COA-613 (SJ) & 2021-VHP-028.

We personally reviewed the plans with the property owners, Melissa and Keith Gregor and are fully supportive of the proposed home to be built on their property as part of the St Joseph Historic neighborhood. We found the plans, structure and size to be very similar in nature to a previous historic building on the lot. Additionally, as you are aware, very similar homes have been approved in IHPC neighborhoods.

My husband and I have lived in the neighborhood for more than 10 years. We're members of the St Joe HOA and have enjoyed meeting new neighbors during neighborhood clean-ups and social gatherings. While we learned about this project from neighbors, we would like a better understanding of why this project would not be welcomed by the IHPC board. We have enjoyed watching the St Joe neighborhood transform and grow. Part of our enjoyment is the result of inclusion and diversity that we see by incorporating styles from IHPC surrounding neighborhoods into the St Joseph neighborhood. This is something that my husband and I both appreciate and value. Something will be developed on this lot and my husband and I are strongly in favor of a single-family home vs unknown commercial real estate that this plan is aligned with.

On the corner of St Joseph and Alabama, we have a home that has decayed over time and, in fact, is presenting safety issues. We understand this property has changed hands at least once over the last few years since Leah Orr owned the residence, however, it has been vacated for some time and there has been zero traction to improving this corner of the neighborhood since my husband and I have lived here. In stark contrast to that property, we have a couple that is very engaged and willing to invest in residing in the neighborhood. The Gregor's have professionally designed plans in an effort of gaining St Joe and IHPC approval. I would ask that the board consider:
1. Their engagement and continued request for help and guidance.
2. The plans designed are beautiful and comply with the St Joseph neighborhood rules.
3. The plans presented are modern to the IHPC lens and "as expected" with new growth and in the confines/rules of growth that meets IHPC expectations.

With Melissa and Keith's first-hand knowledge of the Indianapolis welcoming nature, they relocated to Indy last year to

be closer to family with the focus of designing a home and residing in the St Joseph neighborhood. On their behalf, we would ask that the board understand that their life is currently on-hold contingent on the April 6th outcome. If the IHPC does not feel they have had sufficient time to review the package proposed to provide an IHPC recommendation, please consider this a priority and propose a new time to discuss the future of Melissa and Keith's property.

Sincerely,
Joe and Cindy Zajac

From: Todd Houtman <houtmaan@aol.com>
Sent: Sunday, April 3, 2022 9:29 PM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Cc: Carrie Cunningham <carriec5555@yahoo.com>
Subject: 244 10th Street- House proposal

Dear IHPC

This is Todd Houtman and Carrie Cunningham, residents of 933 N. Alabama St within the St. Joseph Historic neighborhood.

We have lived at this address for 22 years and have enjoyed watching the continued development of the downtown area. Within this growth, we have seen new homes built with a wide range of architectural design from traditional to modern. Older homes have been renovated and previously empty lots are now occupied with beautiful new modern homes within our immediate neighborhood.

The purpose of this letter is to voice our strong support for the proposed new home at 244 E. 10th St. Having reviewed the architectural plans, we believe this structure fits well into our neighborhood and compliments the newer modern homes directly across the street.

Thank you in advance for publicly sharing our strong support of this proposed home design at the upcoming IHPC meeting.

Regards,

Todd Houtman and Carrie Cunningham

Note: Project designation: **2021 - COA - 613 (SJ) & 2021-VHP-028**

Dear IHPC Board Members:
This letter in support is being submitted on behalf two home owners on Alabama Street who own two homes on Alabama Street between 9th and St. Joseph Streets (923 and 925 N. Alabama Street). One of us has lived here since 1995 and the other has lived here since 2002 and is a former St. Joseph board member. We are long term residents and of the neighborhood and have seen many improvements and changes over the years. Each of us strongly support the project proposal in 2021-COA -613(SJ) and 2021-VHP-028.
We understand that the IHPC staff very recently recommended that the proposal home be redesigned but we do not know the basis for this recommendation. We ask that IHPC board reject the staff's recommendation and approve the proposed home.
As we understand it the IHPC is required to make consistent decisions to act reasonably and rationally and to make arbitrary or capricious decision.
The IHPC Board may recall approving an apartment building located in St. Joseph that boarders Alabama and Fort Wayne Streets just north of St. Clair Street. The building is built to the sidewalks and one side to the alley. On each side there is no set back. The IHPV also approved a variance for less parking spaces so that now cars from that building overwhelm the streets. We understand that approximately half of the building has been sold to a company that operates an AirBnb. It is totally beyond us how the board could be acting rationally and not arbitrarily and capriciously if it rejects the proposed

home while it approved the apartment building and its related variances.
As other people have pointed out, the proposed homes that have been approved and constructed all over downtown including historic districts that border St. Joseph. There is nothing different or unique about St Joseph that would allow the IHPC to treat proposals in St. Joseph differently then it treats proposals in other historic district neighborhoods. Th IHPC would be acting arbitrarily if it does.
Finally, we point out that the St. Joseph neighborhood supported the apartment building discussed above. The IHPC board should ask itself why the neighborhood would support that building and not this home. Personal "politics" should not sway your decision.
Thank you for your consideration.
Terri Czajka
Gregory Harper

From: Tom Prionas <tprionas@aol.com>
Sent: Tuesday, April 5, 2022 11:50 PM
To: IHPCpubliccomments <IHPCpubliccomments@Indy.Gov>
Cc: Purnsley, Meg T <Meg.Purnsley@indy.gov>
Subject: Apr 6th IHPC: 244 E 10th St- 2021-COA-613(SJ) & 2021-VHP-028
Dear IHPC Board Members,
I am writing this letter in support of project 2021-COA-613(SJ) & 2021-VHP-028.
I have recently learned about this project and have had the opportunity to review the detailed plans of the exterior of the project. I am impressed with the utilization of the space on the property, with a home similar in size with many of the homes along the same block on 10th Street. I like the contemporary design, including the covered rooftop deck. The mixed surfaces including the red brick along the long side of the structure create nice variation and interest in the home.
I have been a resident of the St. Joseph Historic Neighborhood for 20 years, residing at 917 N. Alabama St. I have seen many changes in the neighborhood in the years I have lived here. I have enjoyed seeing many of the various developments come to life in the area. Much of growth has also added to the value of the homes and properties in our beautiful historic neighborhood.
I am pleased to see new property owners take interest in developing a beautiful home and property on the corner of 10th Street and Alabama St.
I look forward to seeing the plans for this property being approved, and another wonderful addition to our St. Joseph Neighborhood coming along.
Sincerely,
Tom Prionas

5 of 10 REMOSTRANCE LETTERS from February

(NOTE: the other 5 letters were provided to the Commission in the packets received before the Feb. hearing.)

Dean,

Hope your new year is going well and you are staying healthy in these times.

I am writing this email to address the proposed house at 244 E 10th street. While I love the design, and honestly I would want to purchase that home, it does not go with the feel of the neighborhood. My concern is that it will take away from the charm and will be visually overwhelming to the neighborhood. Many new builds take that into account and address this. I believe adjustments should be considered.

--
Thank you,
Andrew Jarmoszuk
440-263-2781

To Whom It May Concern:

I am Kelley Paul and live at 240 E. 10th Street. I am writing this letter to express my concerns with the proposed new construction for 244 E. 10th Street.

My first concern is that myself and multiple neighbors never received a notice or a zoning variant regarding the adjacent property and it's plans.

The most important issue though is that the allure, charm, and main reason people want to live in the St. Joseph's Neighborhood comes from it being a beautifully preserved *historic* neighborhood.
With that being said rules and regulations have always been set in place to ensure that residents keep the architectural style within specified guidelines. Unfortunately the proposed design does not remotely meet many of these guidelines. Furthermore the property is located at the heart of St. Joseph's upholding the historic design guidelines should be a number one priority for the future residents who purchased said lot in a historic neighborhood.

Thank you for taking the time to consider my concerns,
Kelley Paul

Good morning Mr. Kessler,
Please see attached official letter or Remonstrance from the Board of Directors.

The details are in the notes on the plans, but in summary the board finds the following items are not in line with the SJHN Plan;

Buildings orientation- The entry point to the building is not orientated to the correct street (tenth street) nor is it visible and does not give a sense of entry that is in line with other homes or buildings in the block.
Fenestration – The openings in the building do not fit in with the surrounding homes or the neighborhoods plans.
Shape- The buildings shape does not echo or compliment the neighborhood the hallway that attaches the garage to the house is not in line with any building on the bock and is largely if not completely out of sync with the neighborhood.
Materials- The materials are too modern, not used in the neighborhood, and not in line with any of the surrounding buildings
Context- The purposed plans do not take into consideration the immediate buildings on the same block. It is too tall, too large and too contemporary (international style) in design.
Privacy Fence- The materials are not in line, and is too close to the sidewalk.
Land Scaping – The wall of trees behind the fence is not in line with the more common shrubs, bushes and flowers that are used by the rest of the neighborhood and will be dangerous for cars pulling out of the 10.5 alley.
Height- We would like to see this brought down to land between the smaller home adjacent to it and the other 2 story homes on that block.

Please let the SJHN board know if you have any questions or concerns.

Thank you,

CRG RESIDENTIAL

Ben Langebartels
Project Manager

Mobile: 317.313.0909
Office: 317.575.9400
Direct: 317.663.4804

805 City Center Dr. Ste. 160
Carmel, IN 46032

ST. JOSEPH
HISTORIC NEIGHBORHOOD

January 21st, 2022

Re: 244 E 10th St

Dear IHPC Commissioners:

I am writing on behalf of the St. Joseph Historic Neighborhood Association Board of Directors.

This letter is to officially state that the neighborhood is not in support of the Gregor Residence project proposed by One 10 Studio at 244 E 10th Street.

After two presentations to the board, we find that the designs are not in line with the Saint Joseph Historic Area Plan. I have attached the plans that One 10 Studio put together with mark ups that call out most of the elements that conflict with the Saint Joseph Historic Area Plan. I have inserted pages from the Saint Joseph Historic Area Plan to make it as clear as possible.

If you have any questions or concerns, please feel free to contact me.

Respectfully,

Benjamin D. Langebartels
Design Review Chairperson

On behalf of the St. Joseph Historic Neighborhood Association Board of Directors

January 26, 2022

RE: 244 E 10th St

Dear members of the commission:

It's been a little unclear exactly which elements of the 244 E 10th St proposal are under consideration for the Feb 2 hearing, having only heard of variances being proposed through a notification received by a neighbor. (I never received any letters.) I believe due to the location of this property, however, that it's necessary to consider all variances and design plans as a singular unit and so my letter assumes design plans are also being reviewed.

My objections come down to two core elements: location and sensitivity to that location.

I've seen modern homes integrate nicely in other historic neighborhoods, particularly Old Northside with its larger lots & setbacks and number of lots available for new development. Therefore, I do not oppose modern architecture by default. I am mindful, however, that this lot is situated at a highly visible location in the heart of St. Joseph, along our only brick street, and it is the only known open lot for new single-family home construction currently available.

I believe this location and situation demands an extra degree of sensitivity to the surrounding single-family homes which I do not feel the current plans demonstrate, in massing, roof lines and approachability. Every single-family home within this corridor, even those built in the last 10-20 years feature some level of traditional detailing so that no individual home feels obviously "out of place" when walking the neighborhood. My concern is that the proposed design will greatly disrupt the character of the St. Joseph neighborhood, in large part because of its location. My objections might be lessened (but not eliminated) if this home were to be located in the middle of a block as opposed to this prominent corner in the core of our historic neighborhood.

The architects have taken steps to make the colors and materials more harmonious but I believe there is more work needed for this home to exist in St. Joseph without distracting from the historic character of the surrounding area.

Thank you for your consideration.

Mindy McCutchan
234 E 10th St

SUPPORT LETTER from February

(NOTE: The Commissioners received this letter in the day-of packet on the day of the February hearing.)

IHPC Commissioners:

Re: 244 E 10th St

I am submitting these words in support of the proposed project at 244 E 10th St. I've lived a block away from this empty lot for the past 25 years and have witnessed the spectacular evolution of the St Joseph neighborhood. After reviewing the project plan, I believe the contemporary nature of the residence could not be more appropriate and would benefit the neighborhood greatly. It is distinguishably "of its time" (which I believe is a verbatim objective of the neighborhood plan). It certainly is not without precedent to allow a contemporary design within historic neighborhoods as there are similar homes in Lockerbie, Chatham Arch, and the Old Northside. I feel that a landmark residence, such as I believe this design to be, would enhance the area's value a great deal. I understand and respect those who are opposed to a contemporary style home like this in St Joseph neighborhood because it does not match the other homes, but there is nothing in the St Joseph neighborhood plan that precludes building a contemporary style home and it specifically states that new homes should not "mimick" the existing homes. Rather than trying to object to this home which appears to comply with the neighborhood plan, perhaps the neighborhood should discuss changing its neighborhood plan to more strictly prohibit the building of this type of home in the future if that is the desire. The current neighborhood plan appears to allow for it, similar to other downtown historic neighborhoods, and, in my opinion, now is the time for a house like this.

Thank you for your consideration.

Troy Payner
320 St Joseph St

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COA # 2022-COA-027 (FS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
		Preliminary Review: March 2, 2022 *Continued from: April 6, 2022*
921 VIRGINIA AVENUE **FOUNTAIN SQUARE**		
Applicant mailing address:	**SCOTT PERKINS, BLACKLINE** 1054 Virginia Avenue, Studio 208 Indianapolis, IN 46203	
Owner:	**WC GPD FOUNTAIN SQUARE LLC** 350 Massachusetts Avenue, Suite 400 Indianapolis, IN 46204	Center Twp. Council District: 11 Vop Osili
CONTINUED CASE		
IHPC COA: 2022-COA-027 (FS)	• Demolish existing building, construct mixed-use building, COA for rezone and variances	
STAFF RECOMMENDATION: Approve, or split case into Part A & B		

Preliminary Review

The project was presented as a preliminary review at the March 2, 2022 IHPC hearing. Commission comments included:

- The concept is a good one.
- The corner needs to be more celebrated.
- Don't use a color differentiation in the metal panels: looks like a missed match.
- The brick parapet could perhaps benefit from additional articulation.
- The base treatment and balconies are nice.
- The surrounding context are 2-3 story buildings. Perhaps create a base similar to that on Buchanan.
- Make this uniquely Fountain Square.
- This feels to-scale.
- It needs to make a nod to the historic context.
- Don't use fiber-cement panel.
- There is a concern with the height: Do a base? Or start taller and then scale it smaller as it moves towards the Square?

Background

This parcel houses the White Castle Distribution Building, associated parking and loading dock space. The 1915 Sanborn shows a mixture of commercial and residential dwellings fronting Virginia Avenue. These were demolished between 1962 and 1972. The existing White Castle building was built between 1972 and 1979. There was a turreted tower on the building. That was removed between 1991 and 1993.

The building is a one-story brick and concrete block flat-roof building. The brick portion has small aluminum windows facing Virginia. The concrete block along Virginia has a unique raised diamond detail. Each diamond is formed by a top and bottom block. Few openings punctuate the sides and rear: these are limited to truck loading docks and some service bays.

Proposed Project

The project proposal is to demolish the existing building and construct a 5-story mixed-use building on the site as well as rezone to MU-2. This will have commercial space on the first floor along Virginia Avenue, and roughly 188 apartments in the upper stories. 213 parking spaces will be provided in an internal garage.

Proposed materials are brick, metal panels, fiber-cement panels, and lap siding. There will be some recessed balconies, a rooftop amenity area, and a courtyard off Virginia Ave.

Changes from March proposal

Changes from March are relatively minimal:

- The metal panels are now a solid color.
- The parapet on the brick portion has had some detail added.
- The rooftop amenity has been slightly altered.

Split Parcel

This is a single parcel, but the parcel is partially in the IHPC Fountain Square Historic District and partially out of it. Therefore, the IHPC only has jurisdiction to review a portion of the building, not its entirety.

This parcel also has split zoning: the portion along Virginia is zoned C-5. The portion along Buchanan is zoned D-8. The applicants are requesting a COA to rezone to MU-2 and will also need variances.

Powers of the Commission Acting as the MDC Hearing Examiner

The IHPC can only act as the MDC Hearing Examiner for the portion of the site within its jurisdiction, making only a recommendation to the MDC (no final rezoning approval power). Therefore, for ease and clarity, the petitions to rezone the entire site and for variances, including those within the IHPC boundaries, will be taken through Current Planning's MDC Hearing Examiner (which they can do). However, the IHPC will need to review and issue a Certificate of Appropriateness for the land use requests of the IHPC portion of the site first.

Rezoning

At the March preliminary review, the applicant presented the idea of CBD-S for the rezone. However, after presenting the project to Current Planning, CP said that they would not support CBD-S, and that MU-2 was a better fit for the site and the neighborhood. MU-2 Districts are intended to accommodate a mix of residential uses, offices, personal services, retail, and eating & drinking businesses that typically do not draw customers from beyond their neighborhood boundaries and do not generate substantial vehicle traffic. The corridor development pattern of the MU-2 district is neighborhood-focused; supportive of safe, vibrant pedestrian activity; and offers additional housing options.

The Fountain Square Plan dates to 1984 and C4 for sites along Virginia Avenue. MU-2 better supports the mixed-use fabric of Fountain Square's commercial district.

Variances

A variety of variances are required for the project if rezoned to MU-2. The IHPC will be voting only on the appropriateness of the variances.

- Variance of Use to permit the Large Mixed-Use Building Type.
    - This building type is only allowed by right in MU-3 and MU-4.
- Variance for a 0' Front Yard Setback along Virginia Avenue.
    - 0' setbacks follow the historic development pattern of the Fountain Square commercial area.
- Variances of Section 744 Landscape requirements as follows:
    1. 1 street tree per 35' of frontage.
    2. Landscape area 6' minimum depth of frontage.

    - The building is less than 4’ off the ROW.
3. 3 shrubs per 25’ of frontage

Staff finds that the proposed landscaping is sufficient for the location, takes into consideration the Cultural Trail amenities, and while technically does meet the standards for landscaping, is a plan that works well for the site.

Surrounding Context

The context surrounding the site is varied. To the west past Leonard Street is INDOT property and I-65. To the north are no buildings, instead INDOT and City ROW, including a small pocket park across Leonard. Residences front onto Buchanan south of the site. These are mostly one-story frame houses. There is one 3-story flat-roof modern structure, similar to other new construction in the surrounding neighborhood. Across Virginia Avenue are historic brick one-and-two story commercial buildings, and some associated parking lots.

Fountain Square Preservation Plan

- *New construction should reflect the design trends and concepts of the period in which it is created. The new structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Fountain Square can be interpreted correctly.*
- *Since there is a wide variety of building heights throughout Fountain Square, a degree of flexibility with be considered. Buildings in Fountain Square are mainly one and two story structures with the taller buildings at the corners. New building heights should relate to the surrounding buildings. The taller buildings should occur at the corners.*
- *Use materials similar to the existing fabric found: mainly brick, limestone, terra-cotta.*
- *Designing new work to be compatible in materials, size, scale, color, and texture with the other buildings in the neighborhood.*
- *Using contemporary designs compatible with the character and mood of the building or the neighborhood.*

2-year COA

Staff believes a 2-year COA is warranted. This is as large-scale project. Due to current permitting and construction delays that could occur during the time period, longer than a 1-year timeframe is recommended.

Staff Recommendation

There were mixed responses from the commission regarding scale and detailing of the buildings at the March preliminary review. Staff has two recommendations, understanding there could be a split response. The first is approval of the entire project, the second is to approve the land use COA and continue the design to May if further changes are directed by the majority of IHPC members.

STAFF RECOMMENDED MOTIONS

OPTION 1:
COA #2022-COA-027 (FS):

To approve a 2-year Certificate of Appropriateness for demolition of the existing building, construction of a mixed-use building; rezoning from C5 to MU-2, and Variances of Use and Development Standards per the submitted documentation and subject to the following stipulations:

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

1. **Construction must not commence prior to approval of final construction drawings under Old Business at a future IHPC hearing, including any changes discussed by the Commission at the May 4, 2022 IHPC hearing.**
   ***Approved:* _____ *Date:* _____**
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* _____ *Date* _____**
3. **The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved* _____ *Date*_____**
4. **A material mock-up shall be provided onsite for review and made available to the Commission prior to purchase and installation. *Approved* _____ *Date* _____**
5. **A durable marker indicating the date of construction must be incorporated into the foundation of the building.**
6. **All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
7. **Work on exterior finishes and details must not commence prior to approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
8. **Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

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

REZONING:
To recommend approval to the Metropolitan Development Commission to rezone the subject property from C5 to MU-2.

VARIANCES:
To recommend approval to the Metropolitan Development Commission for: Variance of Use to permit Large Mixed-Use Building Type; Variances of Development Standards for: a 0' Front Yard Setback along Virginia Avenue, and reduced landscaping.

OPTION 2:
COA #2022-COA-027 (FS), Part A: Continue the new construction to the June 1, 2022 IHPC hearing.

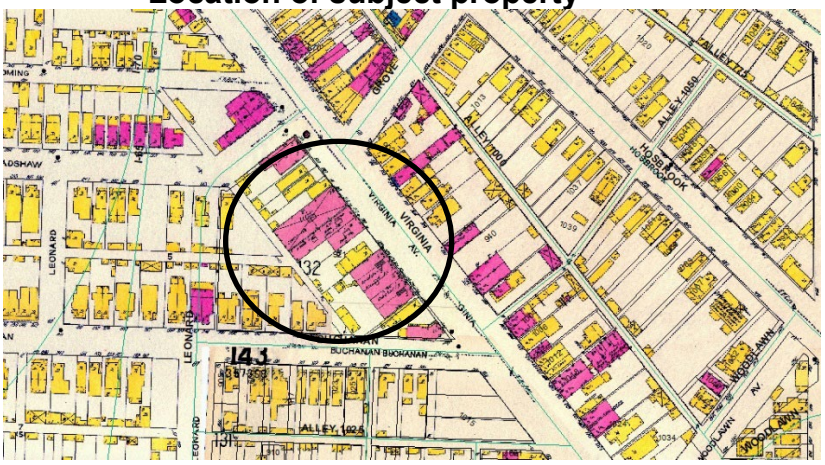
COA #2022-COA-027 (FS), Part B: To recommend approval to the Metropolitan Development Commission to rezone the subject property from C5 to MU-2.

To recommend approval to the Metropolitan Development Commission for: Variance of Use to permit Large Mixed-Use Building Type; Variances of Development Standards for: a 0' Front Yard Setback along Virginia Avenue, and reduced landscaping.

Staff Reviewer: Emily Jarzen

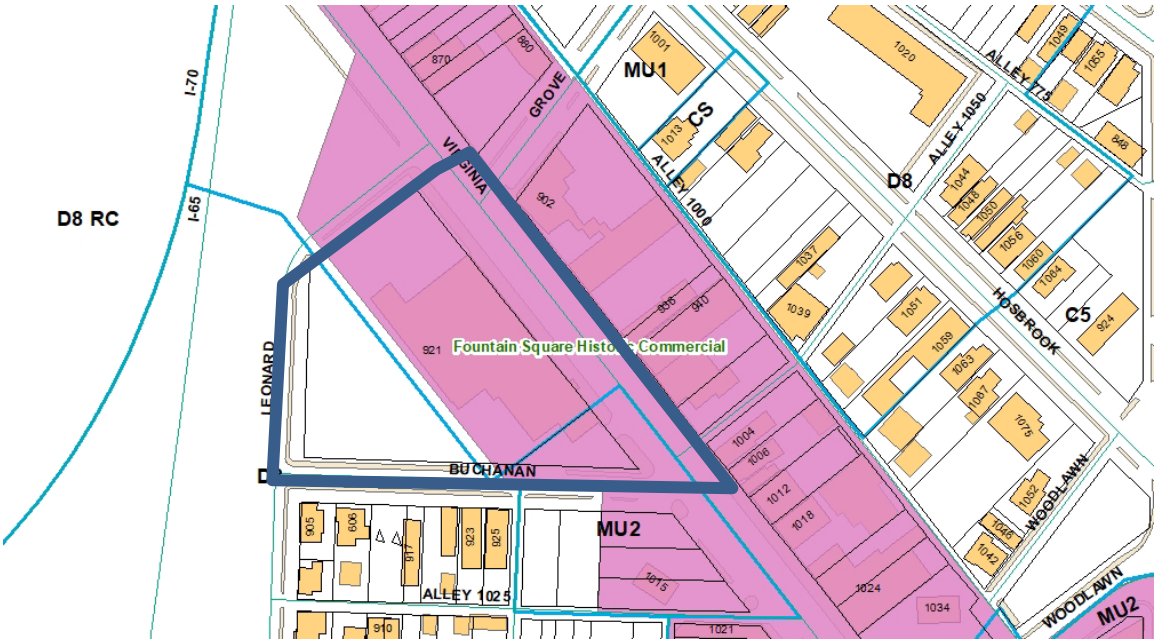


Location of subject property



1915 Sanborn Map

Images demonstrating the split nature of the site







03/08/2021

Aerial view of subject property



Google Street View: subject building along Virginia Avenue (facing north)
Existing one-story Liquor Cabinet building approved for demolition in 2020



Google Street View: subject building along Virginia Avenue (facing south)



Google Street View of site from Leonard Street



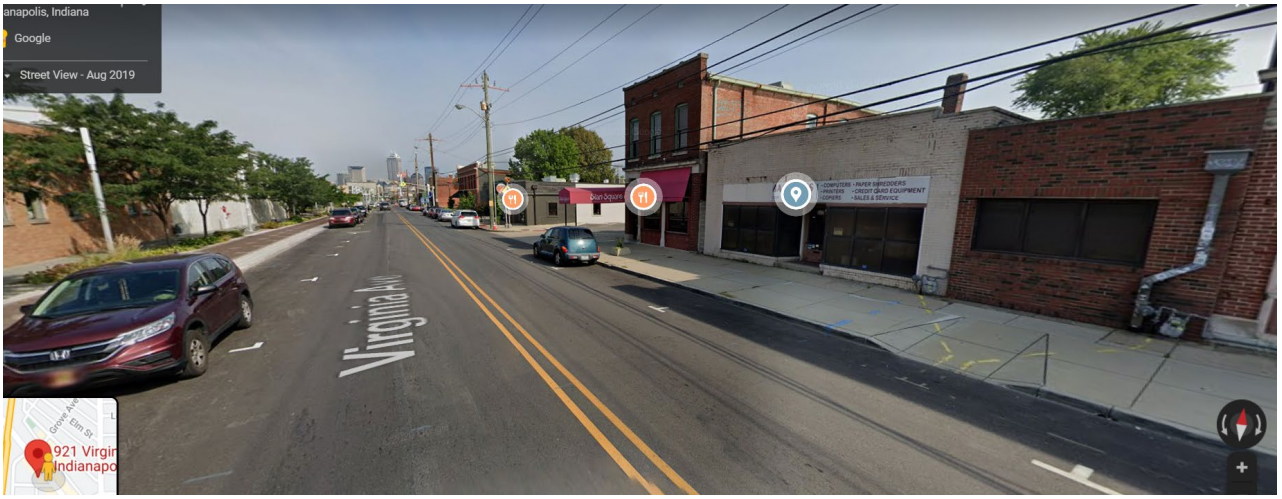
Google Street View from Buchanan Street



Google Street View: Context across Buchanan Street (in IHPC district)



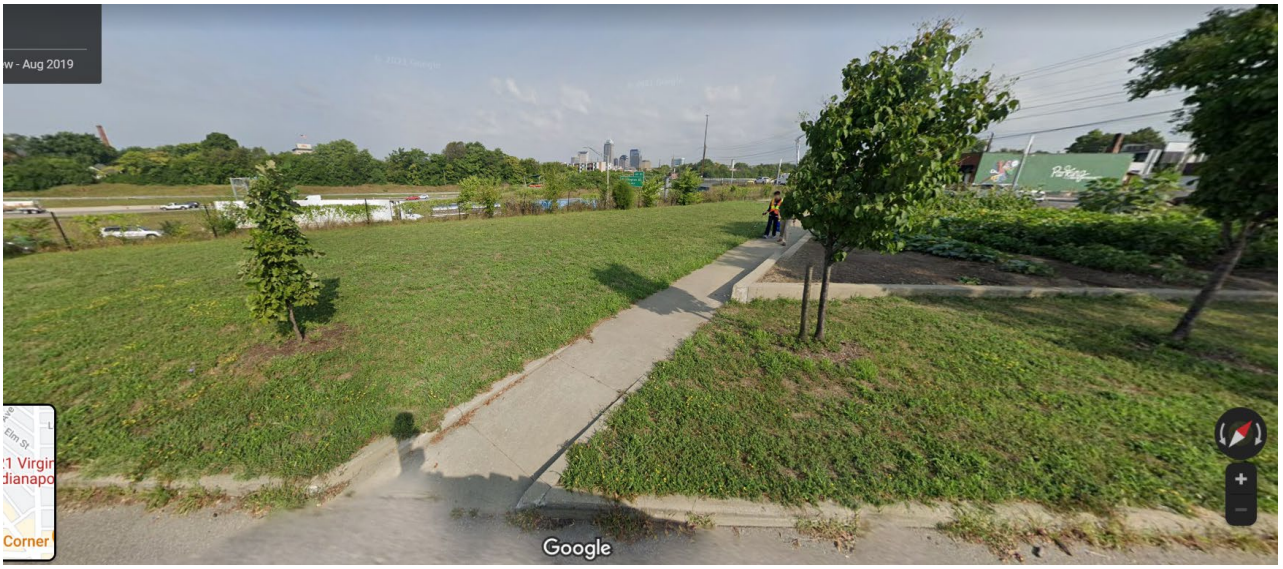
Context across Buchanan (outside IHPC district)



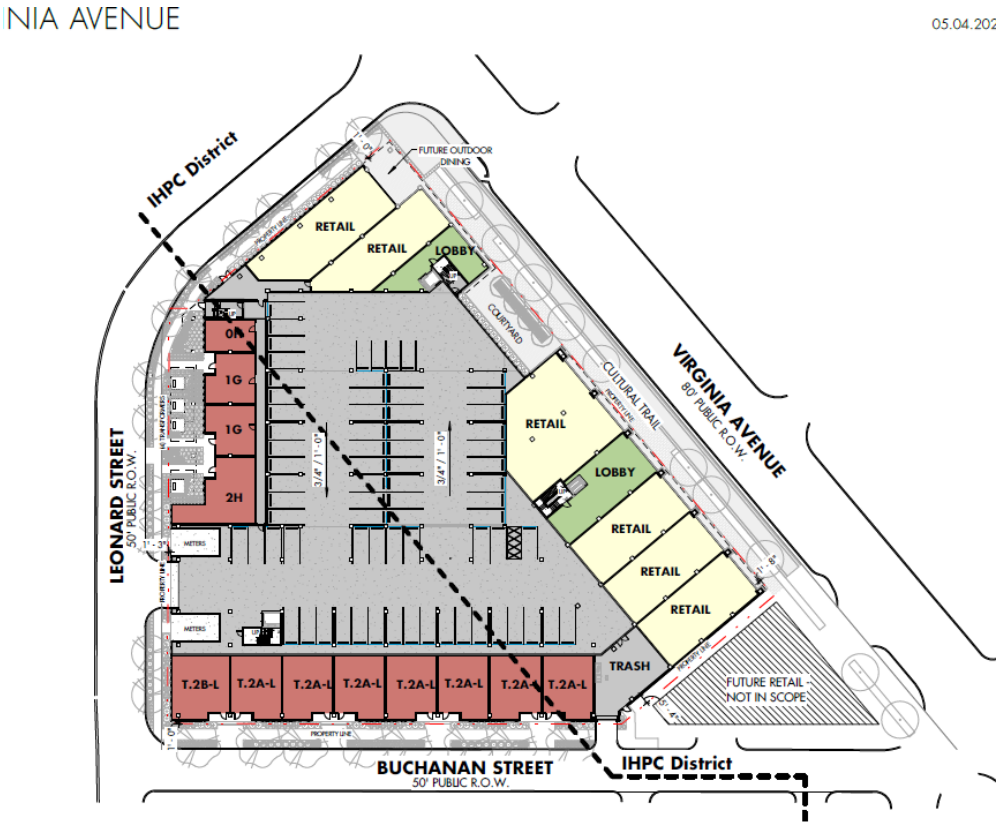
Google Street View: Context across Virginia Avenue



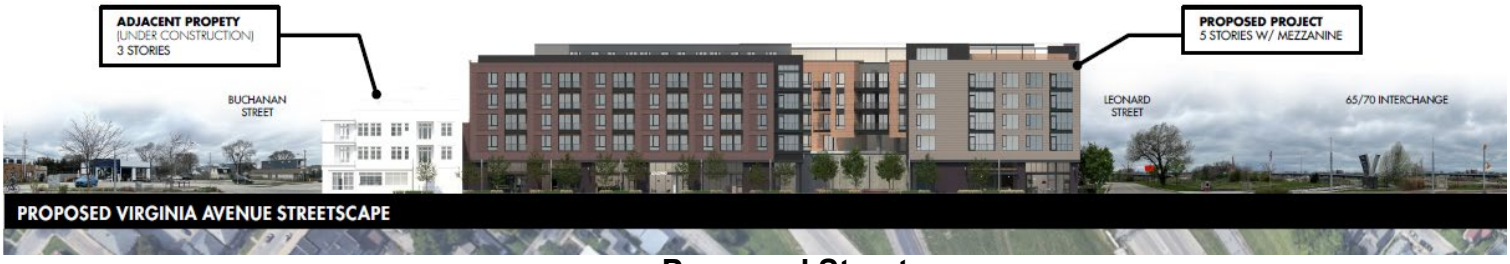
Google Street View: Context across Virginia Avenue



Google Street View: Context across Leonard



Proposed site plan



Proposed Streetscape

Elevations



VIRGINIA AVENUE ELEVATION

Preliminary Review, March 2022



VIRGINIA AVENUE ELEVATION

Revised



LEONARD STREET NORTH ELEVATION

Preliminary Review, March 2022



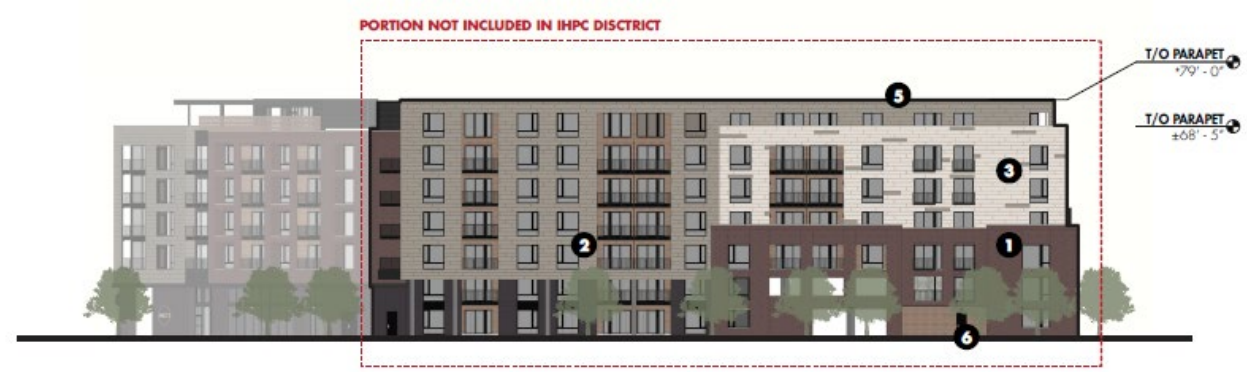
LEONARD STREET NORTH ELEVATION

Revised



LEONARD STREET WEST ELEVATION

Preliminary Review, March 2022



LEONARD STREET WEST ELEVATION

Revised



BUCHANAN STREET SOUTH ELEVATION

Preliminary Review, March 2022



BUCHANAN STREET SOUTH ELEVATION

Revised

COA # 2022-COA-064 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
1434 NORTH DELAWARE STREET OLD NORTHSIDE		*NEW CASE*
Applicant:	**PATRICIA JACOBS**	
Mailing address:	9093 Cinnebar Drive Indianapolis, IN 46268	
Owner:	**MAH MID TOWN FLATS LLC** 11555 North Meridian Street Suitte 400, Carmel, IN 46032	Center Township Council District: 11 Vop Osili
NEW CASE		
IHPC COA: 2022-COA-064 (ONS)	Replace all steel sash windows with new aluminum windows	
STAFF RECOMMENDATION:	**Continue to the June 1, 2022 IHPC Hearing**	

Background on Subject Property

The subject property is the site of the Marleigh Apartment building. The six story, late gothic revival building has a concrete frame and brick curtain walls. It was constructed in 1928. The building maintains its historic steel sash fixed and casement windows. Staff first visited the property and discussed the replacement of the windows in the Spring of 2020. At that time the owner was considering the use of an aluminum cladded wood product as a replacement for the steel sashes. Based on staff's previous review of steel sash replacement projects and Commission discussions on such cases staff advised that the owner looked at all aluminum replacement options for the building.

Proposal

The building has original steel sash windows (fixed and casement styles). The need for new windows is due to the condition of the existing windows as well as to provide a minimum of one fire safety egress point for each unit. The original steel windows have the following issues: broken glass, deteriorated putty, corrosion, and poor insulation.

The request is to replace all the steel sash windows in the building. The replacement product proposed is Quaker H450 aluminum windows. The goal in the design of the new windows was to match the configuration, profiles and dimensions as close as possible, with some necessary alterations to the configurations to allow for egress. Some of the existing windows in the building have transoms over lower operable and fixed units. The proposed new windows would have simulated transoms.

Old Northside District Plan

Windows

- Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the original window sash or door.
- Avoid altering the size of the window panes or sash. Such changes destroy the scale and proportion of the building.

Previous Case History and Preservation Literature -

The Commission has reviewed the replacement of historic steel sash windows in several apartment buildings in the downtown. The Barbee Apartments, Windsor Apartments, Jordan Apartments, and Neuville Apartments

(1215 N Pennsylvania, 1040 N. Delaware, 1445 N. Delaware and 1702 N. Alabama) were approved to replace their steel sash windows with all aluminum replacements. At the time of those reviews, all aluminum products provided the closest match to the steel sashes. 1521 North College, the Belmar Apartments, also had its steel sash windows replaced in 2018. An all aluminum replacement product was reviewed and approved by staff. The Neuville Apartments, 1702 N. Alabama, was approved to install new windows without true transoms as the originals had. The windows' configurations were also altered to achieve egress. When comparing before and after images of these properties (see below), staff believes the windows in the Neuville Apartments are the least successful at replicating the original windows' configuration.

The National Park Service wrote a brief on repairing and upgrading steel sash windows, *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*. The brief recommends retaining historic windows whenever possible, however in cases where repairs are not feasible the most significant windows on a building should be replaced in kind. More flexibility, but still compatible replacement windows are recommended for less significant openings. The brief notes that the material, configuration, color, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the glass should all be replicated in the replacement windows. The brief specifically discusses the use of alternative materials for steel sash replacement. Aluminum, wood and vinyl are noted as not being able to achieve the thin profiles that are commonly found in historic steel sashes. Aluminum is a weaker material and therefore generally requires thicker components as do wood and vinyl products. Many wood and vinyl products also don't successfully replicate the industrial style that is characteristic of steel sash windows.

Staff Recommendation

The Old Northside plan and National Park Service recommend that if the replacement of historic windows is necessary the new windows should duplicate the original material. Modern steel sash windows are available but are costly and not thermally broken to provide for more energy efficiency. In past cases, all aluminum windows have been the closest material match to steel sash windows. As well, they have been the best at replicating the thin dimensions and profiles and industrial style that are characteristic of historic steel sashes. The windows in the building, their appearance and material, are significant character defining features to the building and are characteristic of apartment buildings constructed in this era.

The proposed windows do provide a fairly close match to the existing windows. There are inconsistencies on the drawings for the dimensions of the proposed windows' components, but overall it appears that the differences in size of the sashes, mullions and muntins between the existing and proposed range between 1/8" to about 2 7/8". The most notable difference is the simulated transom. In previous cases, applicants have been able to maintain a true transom to replicate the historic windows. In this case, it is staff's understanding that is possible, however it is more costly. Cost comparisons of the two options and drawings of what true transom units would look have not been submitted. We believe that information is necessary to make a recommendation on the proposed units, especially if the applicant is seeking a Certificate of Authorization based on a substantial financial hardship. We are recommending a continuance to the June 2022 IHPC hearing to allow for additional time for the applicant to provide cost comparison information, drawings of the true transom units for staff and the Commission to review, and to work out the inconsistencies in the drawings' dimensions.

STAFF RECOMMENDED MOTION

COA #2022-COA-064 (ONS)
To continue to the June 1, 2022 IHPC hearing.

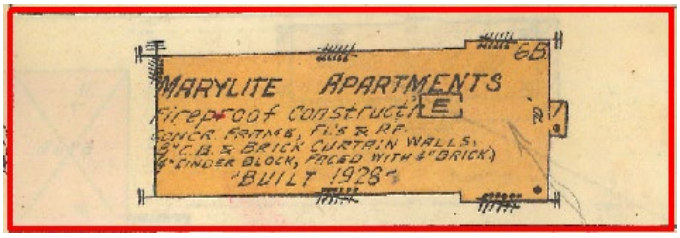
Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY

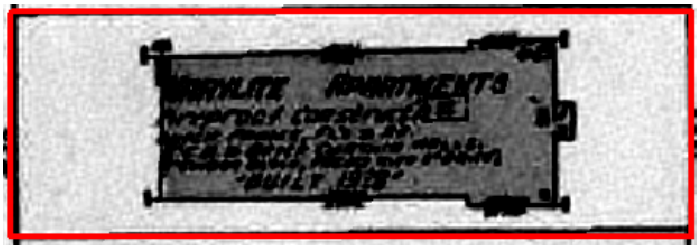




SANBORN MAPS



1915 revised



1956

EXSITING CONDITIONS



Front/east elevation



North elevation



South elevation

EXAMPLES OF WINDOWS IN BUILDING









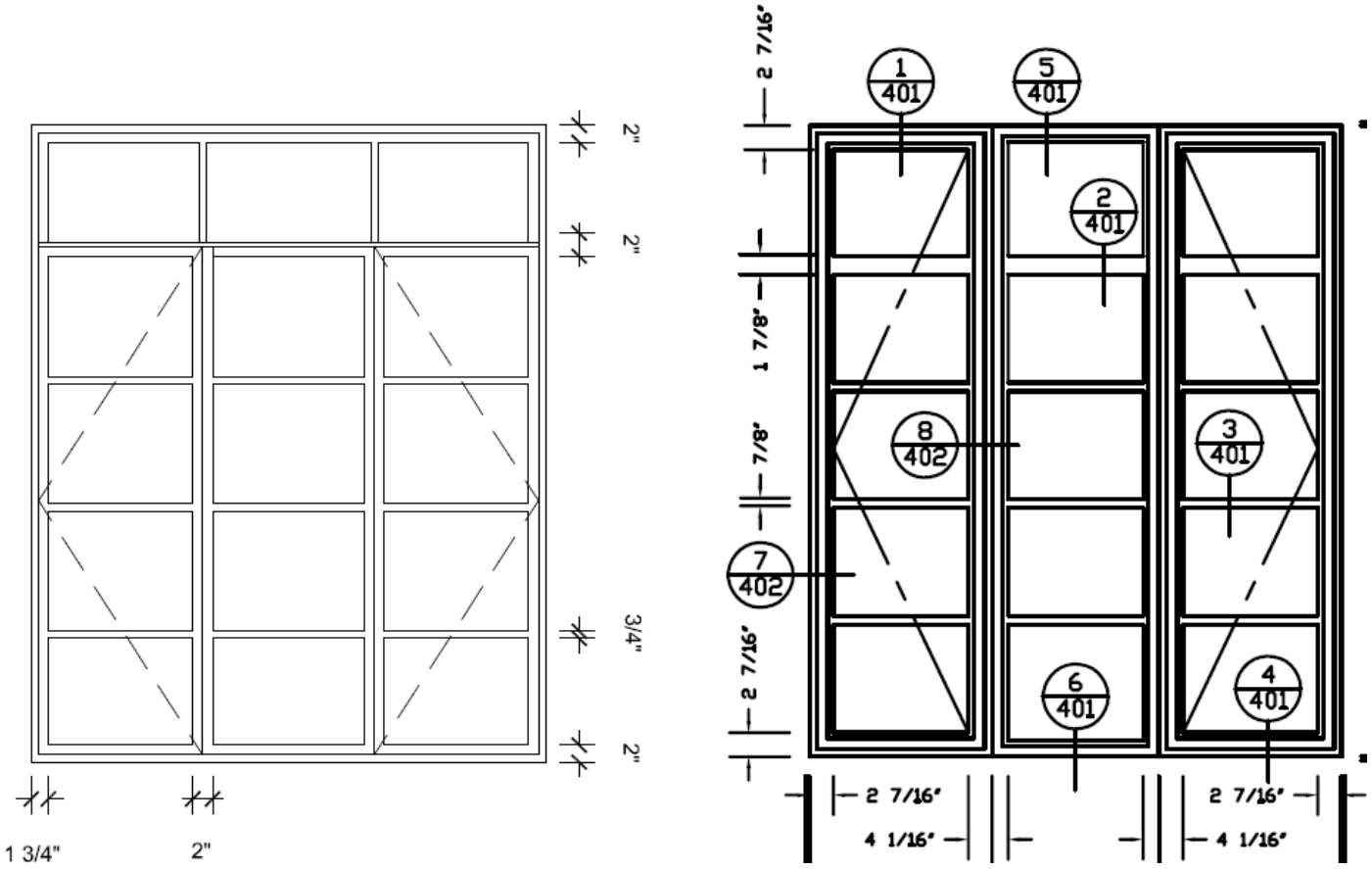




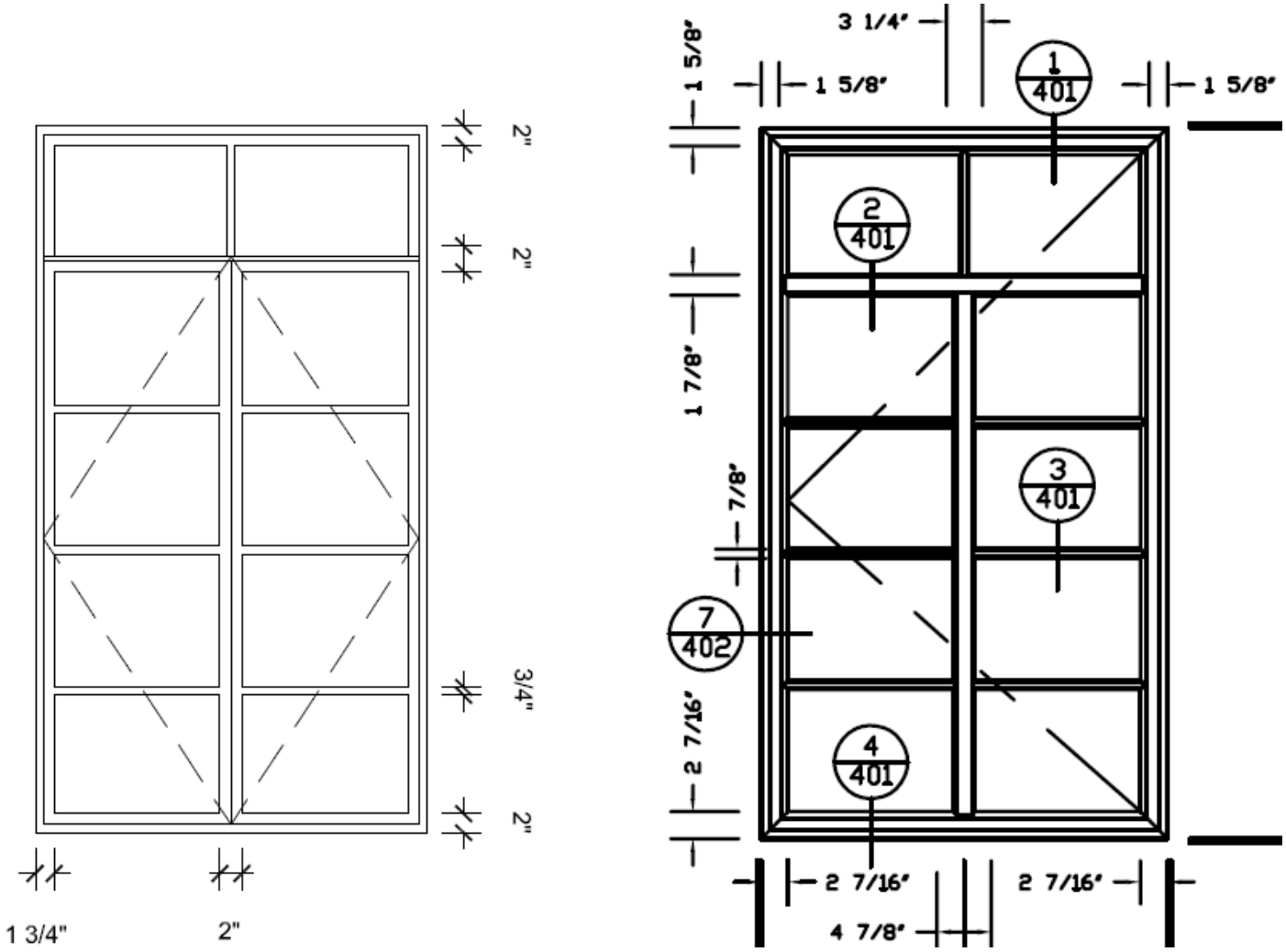




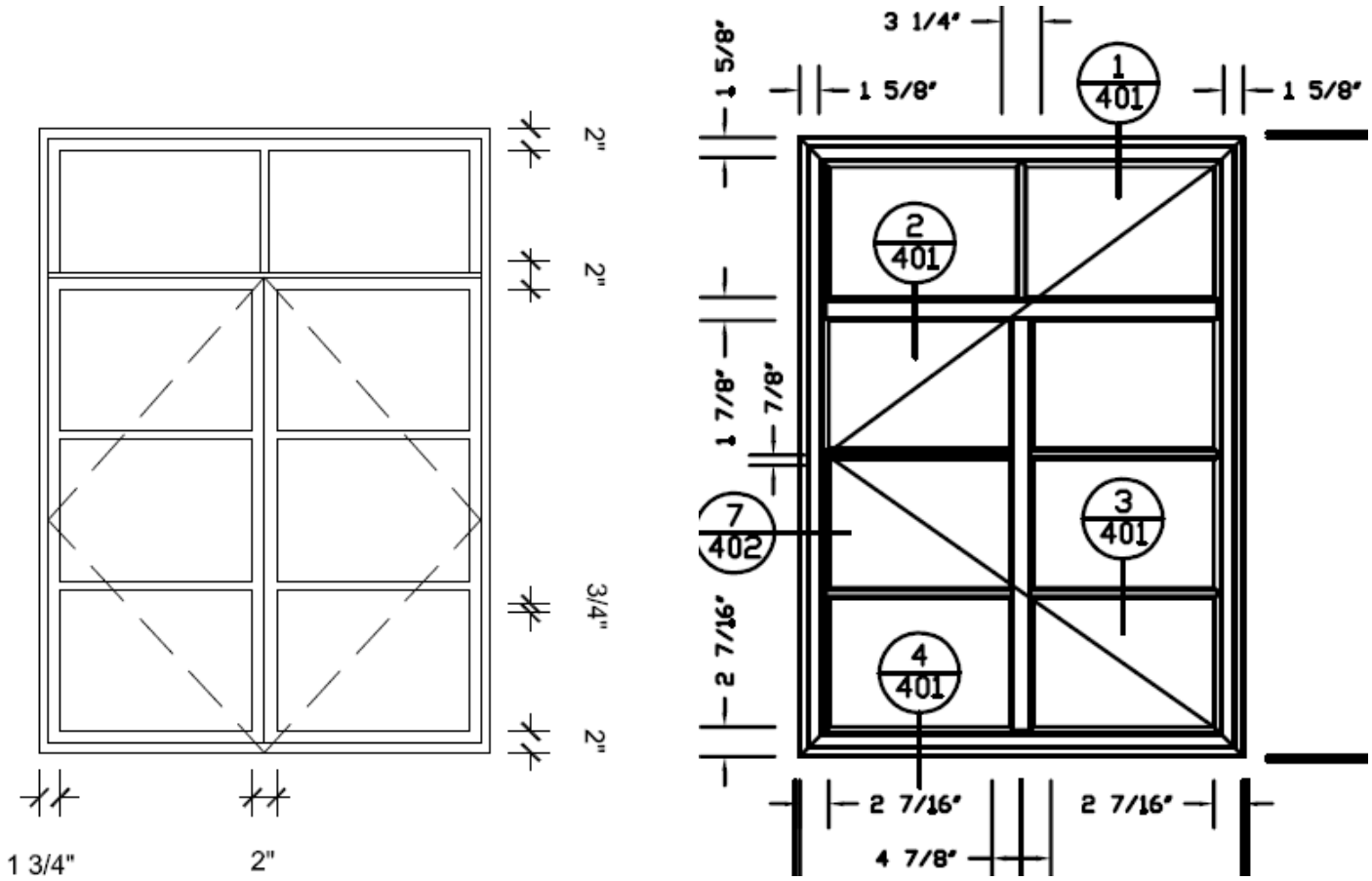
PROPOSED NEW WINDOWS



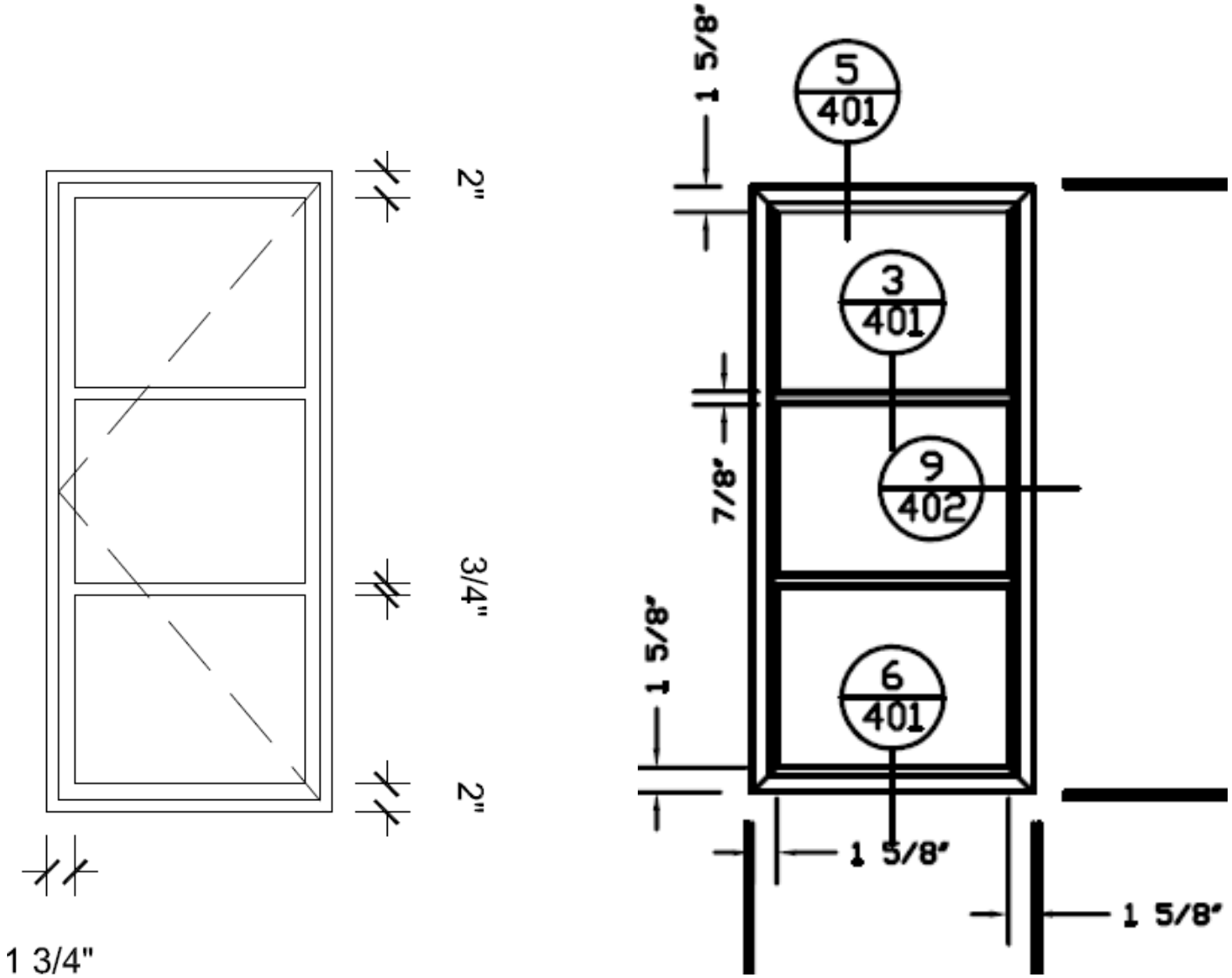
Unit A (left existing, right proposed)



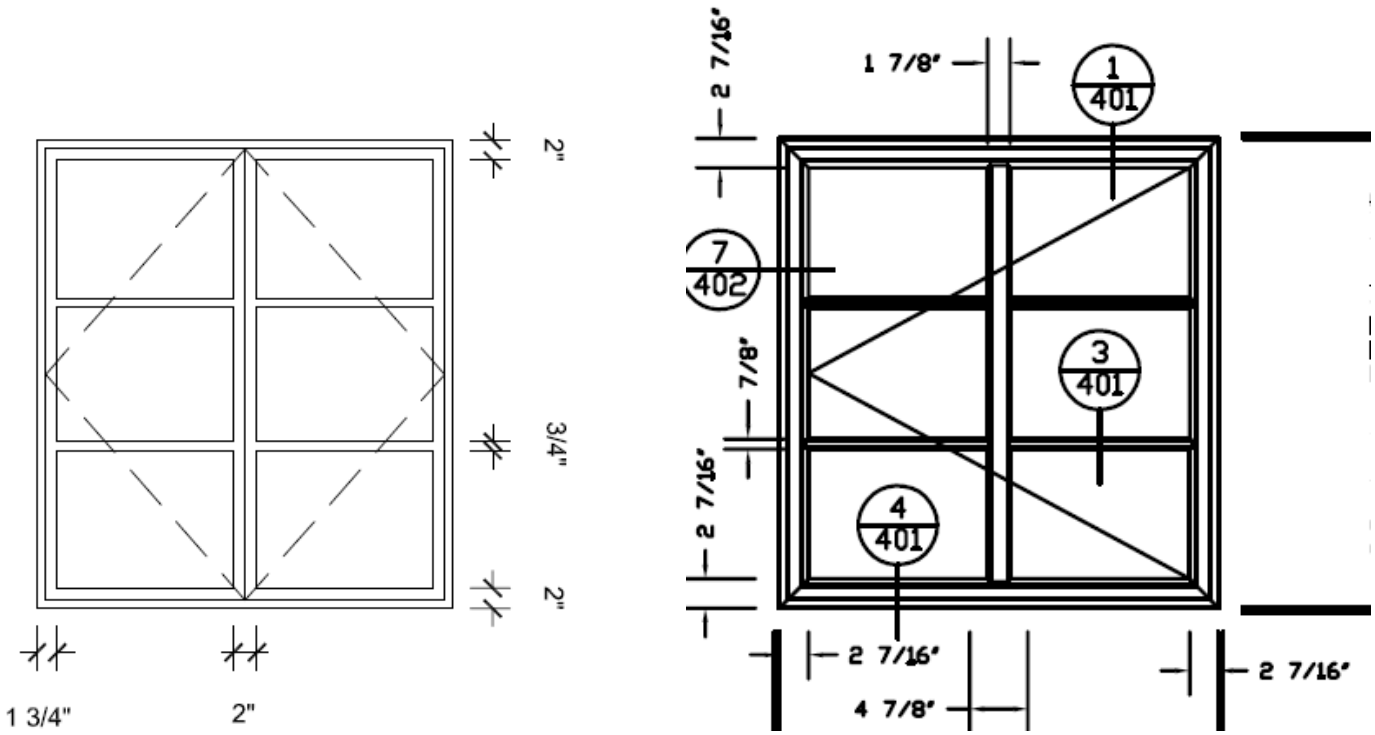
Unit B (left existing, right proposed)



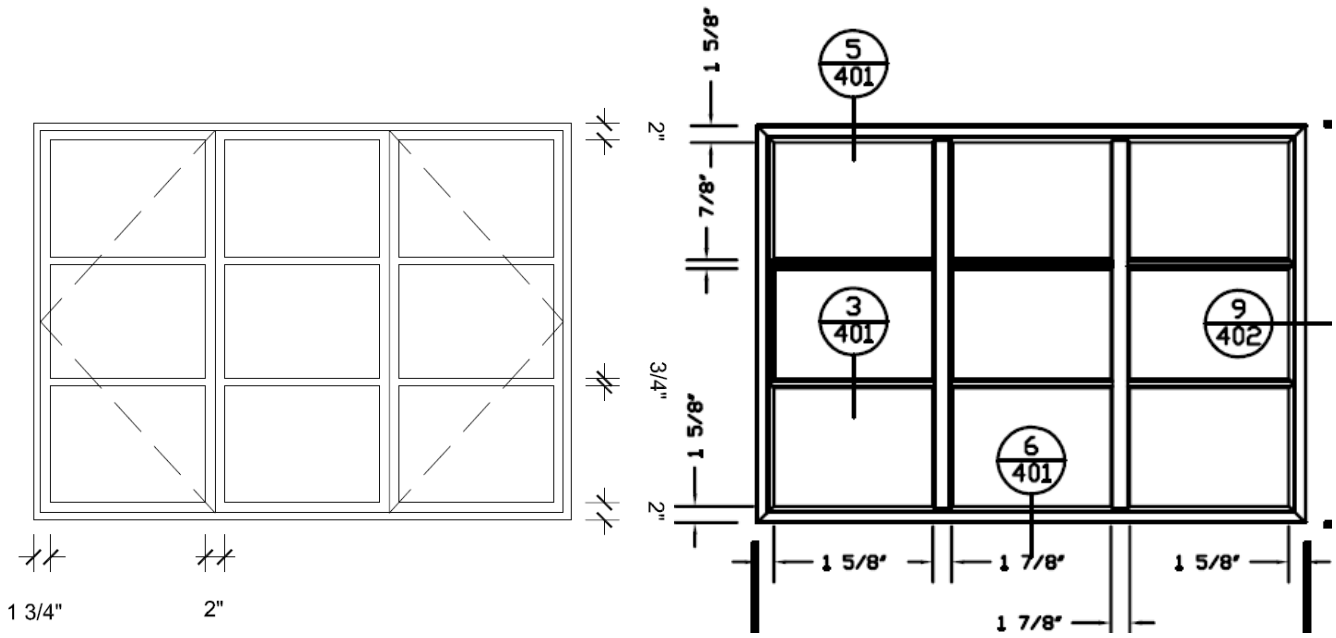
Unit C (left existing, right proposed)



Unit D (left existing, right proposed)



Unit E (left existing, right proposed)



Unit F (left existing, right proposed)

PREVIOUS STEEL SASH REPLACEMENT CASES BEFORE & AFTERS





1215 N. Pennsylvania – the Barbee Apartments – before left, after right (Quaker product)









1702 N. Alabama Street – the Neuville Apartments – before left, after right (Quaker product)





1445 N. Delaware – the Jordan Apartments – before left, after right (Quaker product)







1521 N. College – the Belmar Apartments – top before, bottom after (Quaker product)





1040 N. Delaware – the Wyndham Apartments – before left, after right (Quaker product)

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COA # 2022-COA-065 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
1320 NORTH DELAWARE STREET **OLD NORTHSIDE**		*NEW CASE*
Applicant:	**PATRICIA JACOBS**	
Mailing address:	9093 Cinnebar Drive Indianapolis, IN 46268	
Owner:	**MAH MID-TOWN FLATS LLC** 11590 North Meridian Street Suite 120, Carmel, IN 46032	Center Township Council District: 11 Vop Osili
NEW CASE		
IHPC COA: 2022-COA-065 (ONS)	Replace all steel sash windows and jalousie windows with new aluminum windows	
STAFF RECOMMENDATION:	**Continue to the June 1, 2022 IHPC Hearing**	

Background on Subject Property

The subject property is the site of the Harrison Apartment building. The six story, brick veneered cinder block structure was constructed in 1940. The structure has stylistic characteristics known to the Art Deco and late Gothic Revival styles. The structure maintains its historic steel sash fixed and casement windows and some glass block on the front/east façade with six jalousie windows. Staff first visited the property and discussed the replacement of the windows in the Spring of 2020. At that time the owner was considering the use of an aluminum cladded wood product as a replacement for the steel sashes. Based on staff's previous review of steel sash replacement projects and Commission discussions on such cases staff advised that the owner looked at all aluminum replacement options for the building.

Proposal

The building has original steel sash windows (fixed and casement styles) and glass block with 6 inserted jalousie windows on the front/east facade. The need for new windows is due to the condition of the existing windows as well as to provide a minimum of one fire safety egress point for each unit. The original steel windows have the following issues: broken glass, deteriorated putty, corrosion, and poor insulation.

The request is to replace all of the steel sash windows in the building and the jalousie windows on the front/east façade. The replacement product proposed is Quaker H450 aluminum windows. The goal in the design of the new windows was to match the configuration, profiles and dimensions as close as possible, with some necessary alterations to the configurations to allow for egress. Some of the existing windows in the building have transoms over lower operable and fixed units. The proposed new windows would have a simulated transom.

Old Northside District Plan

Windows

- Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the original window sash or door.
- Avoid altering the size of the window panes or sash. Such changes destroy the scale and proportion of the building.

Previous Case History and Preservation Literature

The Commission has reviewed the replacement of historic steel sash windows in several apartment buildings in the downtown. The Barbee Apartments, Windsor Apartments, Jordan Apartments, and Neuville Apartments (1215 N Pennsylvania, 1040 N. Delaware, 1445 N. Delaware and 1702 N. Alabama) were approved to replace their steel sash windows with all aluminum replacements. At the time of those reviews, all aluminum products provided the closest match to the steel sashes. 1521 North College, the Belmar Apartments, also had its steel sash windows replaced in 2018. An all aluminum replacement product was reviewed and approved by staff. The Neuville Apartments, 1702 N. Alabama, was approved to install new windows without true transoms as the originals had. The windows' configurations were also altered to achieve egress. When comparing before and after images of these properties (see below), staff believes the windows in the Neuville Apartments are the least successful at replicating the original windows' configurations.

The National Park Service wrote a brief on repairing and upgrading steel sash windows, *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*. The brief recommends retaining historic windows whenever possible, however in cases where repairs are not feasible the most significant windows on a building should be replaced in kind. More flexibility, but still compatible replacement windows are recommended for less significant openings. The brief notes that the material, configuration, color, operability, number and size of panes, profile and proportion of metal sections, and reflective quality of the glass should all be replicated in the replacement windows. The brief specifically discusses the use of alternative materials for steel sash replacement. Aluminum, wood and vinyl are noted as not being able to achieve the thin profiles that are commonly found in historic steel sashes. Aluminum is a weaker material and therefore generally requires thicker components as do wood and vinyl products. Many wood and vinyl products also don't successfully replicate the industrial style that is characteristic of steel sash windows.

Staff Recommendation

The Old Northside plan and National Park Service recommend that if the replacement of historic windows is necessary the new windows should duplicate the original material and the size of the window panes. Modern steel sash windows are available but are costly and not thermally broken (meaning heat and cold can travel inside/outside through the metal with no insulator "break" in between preventing this from happening) to provide for more energy efficiency. In past cases, all aluminum windows have been the closest material match to steel sash windows. As well, they have been the best at replicating the thin dimensions and profiles and industrial style that are characteristic of historic steel sashes. The windows in the building, their appearance and material, are a significant character defining feature to the building and are characteristic of apartment buildings constructed in this era.

The proposed windows do provide a fairly close match to the existing windows. There are inconsistencies on the drawings for the dimensions of the proposed windows' components, but overall it appears that the differences in size of the sashes, mullions and muntins between the existing and proposed range between 1/8" to about 2". The most notable differences are the simulate transoms, that some of the widths of the glass are different than the originals (see units A, B and D), and the jalousie window replacements would be fixed single light units. In previous cases, applicants have been able to maintain a true transom to replicate the historic windows. In this case, it is staff's understanding that is possible, however it is more costly. Cost comparisons of the two options and drawings of what true transom units would look have not been submitted. We believe that information is necessary to make a recommendation on the proposed units, especially if the applicant is seeking a Certificate of Authorization based on a substantial financial hardship. We also think it's important to study the differences in the glass panes on units A, B, and D to determine if the original proportions can be better replicated. We are recommending a continuance to the June 2022 IHPC hearing to allow for additional time for the applicant to provide cost comparison information, drawings of the true transom units for staff and the Commission to review, to re-review the glass pane proportions, and to work out the inconsistencies in the

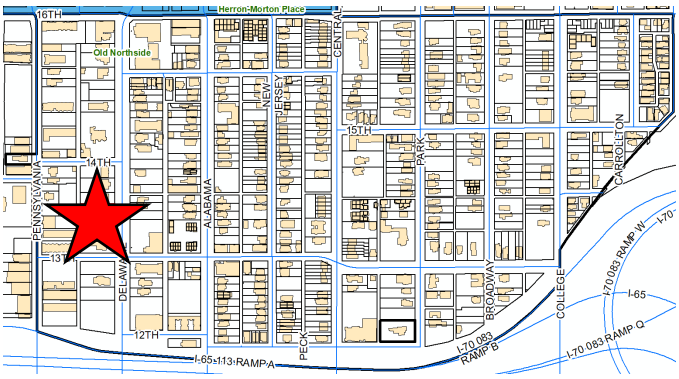
drawings' dimensions.

STAFF RECOMMENDED MOTION

COA #2022-COA-065 (ONS)
<u>To continue</u> to the June 1, 2022 IHPC hearing.

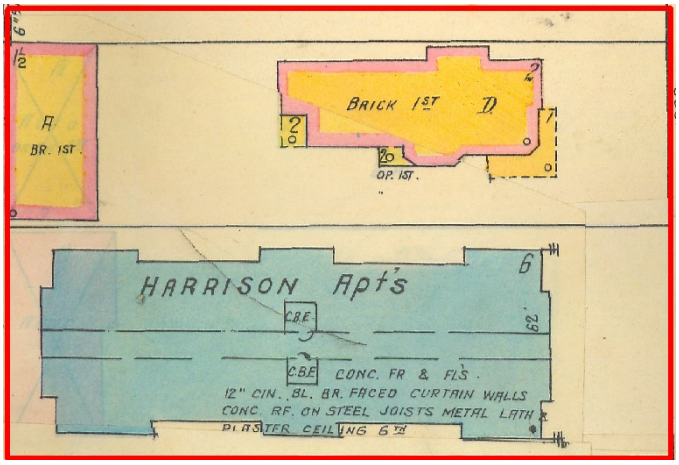
Staff Reviewer:	Shelbi Long

LOCATION OF SUBJECT PROPERTY





SANBORN MAPS



1915 revised



1956

EXISTING PROPERTY



Front/east elevation



South elevation



North elevation

EXAMPLES OF WINDOWS IN BUILDING















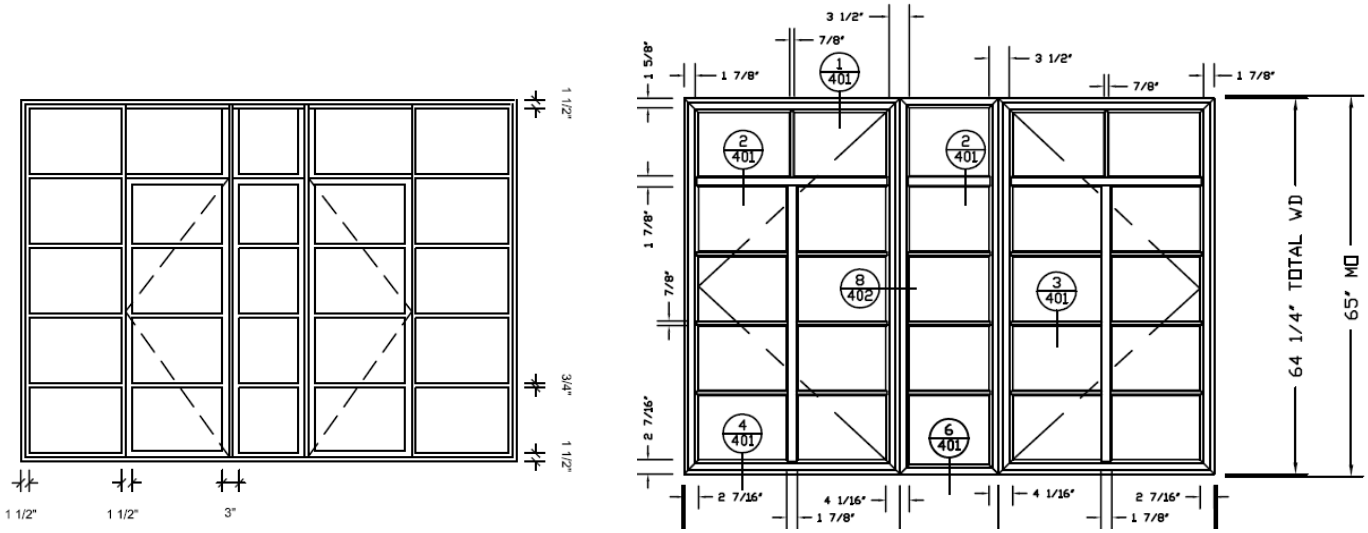




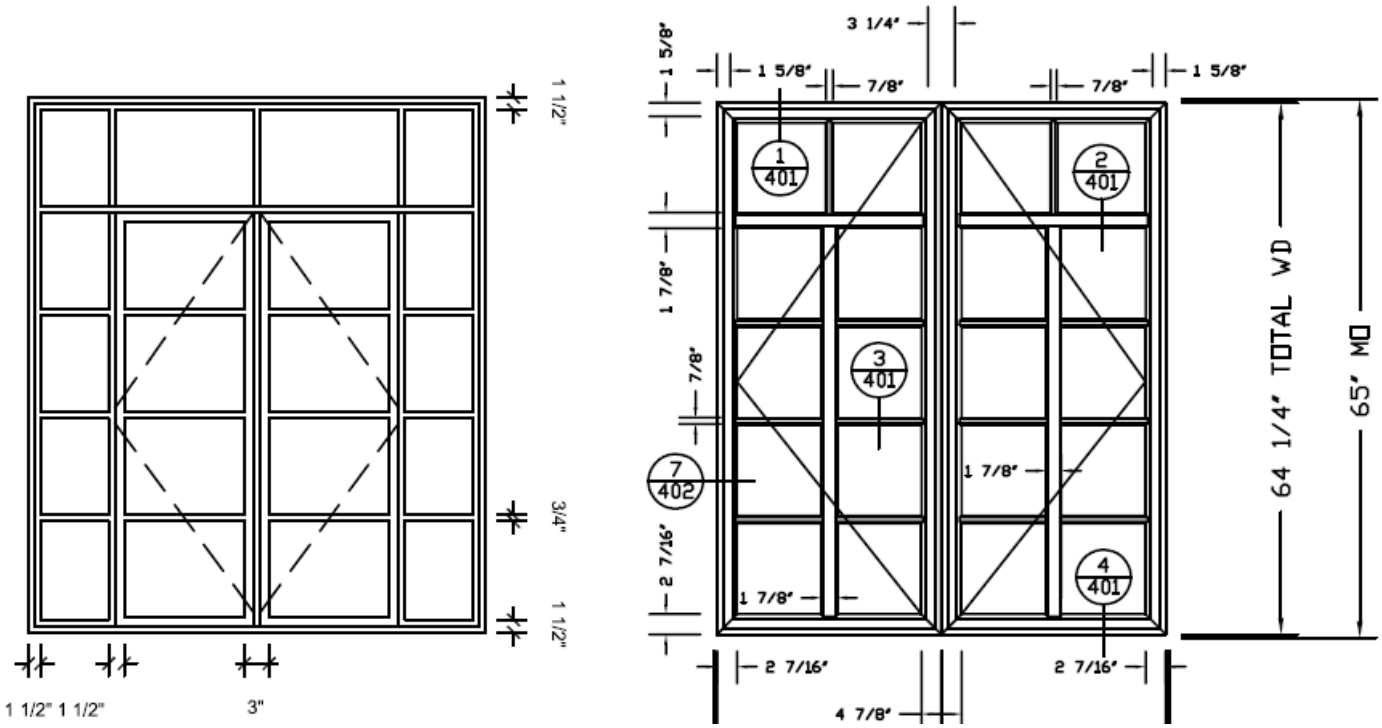




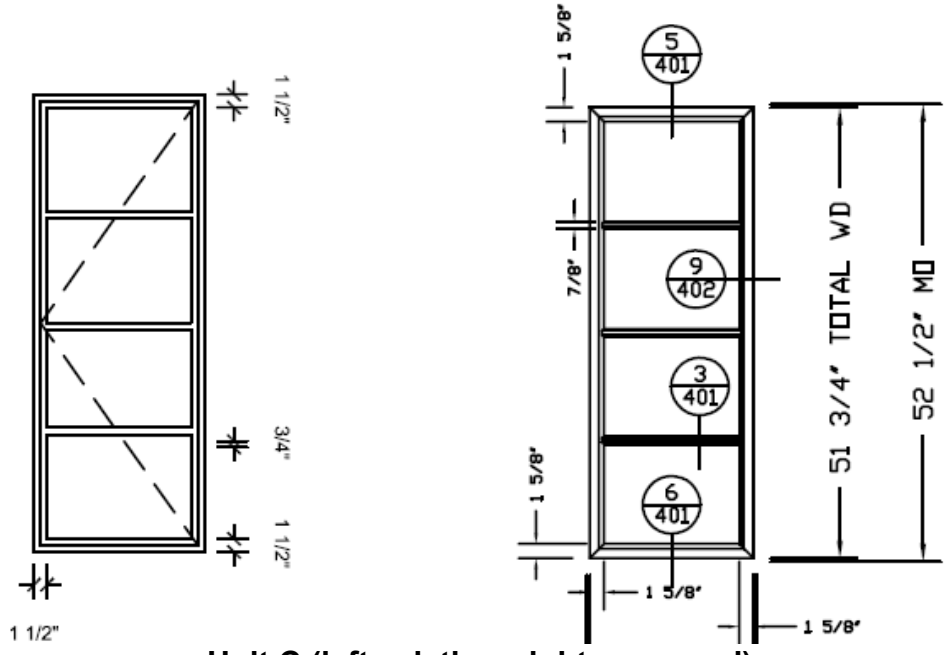
PROPOSED NEW WINDOWS



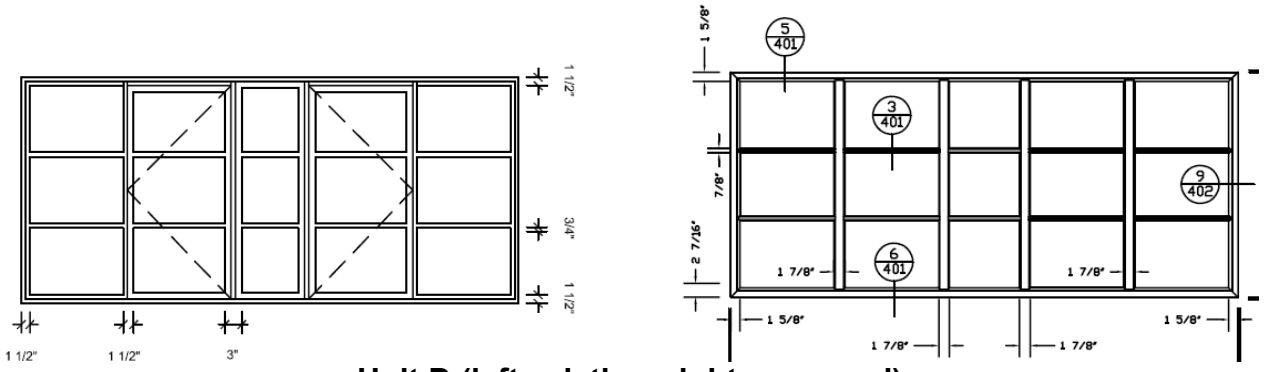
Unit A (left existing, right proposed)



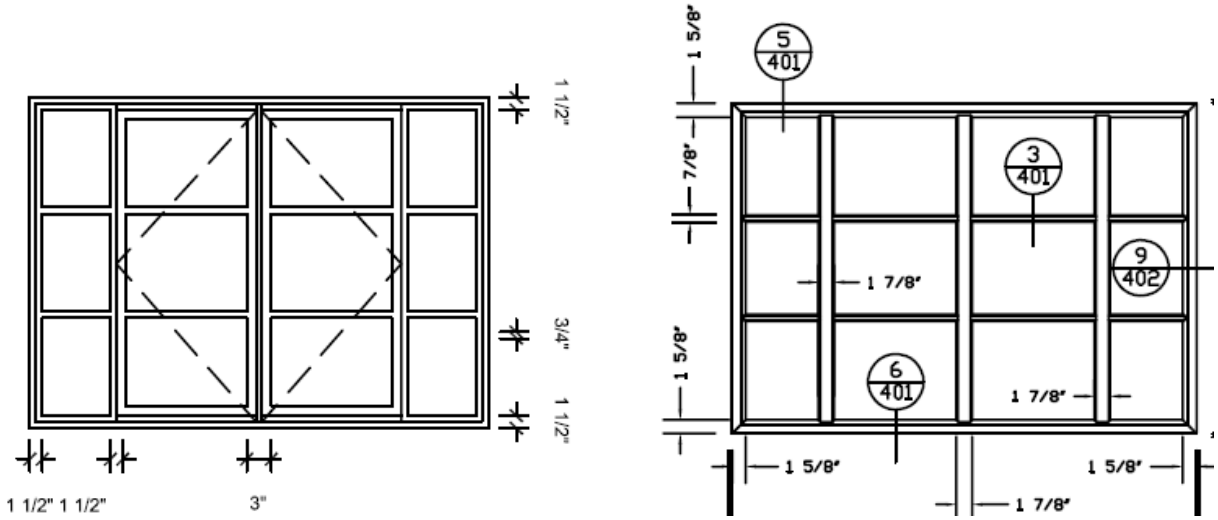
Unit B (left existing, right proposed)



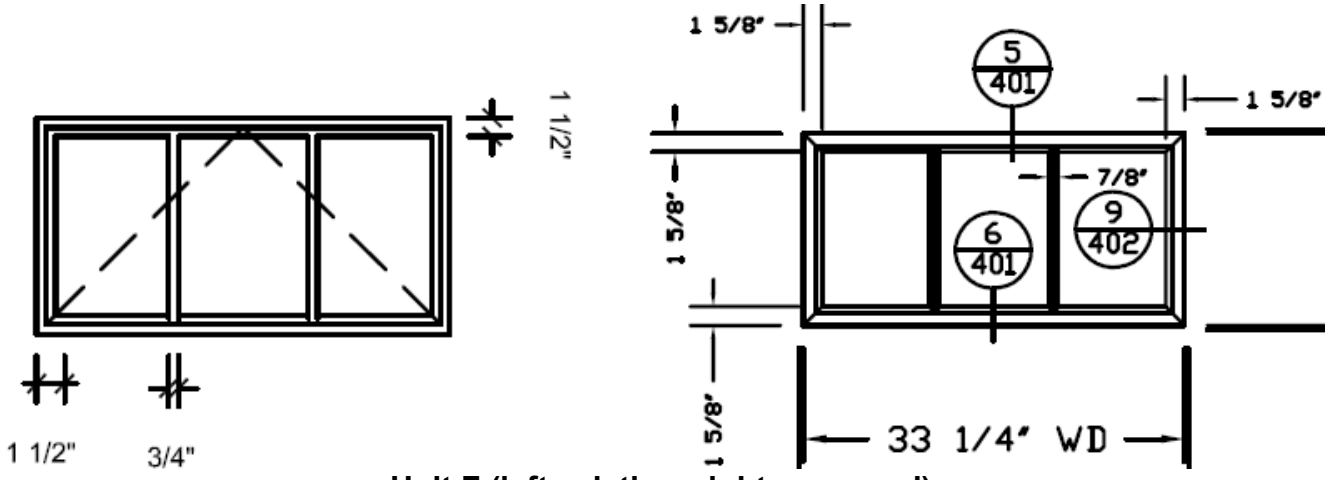
Unit C (left existing, right proposed)



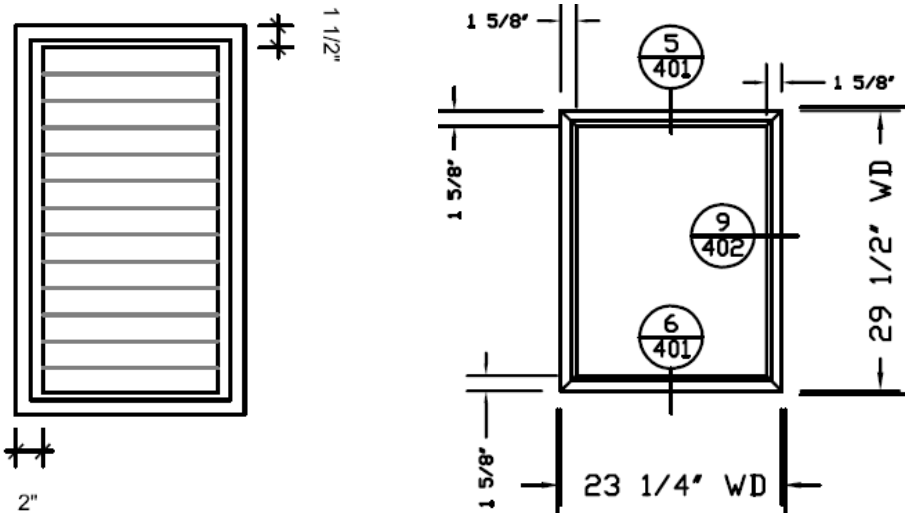
Unit D (left existing, right proposed)



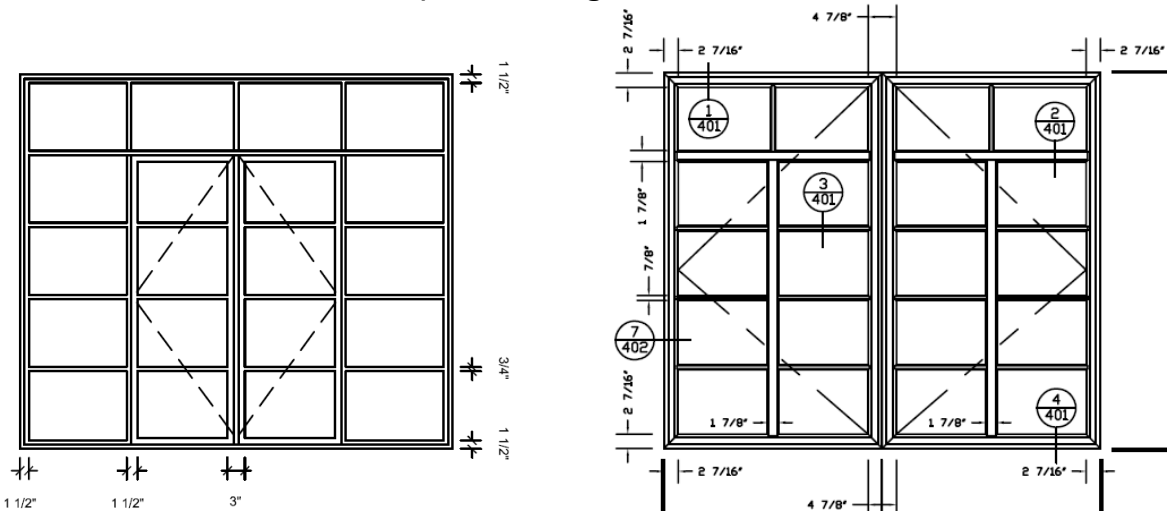
Unit E (left existing, right proposed)



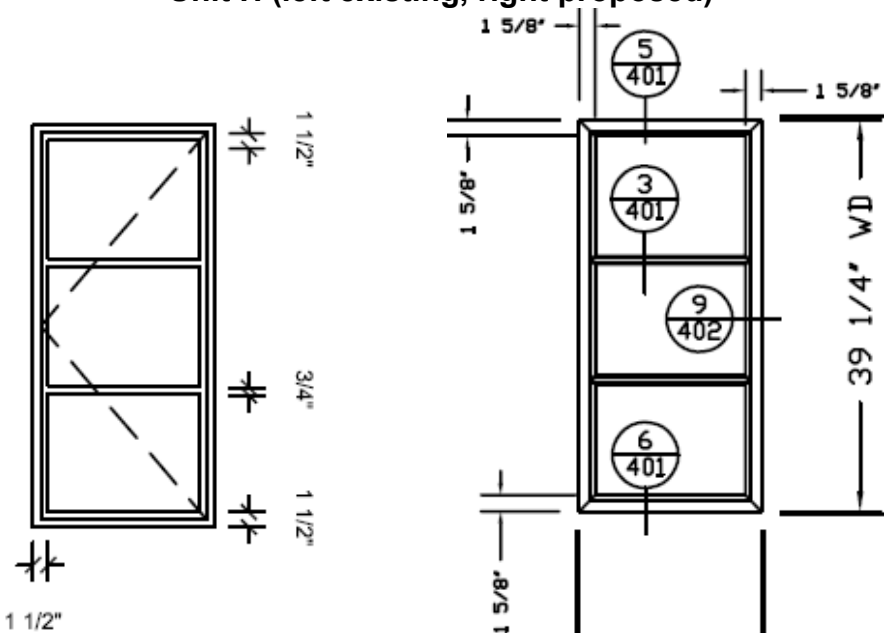
Unit F (left existing, right proposed)



Unit G (left existing, right proposed)



Unit H (left existing, right proposed)



Unti I (left existing, right proposed)

PREVIOUS STEEL SASH REPLACEMENT CASES BEFORE & AFTERS





1215 N. Pennsylvania – the Barbee Apartments – before left, after right (Quaker product)









1702 N. Alabama Street – the Neuville Apartments – before left, after right (Quaker product)





1445 N. Delaware – the Jordan Apartments – before left, after right (Quaker product)







1521 N. College – the Belmar Apartments – top before, bottom after (Quaker product)





1040 N. Delaware – the Wyndham Apartments – before left, after right (Quaker product)

COA # 2022-COA-075 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
108 S. Delaware WHOLESALE DISTRICT		*Preliminary Review April 6, 2022*
Applicant & mailing address:	**TIMOTHY OCHS, FOR PLAZA ENTERTAINMENT, LLC.** One American Square, Suite 2900 Indianapolis, IN 46282	
Owner:	**CAPITAL IMPROVEMENT BOARD OF MANAGERS** 100 S. Capitol Avenue, Suite 100 Indianapolis, IN 46225	Center Twp. Council District: 16 Kristin Jones
CONTINUED CASE		
IHPC COA: **2022-COA-075 (WD)**	Construction of new commercial building	
STAFF RECOMMENDATION: Approval		

Preliminary Review

The applicant brought this case before the IHPC as a preliminary review in April. Comments included:

- This really finishes up the block on Delaware Street.
- The lighting will be great, but it isn't for daytime, so it perhaps needs a little more relief on the north façade.
- The section next to the historic building perhaps needs to be a little taller.
- Not yet sold on the color of the proposed brick.
- What is the nod to the Wholesale District?

Background of property

This site is currently a surface parking lot. There were brick warehouse/commercial structures on the site historically. A parking lot replaced the middle buildings after 1956. The remaining buildings were demolished for parking around 1999.

The adjacent fieldhouse was completed in 2000.

Summary of Project

The applicant is seeking approval to construct a new commercial building at this site. The proposed design is contemporary, with large curtain walls of glass recess into façade "niches". Materials include brick, glass, composite wood panel, and formed metal panels with integrated linear lights. The lights are integrated into a formed metal panel system. The lights are anticipated to be static in nature, not color changing or dynamic.

Changes since April

The metal panel and linear lights have been added to the front façade. The height of the building has increased. That brings it in better alignment with the historic Koweba building to the north. On the north elevation, the brick has been extended up and now wraps the top corner.

Wholesale District Plan

- *"Every site for new construction possesses a unique context to which the new construction should compatibly relate….Where new construction is not adjacent to historic buildings or is located so as to have little impact on historic buildings, its design should relate to the more general proportions, alignments and façade components in the area with less emphasis on relating to specific buildings. However, in all cases good design is desirable and encouraged."*

- *"The proper height and proportion of new buildings in the Wholesale District varies slightly from block to block."*
- *"Alignment of new construction is an important factor."*
- *"Use building materials that are most prevalent and that will blend into the district such as brick, limestone, terra cotta, copper, wood window framing and glass. Other materials that are compatible with the historic area and similar in texture and color should also be used."*

2-year COA

Staff believes a 2-year COA is warranted. This is as large-scale project. Due to current permitting and construction delays that could occur during the time period, longer than a 1-year timeframe is recommended.

Staff Recommendation

This site is a bit of an outlier in the district. There is a historic building to the north. The shape and height are respectful of that building. The remaining surrounding buildings are the enormous 2000 Fieldhouse, and a parking garage that spans an entire block. From a contextual standpoint, this building does not have much to react to. Staff believes the massing and outline of the building are appropriate for this site.

STAFF RECOMMENDED MOTION

COA #2022-COA-075 (WD):

To approve a 2-year Certificate of Appropriateness for construction of a commercial building, as per the submitted documentation and subject to the following stipulations:

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

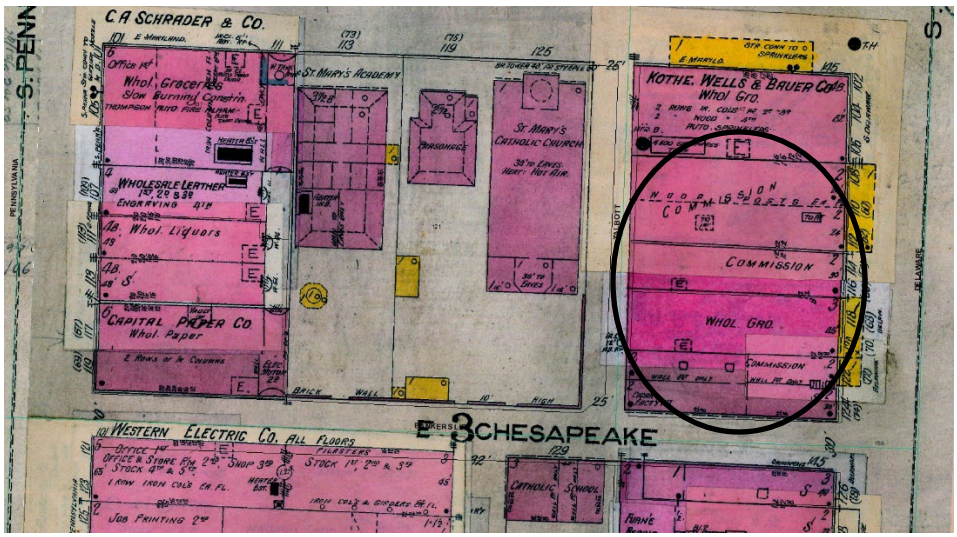
1. **Construction must not commence prior to approval of final construction drawings including any changes discussed by the Commission at the May 4, 2022 IHPC hearing.**
   ***Approved:* _____ *Date:* _____**
2. **A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* _____ *Date* _____**
3. **The site shall be field staked with no offsets and approved by IHPC staff prior to construction.**
   ***Approved* _____ *Date*_____**
4. **A materials mock-up shall be provided onsite for review and made available to the Commission prior to purchase and installation of any materials. *Approved* _____ *Date* _____**
5. **A durable marker indicating the date of construction must be incorporated into the foundation of the building.**
6. **All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
7. **Work on exterior finishes and details must not commence prior to approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
8. **Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.**

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

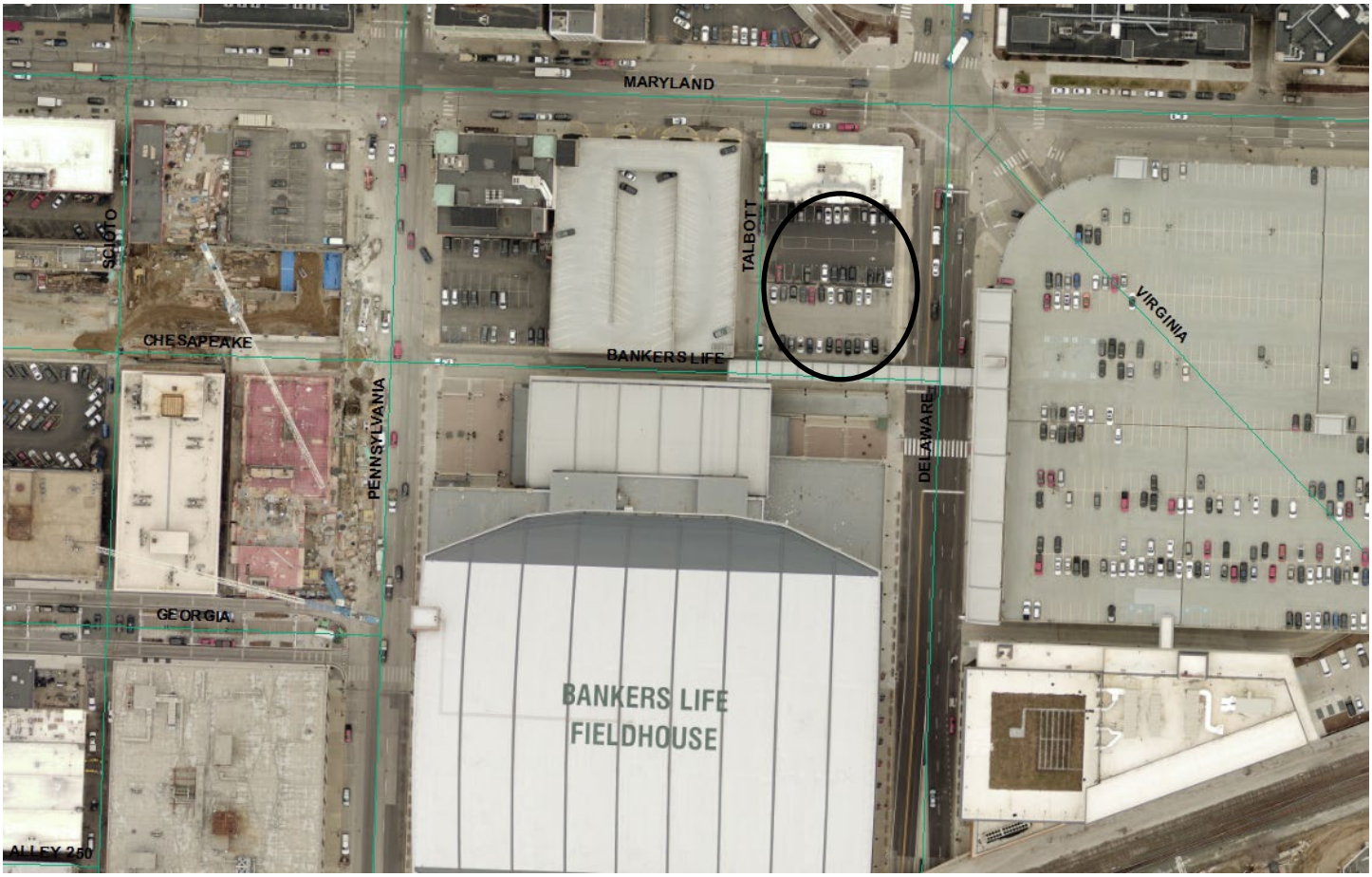
Staff Reviewer: Emily Jarzen



Location of subject property (rough boundaries of project area marked)



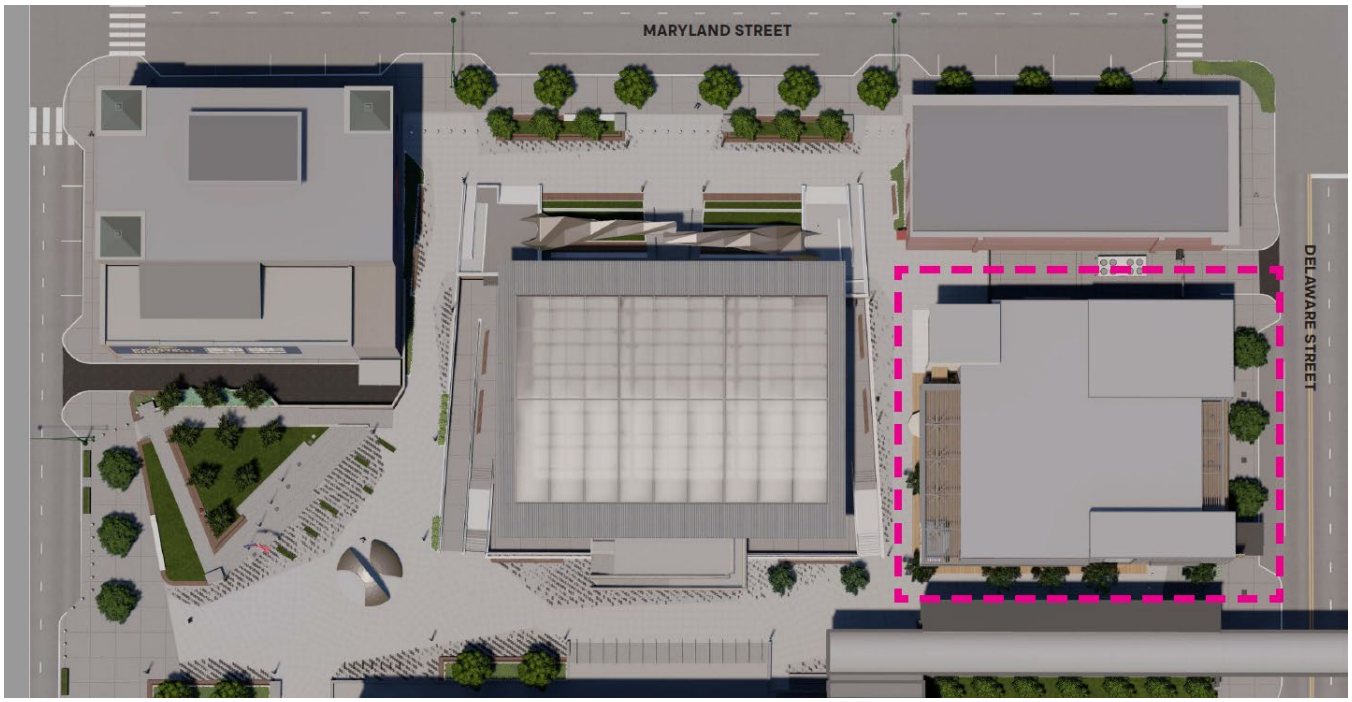
1898 Sanborn map



Aerial view of subject property



View facing west from Delaware Street



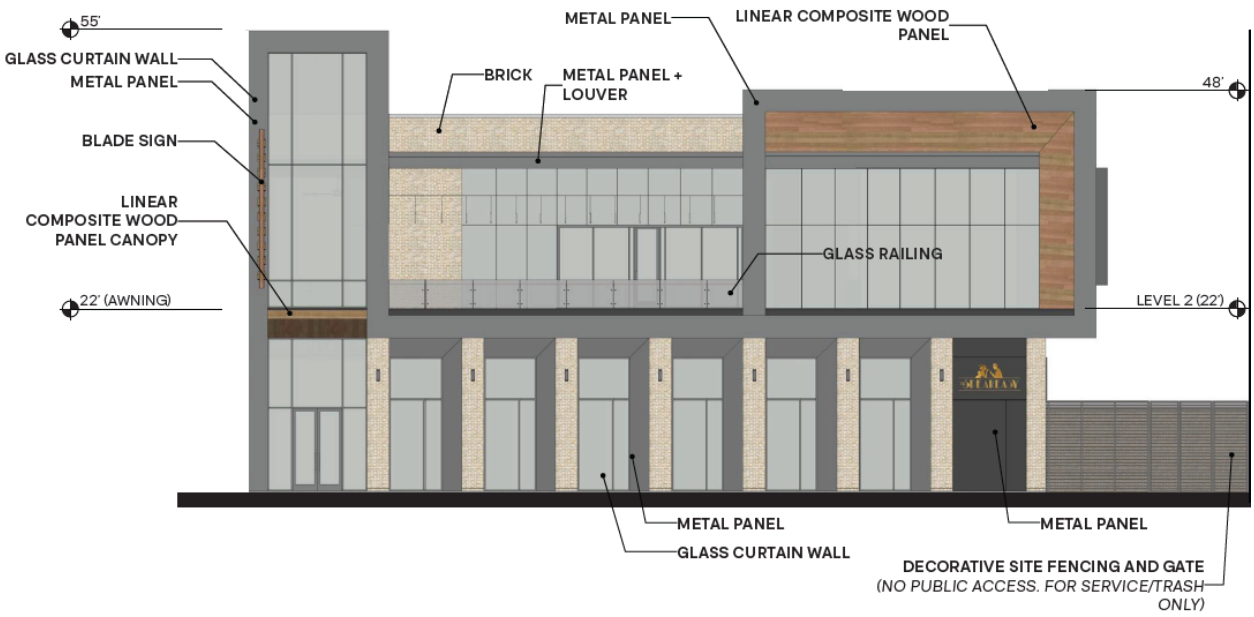
Proposed site plan



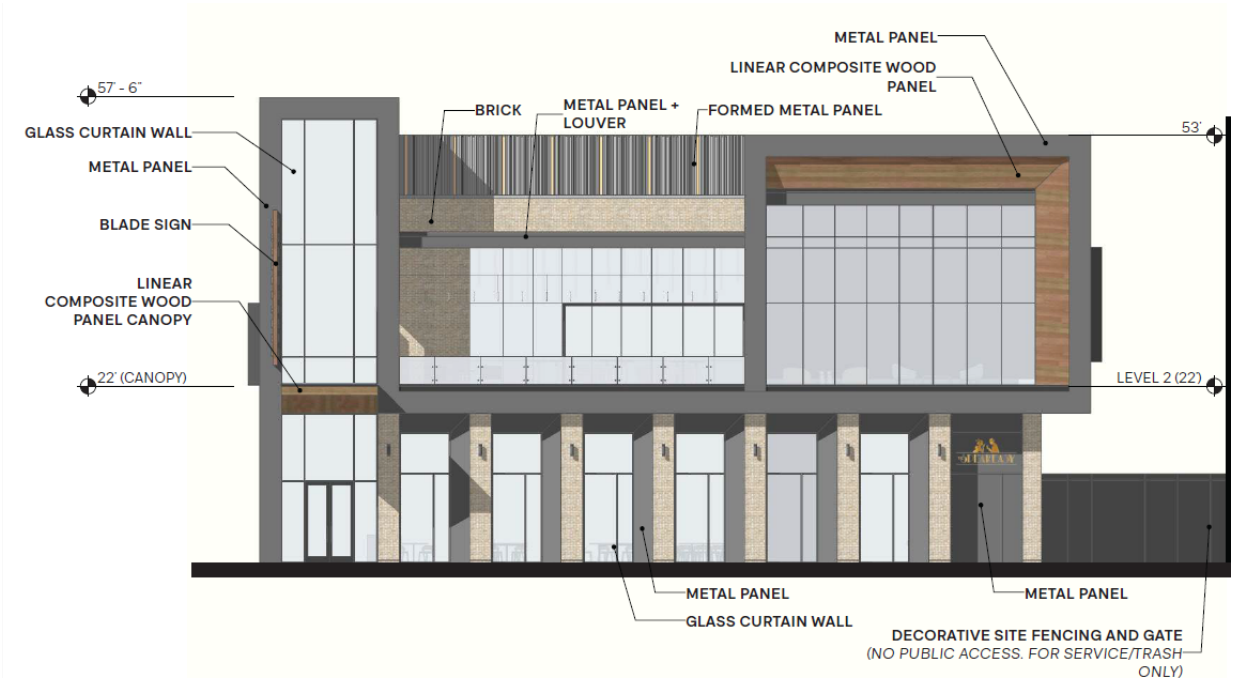
Previous streetscape



Revised



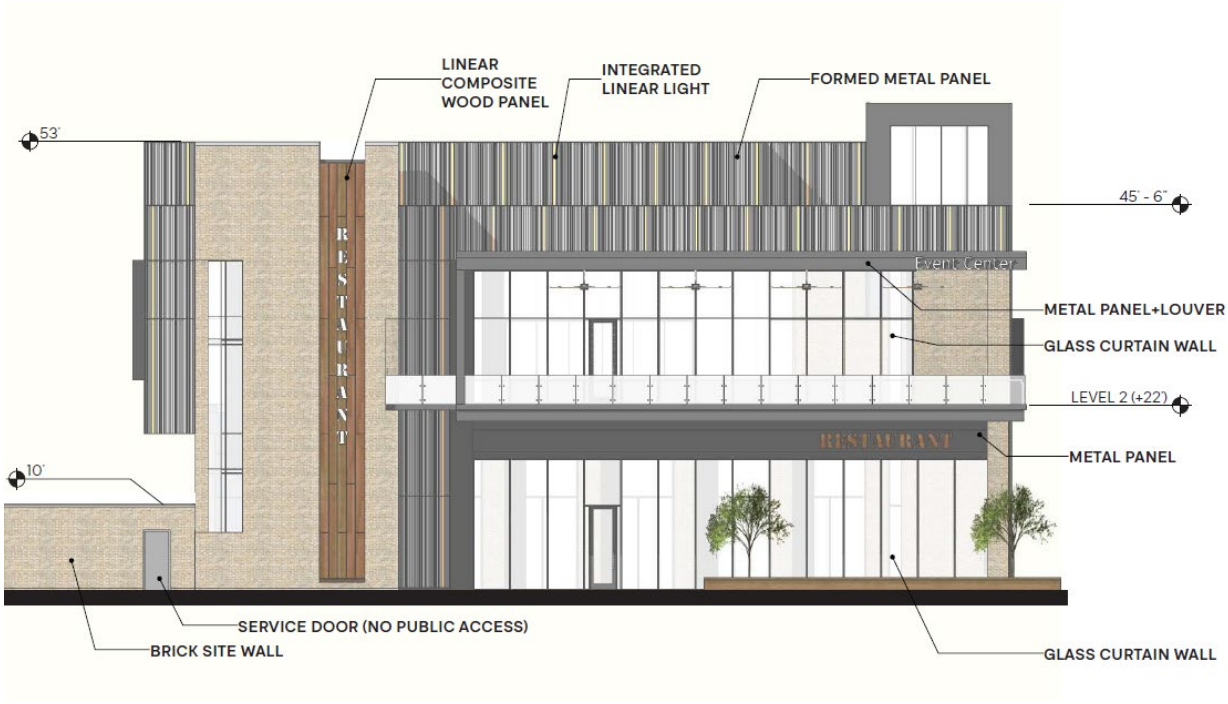
East (front) elevation, previous



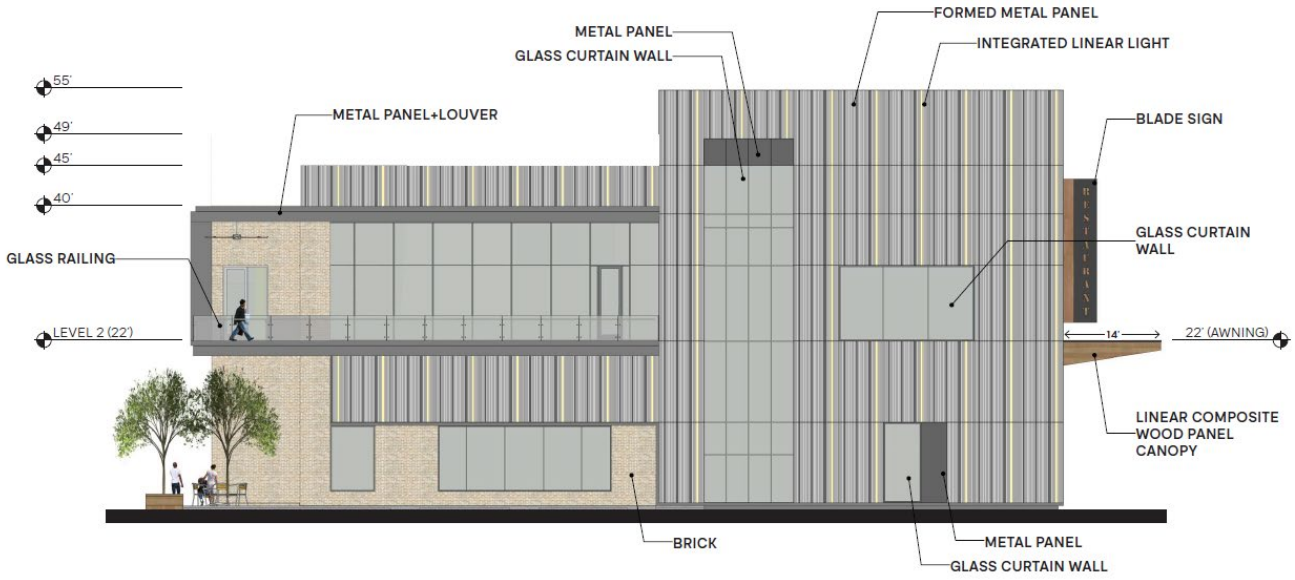
East (front) elevation, revised



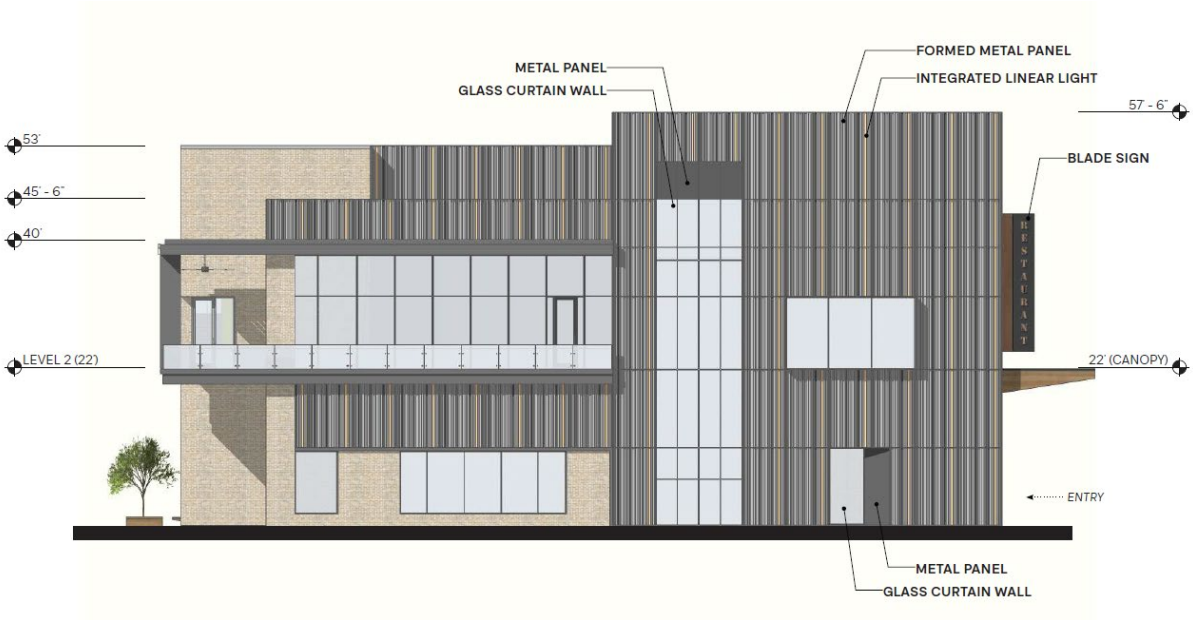
West elevation (fronts Plaza), previous



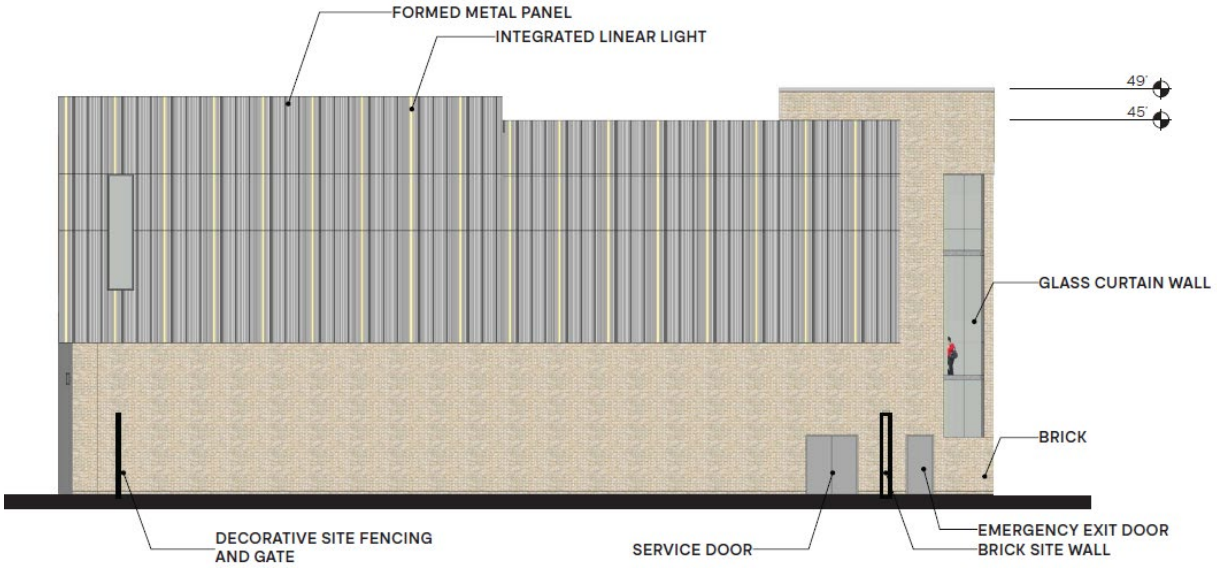
West elevation (fronts Plaza), revised



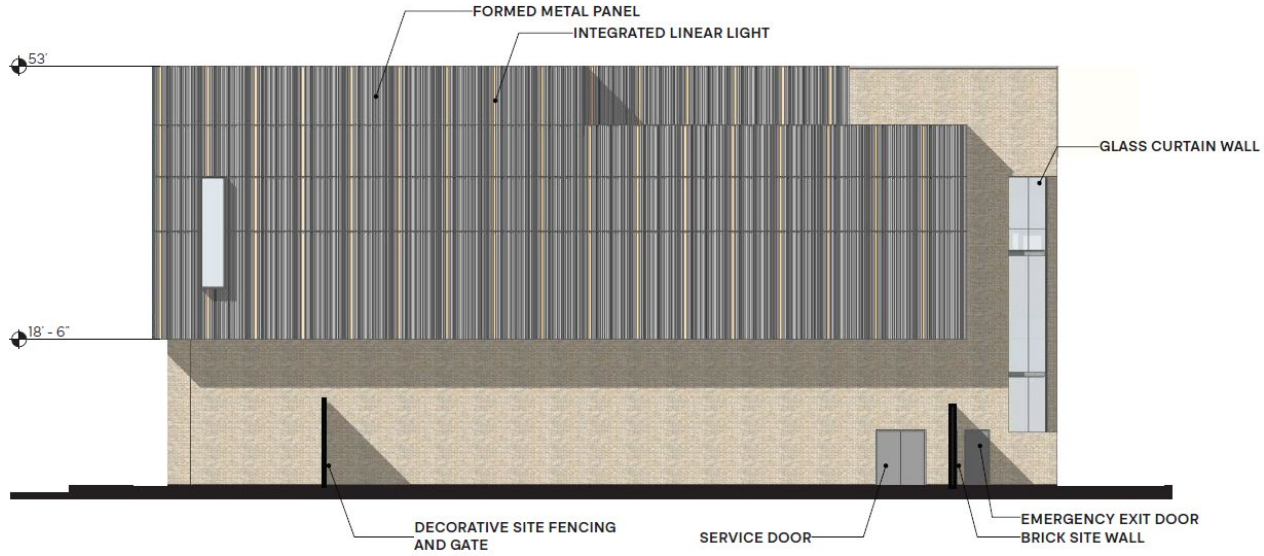
South elevation, previous



South elevation, revised

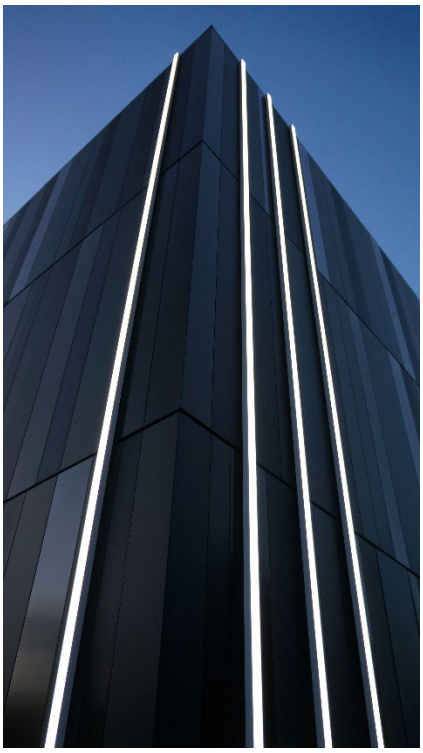


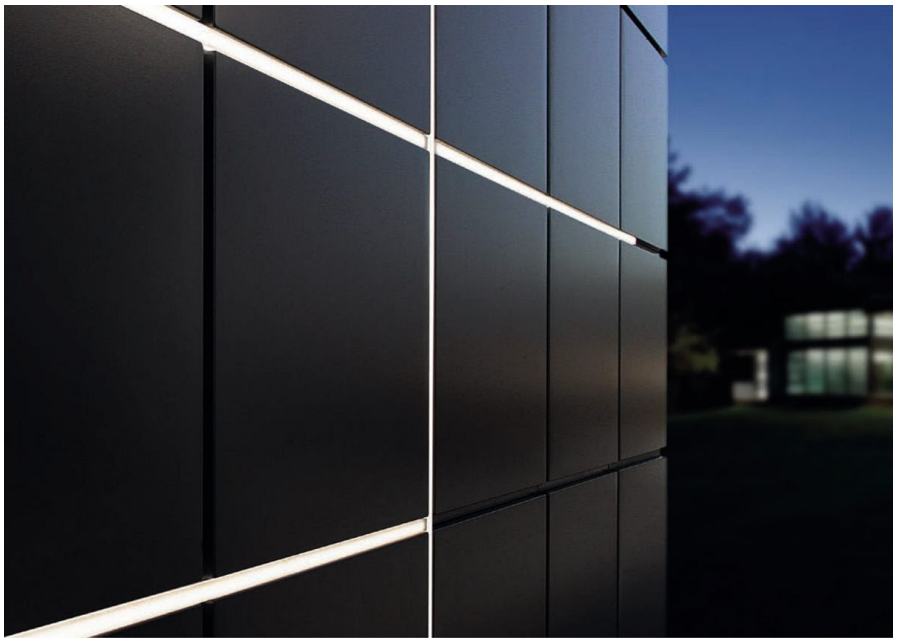
North elevation, previous



North elevation, revised

Examples of linear lighting







COA # 2022-COA-072 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
5911 BEECHWOOD AVENUE **IRVINGTON**		*NEW CASE*
Applicant mailing address:	**DEMERLY ARCHITECTS** 6500 Westfield Boulevard Indianapolis, IN 46220	
Owner:	**SLB ACQUISITIONS LLC** 2176 North Meridian Street, Indianapolis, IN 46202	Warren Township Council District: 12 Jason Larrison
NEW CASE		
COA: 2022-COA-072 (IRV)	Restore/repair historic house, demolish rear addition and construct new addition with porch, alter side porch and openings, and construct garage	
STAFF RECOMMENDATION: Approval with Changes		

STAFF COMMENTS

Background of Property

The subject property is a frame duplex. This area of Irvington was not mapped by the Sanborn Maps so much of the house's history is unknown. The structure appears to have had many alterations over the years and shows signs of late Victorian era elements on the western half and Craftsman elements on the eastern half. The structure also has a decorative Victorian styled porch on the west side. Due to the various design elements from different eras, staff speculates that the structure was originally constructed as a single family house, possibly on that fronted Good Avenue to the west, that was historically added on to several times and converted into a double.

Due to alterations to the western front door and later work on the rear one-story addition started without approval by the previous owner the subject property has been in violation for several years. The proposed work to the property will close and correct this violation work.

Proposed Scope of Work

Repair Historic House

The proposal includes repair and restoration work to the existing historic structure. This work would include repair of siding and trim throughout, reroofing, new doors and windows, repairing and tuckpointing the foundation, reconstructing the side porch deck and roof, and rebuilding the chimneys.

Alterations to Historic House

The proposal includes the removal of the western front door on the north/front façade. Two windows would be installed in its place and the eastern front door would become the main entry into the house. On the west elevation the single pedestrian door out onto the side porch would be removed, a window opening on the second floor would be downsized and an enclosed window opening on the first floor would be reopened. Two existing columns on the side porch would also be shifted and relocated to span the new wrap around porch.

Demolish Rear Addition & Construct New Addition

At the rear of the property is a one story addition. This area was possibly the location of rear porches that were enclosed over time. The proposal includes the demolition of this area. The most eastern portion of the existing addition would be reconstructed. The area would be sided and trimmed with wood materials to match the

materials on the existing structure. The addition would feature double hung windows and a pedestrian door. The western portion of that addition would be left open, connecting to the existing side porch creating a wraparound porch. A new French door would be installed to access the porch from this location.

Construct Garage
At the rear of the lot a one story garage would be constructed. The garage would be cladded in wood lap siding and trim to match the house. It would feature a double overhead garage door, single pedestrian door and double hung windows. The garage would be accessed from an existing asphalt driveway that would be extended to meet the new garage.

Irvington District Plan

Doors:
- If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood (unless the original door was of a different material) and should match the original in size, shape and proportion.
- Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.
- Not Recommended: Eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from the original openings

Masonry:
- If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. No more than 20% of the lime should be substituted by white Portland cement for workability.

Porches:
- Repair and retain original porches
- If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.
- Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.

Roofs & Roof Elements:
- Preferred colors for asphalt or fiberglass roofs are medium to dark shades of gray and brown. Solid red and green roofs are appropriate on some early 20th-century buildings.
- Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.
- Gutters and downspouts should match the building body and/or trim color.
- 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.

Trim & Ornamentation:
- Repair and preserve the original cornice, trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.

Windows & Window Openings:
- Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if the replacement is similar to the original.
- Window replacement should be considered only when one of the following conditions exists and can be documented: a. The existing windows are not original and are not significant. b. The condition of existing windows is so deteriorated that repair is not economically feasible.

- Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.

Wood Siding:

- Retain all of the sound original wood siding.
- Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, dimension, profile, and texture. It may be a new wood board or a salvaged board.

New Additions & Accessory Building:

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

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: Architectural and historical information included in this plan. Information contained in the district's National Register nomination. Information contained in any other professionally conducted historic surveys pertaining to this district. The opinion of its professional staff. Evidence presented by the applicant. Evidence presented by recognized experts in architectural history.
- 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: Elevations and floor plans. A scaled streetscape drawing showing the new development in its context (usually including at least two building on either side). A site plan showing the new development and structure(s) to be demolished. A written description of the new development. A time schedule for construction and evidence that the new construction will occur. 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 from 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: 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. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation. 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. 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. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the party from whom acquired, including a description of the relationship, if any,

Staff Recommendation

Overall staff is in support of this proposal. The existing addition at the rear of the structure is poorly constructed and in poor condition. We don't believe it holds historic significance on its own or contributes to the integrity of the main house. We believe the addition and new porch design are appropriate. As noted above, the structure appears to have gone through many alterations and the history of the development of the building is unknown. Given the various stylistic elements on the east side vs. the west side of the house, staff does believe the structure was likely a single-family house, later added on to and converted into a duplex. For those reasons staff is comfortable with the removal of the second door on the front façade.

Staff does have some concerns on the proposed alterations to the west side porch. The decorative elements on the porch are unique and character-defining. There isn't evidence showing whether they are original to the building or just historic alterations. Given that they are historic features, one of the few remaining ones on the structure, we believe the west side door onto the porch and the porch columns should remain in place. We believe altering the locations of the columns, and therefore the proportions of the porch, and removing the door that is in line with the gable of the roof is inappropriate. We are therefore recommending those be maintained as is. We also recommend wood tongue and groove be installed for the new porch floor.

STAFF RECOMMENDED MOTION

COA #2022-COA-072 (IRV):

To approve a Certificate of Appropriateness to restore and repair historic house, demolish rear addition and construct new addition, alter openings, and construct garage, per submitted documentation and subject to the following stipulations:

DBNS: Stipulations 1- 3 must be fulfilled prior to permit issuance.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings, including any changes requested by the Commission at the IHPC hearing.
   Approved _____ *Date*_____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* _____ *Date* _____
3. Site shall be field staked with no offsets and approved by IHPC staff prior to construction.
   Approved _____ *Date*_____

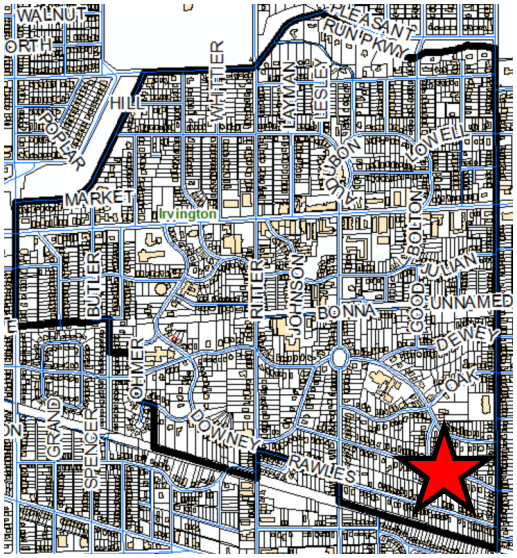
4. Work on the exterior details, finishes, and landscaping must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to the approval of all finish material for: doors, windows, landscape materials, foundations, exterior light fixtures, paint colors, roof shingles, etc.
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. Replacement of wood siding and trim shall only occur if deteriorated beyond repair. Care must be taken not to damage historic materials and every attempt shall be made to salvage as much historic material as possible with epoxy, Dutch patch repairs, or other similar techniques.
7. Siding and trim materials on historic house must be wood and on garage must be wood or cementitious board. All materials must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns/rough sawn finishes are NOT permitted.
8. Assessment of the existing windows and a catalogue cut sheet or drawings documenting the appearance and material of new windows and doors must be provided to the IHPC prior to removal of existing windows and the purchase or installation of the windows and doors. *Approved:* _____ *Date:* _____
9. Glass shall be clear; any addition of beveling, frosting, etching, caming, or stained glass is NOT permitted under this approval.
10. All brick repairs must be made to match original configuration, coursing, and pattern.
11. A mortar test patch shall be prepared and approved by IHPC staff prior to commencement of construction. *Approved:* _____ *Date:* _____
12. All new mortar shall be a soft lime mortar that matches the existing in size, color, pattern and joint profile. Soft Mortar is a combination of a cement lime mixture and sand. Cement Lime Mixture=1 part Portland Cement, 3 parts hydrated lime. Soft Mortar= 3 to 5 parts sand, 1 part Cement Lime Mixture.
13. Any installation of new brick shall not commence prior to approval by IHPC staff of a brick sample. *Approved:* _____ *Date:* _____
14. The use of Quickcrete for mortar is not permitted under this certificate and is not appropriate for use with historic masonry.
15. Side porch floor shall be wood tongue and groove decking.
16. Historic porch support posts may be removed to facilitate work on the porch. These elements must be reinstalled in their original location upon completion of repairs.
17. New roof shingles shall be approved by IHPC staff prior to purchase and installation. *Approved* _____ *Date* _____
18. Roof decking may be repaired or replaced where necessary. Where roof decking is exposed at eaves, the decking shall match the existing historic material that it replaces. Plywood or OSB decking material may be used in areas where it will be covered by roofing or overhang materials.
19. No alterations to house's roof size, shape, or pitch are permitted with this approval.
20. All debris from demolition work shall be removed from the site within 7 days of substantial completion.
21. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

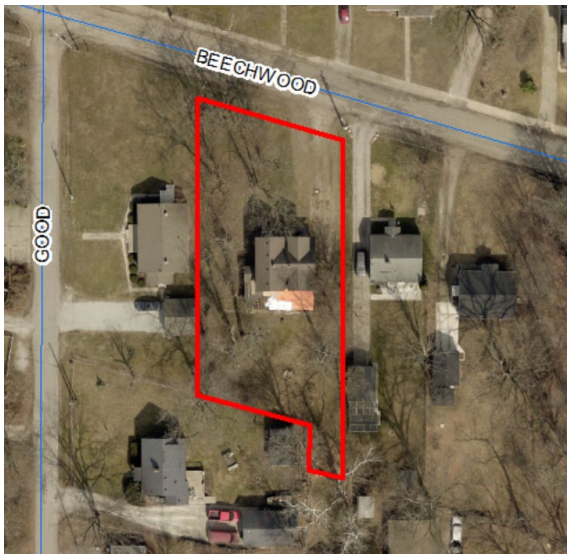
NOTE: Owner is responsible for complying with all applicable codes.

NOTE: Any unforeseen conditions discovered after issuance of the COA that in any way changes the scope of work or requires the scope of work to include demolition other than permitted shall require additional approval from the IHPC and permits.

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY





EXISTING CONDITIONS



North/front elevation



North and east elevations





West side porch and column details

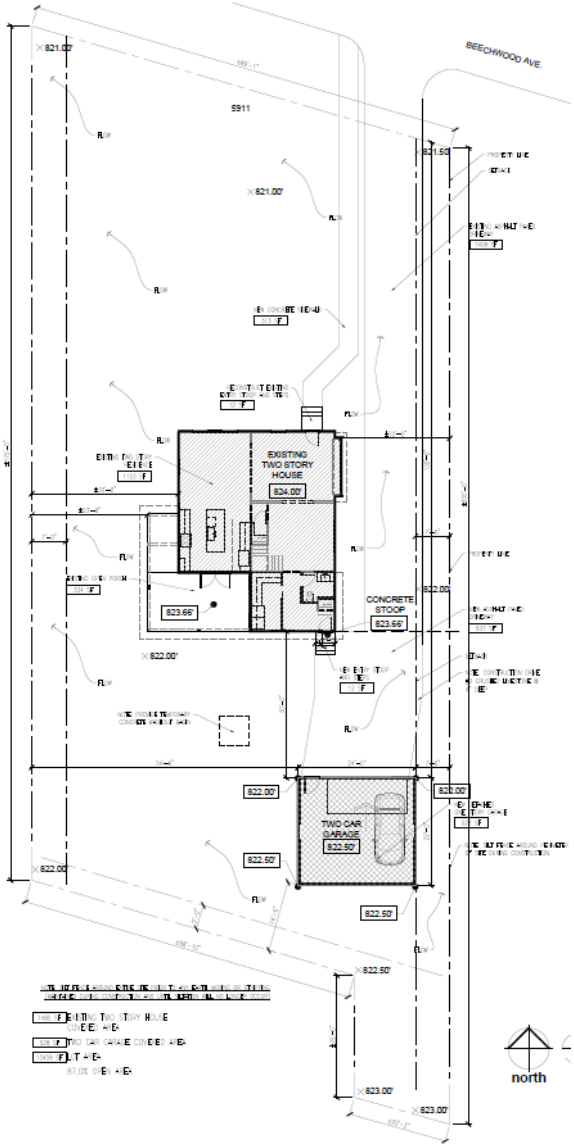


Condition of western front door, altered by previous owner without approval



Condition of rear additions

PLANS



Site Plan





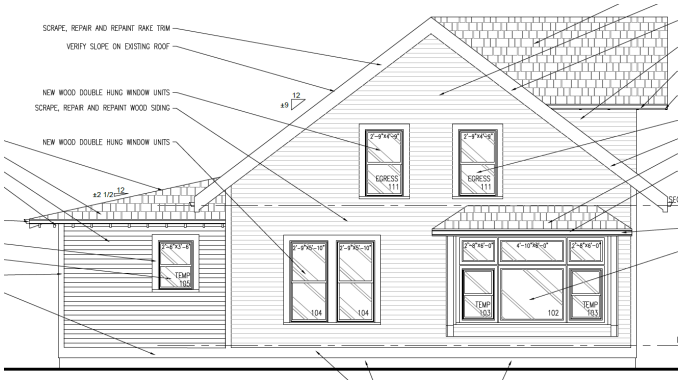
North/front elevation (left existing, right proposed)





South/rear elevation (left existing, right proposed)



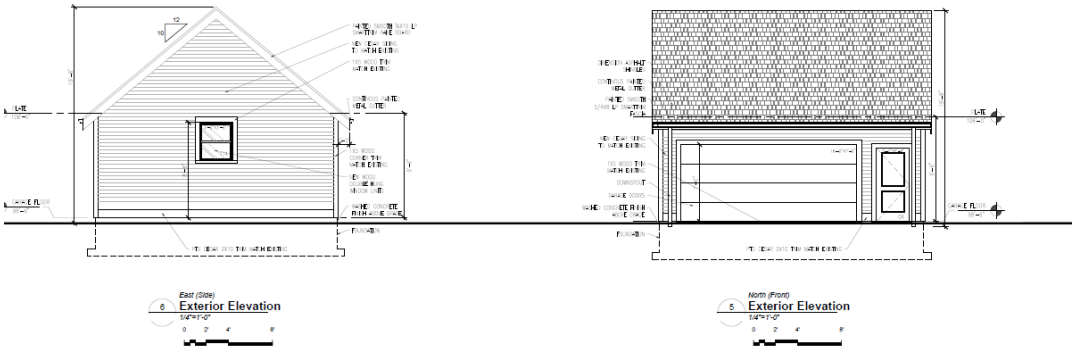


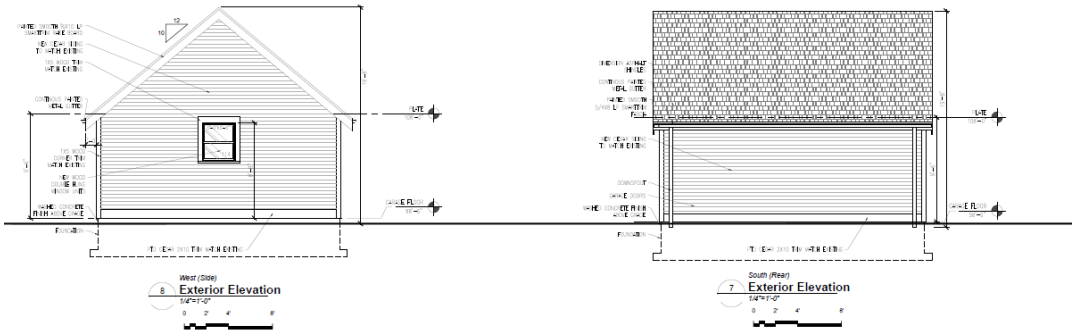
East elevation (left existing, right proposed)





West elevation (left existing, right proposed)





Garage elevations

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COA # 2022-COA-108 (CH)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
918 STILLWELL STREET COTTAGE HOME		*NEW CASE*
Applicant mailing address:	**IAN MCCULLA** 918 Stillwell Street, Indianapolis, IN 46202	
Owner:	**IAN & ELYSE MCCULLA** 611 East 11th Street, Indianapolis, IN 46202	Center Township Council District 17 Zach Adamson
NEW CASE		
IHPC COA: 2022-COA-108 (CH)	Construct addition on existing attached garage and connector	
STAFF RECOMMENDATION:	**Continue to the June IHPC Hearing**	

Background of the Property

The subject property is a two-story single-family dwelling with attached three car garage. The structures were approved in 2015 (2015-COA-339 and 2015-COA-339 Amended). The subject property was once the location of two one story frame dwellings constructed prior to the turn of the 20th century. Both of those structures were demolished by the late 1980's.

The layout of the existing property is bit unusual when compared to the historic context of the Cottage Home neighborhood. The typical site layout in Cottage Home is lots that are longer than wide, which creates homes of the same proportions. The existing structure is built across two lots, creating a wider frontage home with less depth. The garage on site is offset to the south of the property behind the house, creating an L shaped structure. The garage is accessed from the south side of the property from the alley. After the existing house was constructed there were discussion between IHPC staff and members of the neighborhood about concerns with new construction in Cottage Home being out scale with the historic context. It was determined upon additional study of this structure that the foundation of the house was constructed higher out of the ground and that the lot was regraded higher to account for the additional foundation height. This creates a taller and larger appearance to the structure.

Proposed Scope of Work

The proposal is to construct an addition on top of the existing attached garage and connector. The addition on the garage would be a story and a half to provide two bedrooms, a bathroom, sitting room and a loft space in the half story. The garage addition would have a side gabled roof, to match the existing, and a standing seam metal awning would be installed over the overhead garage doors. The existing solar panels on the structure would be reinstalled on the new roof. The northern roof slope would have a shed roofed dormer that would provide light into the half story loft space. The windows would be double hung to match those in the rest of the house. The addition would have fiber cement lap siding with board and batten in the gable end and trim to match the existing structure. The addition over the connector would be flat roofed and sided with fiber cement lap siding to match the existing structure.

Cottage Home Conversation District Plan

New Additions, Garages & Accessory Structures

Recommended

- Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
- Attached garages should not face the main street unless that is typical of the area's historic character. Otherwise, attached garages should be designed to not be obvious from the front of the property.

- Additions, garages, or other large accessory buildings should be of a scale, height, size, and mass that relates to the existing primary building and does not overpower it.
- Additions should be located at the rear, away from the front façade.
- The mass and form of the original building should be discernible, even after an addition has been constructed.
- Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.

Not Recommended

- Additions near the front façade and at the side.
- Imitating historic styles and details, although they may be adapted and reflected.

Staff Recommendation

Staff finds the design of this request to be inappropriate. The structure, due to the existing design layout on the site and issues with the construction (the grading of the site was mounded making the house sit higher out of the ground), is large and already feels somewhat out of character compared to the historic context of the district which is mostly smaller, one to one and a half story cottages. We believe adding a full story and a half to the garage exacerbates those existing uncharacteristic elements and removes the secondary nature of the accessory structure. Since the garage is on a corner it is highly visible from Stillwell Street and it is visible Dorman Street to the west. IHPC staff and the Commission have been consistent with feedback on connectors, especially two story connectors, and that in most cases they are inappropriate. Staff believes the proposed connector design here is inappropriate in that it adds to the massiveness of the structure and doesn't help the garage feel detached or secondary as is recommended in the district plan. Staff feels that an addition on the garage at this site could be done but that it would need to be of a much smaller scale than is shown and would need to maintain the one-story connector as is.

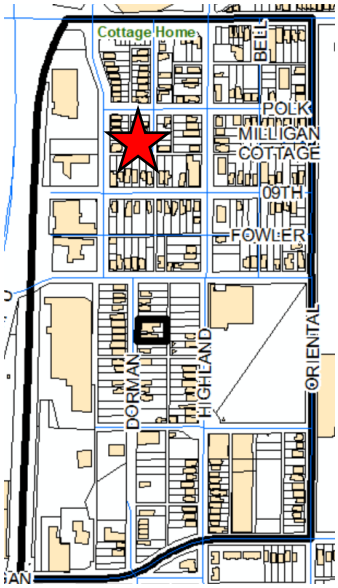
STAFF RECOMMENDED MOTION

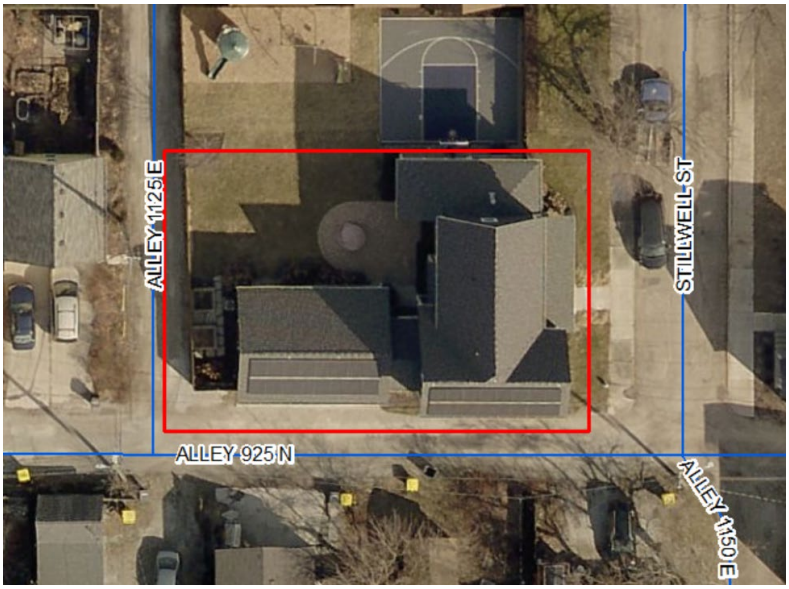
2022-COA-108 (CH):

To continue to the June 1, 2022 IHPC hearing.

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY





EXISTING PROPERTY & CONTEXT



Subject property and site grade prior to the construction of the house



Existing east/front elevation



South elevation showing garage



Southeast corner of site



Attached garage



Attached garage and connector (south elevation)



View of property from Dorman Street to the west



Properties to the east



Properties to the southeast



Properties to the south

PLANS



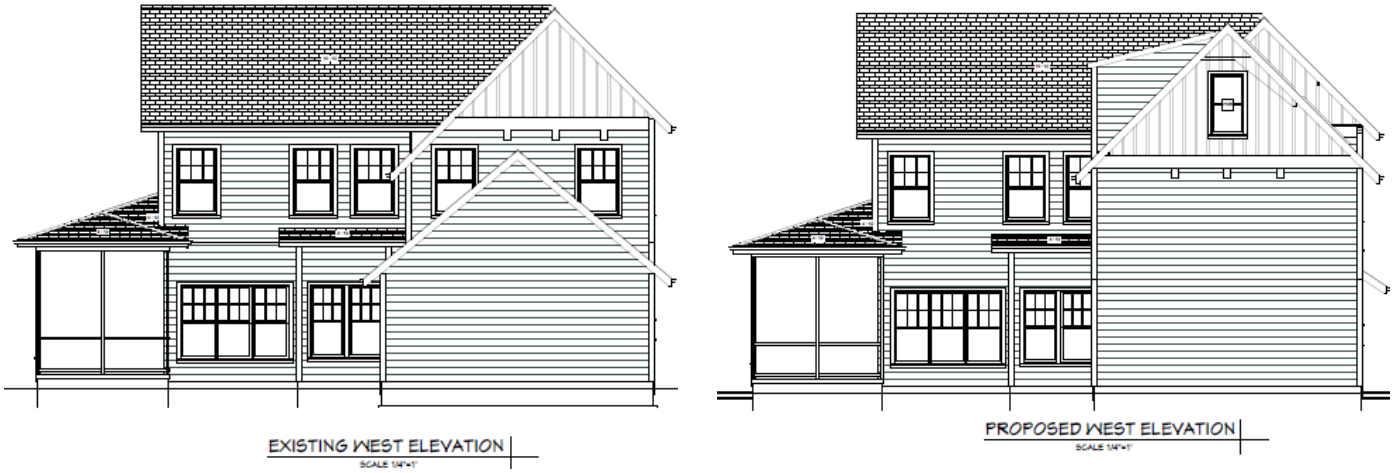
East/front elevation (left existing, right proposed)



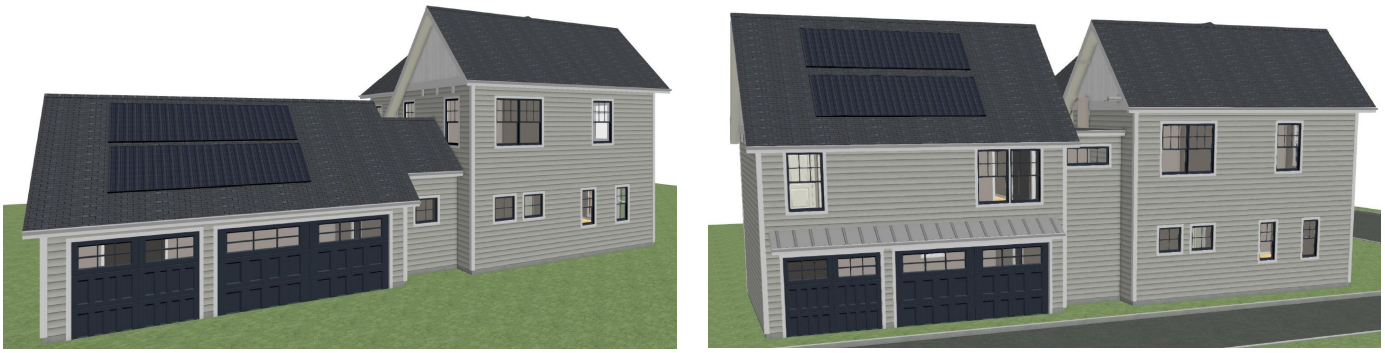
South/alley side elevation (left existing, right proposed)



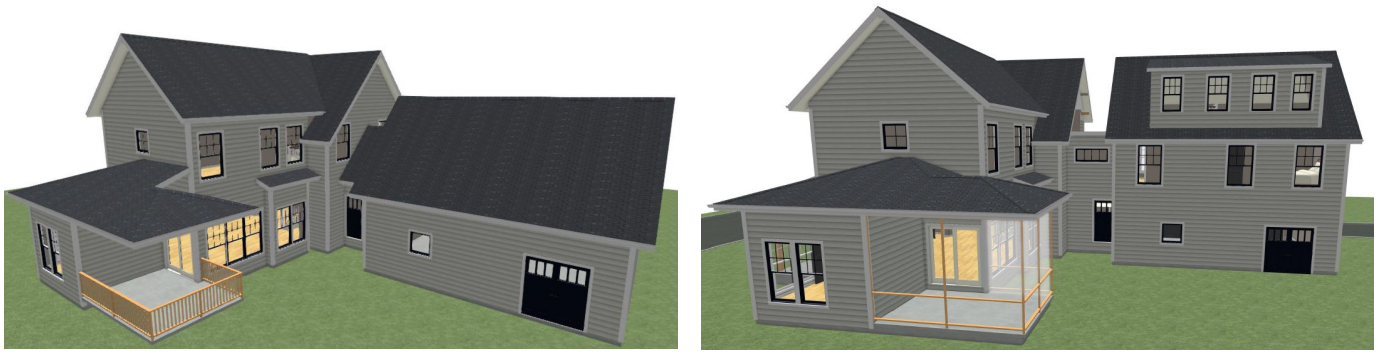
North/yard side elevation (left existing, right proposed)



West/rear elevation (left existing, right proposed)



South/alley side (left existing, right proposed)



North/yard side (left existing, right proposed)

LETTERS OF SUPPORT

Indianapolis Historic Preservation Committee Staff and Members,

I am providing this letter to express my support for the proposed project at 918 Stillwell Street, Indianapolis, IN 46202. I have reviewed the architectural designs for a second story addition above the garage and connector access and support this project.

B. Ryan Hanley
Name

917 Stillwell St.
Address

Indianapolis Historic Preservation Committee Staff and Members,

I am providing this letter to express my support for the proposed project at 918 Stillwell Street, Indianapolis, IN 46202. I have reviewed the architectural designs for a second story addition above the garage and connector access and support this project.

Martin Coleman
Name

917 Dorman St
Address

Indianapolis Historic Preservation Committee Staff and Members,

I am providing this letter to express my support for the proposed project at 918 Stillwell Street, Indianapolis, IN 46202. I have reviewed the architectural designs for a second story addition above the garage and connector access and support this project.

Graydon Leucht II
Name

1114 E. 9th St.
Address

Indianapolis Historic Preservation Committee Staff and Members,

I am providing this letter to express my support for the proposed project at 918 Stillwell Street, Indianapolis, IN 46202. I have reviewed the architectural designs for a second story addition above the garage and connector access and support this project.

Chris Ryan
Name

1122 E. 9th St 46202
Address

Indianapolis Historic Preservation Committee Staff and Members,

I am providing this letter to express my support for the proposed project at 918 Stillwell Street, Indianapolis, IN 46202. I have reviewed the architectural designs for a second story addition above the garage and connector access and support this project.

Dana Bradbury

Name

1126 E 9th

Address

COA # 2022-COA-113 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
230 SOUTH PENNSYLVANIA STREET WHOLESALE DISTRICT		*Preliminary Review*
Applicant mailing address:	**RATIO ARCHITECTS** 101 South Pennsylvania Street, Indianapolis, IN 46204	
Owner:	**CSX TRANSPORTATION INC %CSX REAL PROPERTY INC ATTN:REAL ESTATE TAX DEPARTMENT** 6737 Southpoint Drive South Suite 100, Jacksonville, FL 32216	Center Twp. Council District: 16 Kristin Jones
PRELIMINARY REVIEW		
IHPC COA: 2022-COA-113 (WD)	Preliminary Review to demolish existing building and construct new hotel with retail space and apartment building with parking garage, rezoning and variances	
STAFF RECOMMENDATION: Preliminary Review – No Recommendation		

Preliminary Review

A preliminary review is an opportunity for a project proposer to have a public conversation with the IHPC about a project prior to an actual public hearing. The comments given by commissioners are their personal opinions and nothing said should be construed as binding on any future decision. In requesting a preliminary review, both the proposer and the IHPC understand and agree to the following ground rules:

1. The proposal being presented is a "concept," and not an actual request.
2. The proposer will still be required to provide notice and have a public hearing where a decision will be made, unless a hearing is announced at the end of the preliminary review.
3. IHPC members will be speaking as individuals, and not as the IHPC as a whole.
4. Because at the public hearing there may be revised plans, public testimony and staff recommendations to consider, the IHPC reserves the right to substantially change the opinions or suggestions expressed during the preliminary review.
5. Nothing presented at a preliminary review or said by any IHPC member during a preliminary review shall be considered binding on the commission.

Background

230 South Pennsylvania Street is the location of the Indiana Terminal warehouse building. The building was constructed in 1923 and was designed by Rubush and Hunter. The structure was used as offices, shops and storage spaces. It was connected directly to the elevated railway. The five-story building is constructed with a reinforced concrete frame with brick curtain walls.

Split Project Site

The project site consists of three existing parcels, 230, 238 and 240 South Pennsylvania. Only 230, the most northern parcel of the site, is located within the IHPC district boundary. The remaining parcels are located in the Regional Center. The new project will span over all three parcels. With the current design, the southern apartment building will be located partially within the IHPC district. Therefore, the IHPC only has jurisdiction to review a portion of the building, not its entirety.

Proposed Project

The project proposal is to demolish the existing building and construct a 16 story hotel building on the north end of the site, a connecting hotel lobby with drop off space to the south including a connection to the Fieldhouse, and a 26 story apartment building on the most southern portion of the project site. Only a portion of the apartment building would be within the IHPC district boundary. The project would have commercial

space on the lower levels along at the northeast corner of the hotel building, 225 hotel rooms, 254 apartments, a 7-level parking garage and roof top amenities. Proposed materials are window wall glazing, metal panels, glazed brick masonry, granite and curtain wall systems. The site would also be rezoned to CBD-2 and the project would possibly require a variance for the sky exposure plane.

Wholesale District Plan

Demolition:

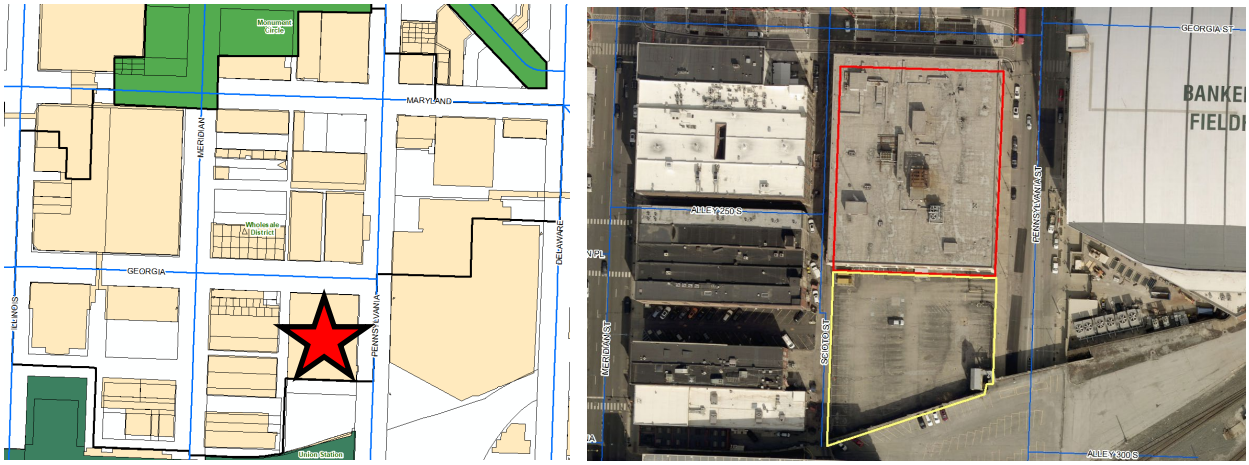
The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

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 then is 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 reasonable 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, significance, replacement, and economics.

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY



Parcel of project site within IHPC dsitrict outlined in red, remaining portion of project site in yellow

SANBORN MAP



1956

EXISTING SITE & CONTEXT





North and northeast elevations of property



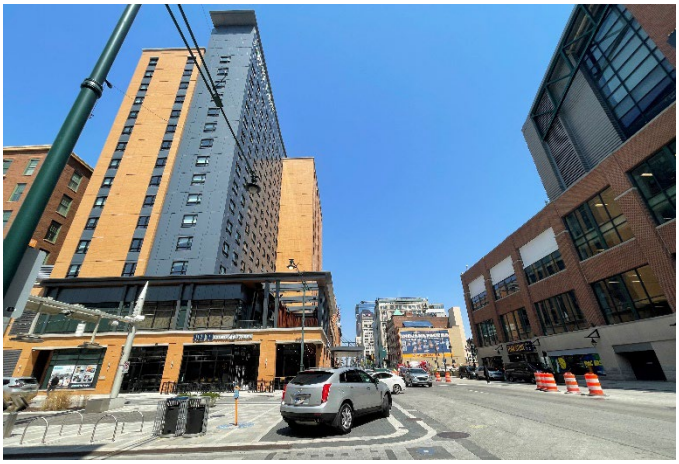
Rear/south elevation



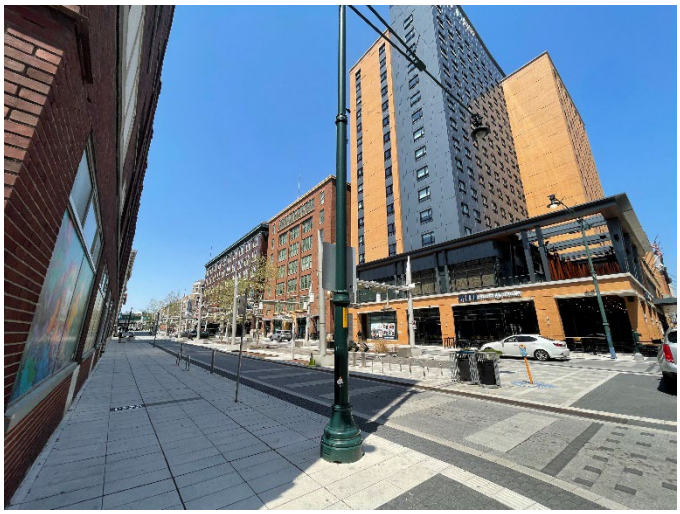
Properties to the west



Property to the east

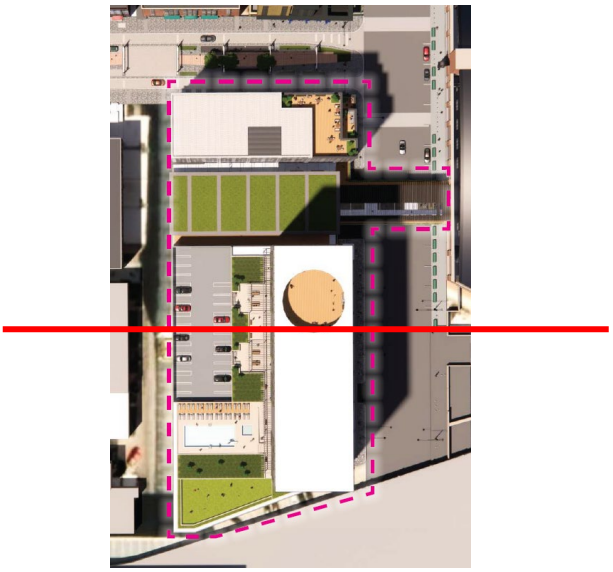


Properties to the north



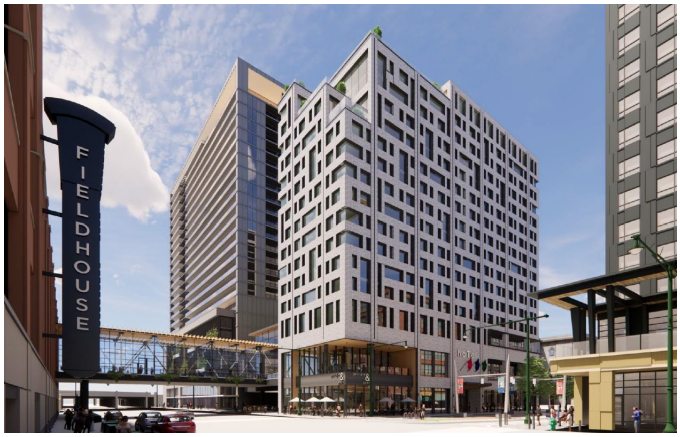
Properties to the north, northwest

PROPOSAL



Proposed site plan

(red line approximate location of IHPC boundary, everything above the line is in the district)



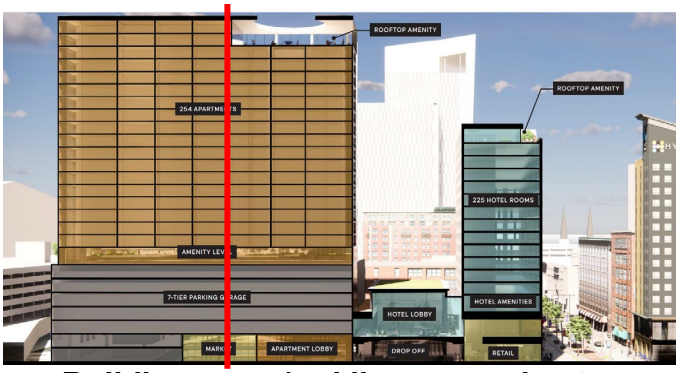
View looking southwest from Pennsylvania Street



View looking northwest from above the railway lines



Aerial view looking southwest



Building uses (red line approximate location of IHPC boundary, everything to the right of the line is in the district)

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COA # 2022-COA-112 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAY 4, 2022
5270 EAST WASHINGTON STREET **IRVINGTON**		*NEW CASE*
Applicant:	**SYLVIA GARCIA** 2009 North Harding Street, Indianapolis, IN 46202	
Mailing address:		
Owner:	**ROBERT COWAN** 2009 North Harding Street, Indianapolis, IN 46202	Warren Township Council District: 12 Jason Larrison
WORK STARTED WITHOUT APPROVAL		
IHPC COA: 2022-COA-112 (IRV)	Replace historic tile roof on house with metal panels that simulate a tile roof appearance	
STAFF RECOMMENDATION:	**Approval of a Certificate of Authorization**	

Background on Subject Property

The subject property is a historic, one story, frame, bungalow. Based on available Sanborn and Baist maps, the building was constructed sometime between 1916 and 1927. The house and its garage have a green, French tile, hipped roof. In November of 2021 IHPC staff began conversations with the applicant on the roof and its condition. The roof tiles were deteriorated, and the applicant was exploring the idea of an alternative material for replacement to simulate the tiles. In March of 2022 the subject property caught on fire. The fire damaged much of the eastern side of the house including the roof.

On April 27, 2022, IHPC staff visited the subject property. Upon inspection it was discovered that the historic tile roof material had already been removed from the house (see below images). No notifications were submitted to DBNS and no permits were pulled for this work.

Proposed Scope of Work

Due to the already deteriorated state of the tile roof on the house and the fire damage to the structure (and the house was not insured), the applicant is requesting to replace the tile roof on the house with metal panel roofing. The metal panels are green in color and are shaped to simulate the French tiles. The ridges are covered in a barrel shaped tile which would simulate the existing ridges of the roof. The existing roof also has decorative cresting elements at the peeks. The applicant believes those can be reused.

Irvington Historic Area Plan

RECOMMENDED - Slate and Tile Roofs

Requests to remove historic slate and tile roofs will be evaluated on a case-by-case basis…When evaluating removal and replacement of slate and tile roofs, the following guidelines are recommended:

1. In-kind replacement. Whenever possible, slate or tile roofs should be repaired rather than replaced. If replacement is justified, new slate or tile is preferred. Consider retention of good material for installation on roof slopes visible from the street.
2. Replacement with imitation slate or tile. Modern roofing products are more successful at emulating the appearance of slate and tile than their predecessors. If replacing a slate or tile roof in-kind is cost prohibitive, an imitation roofing product may be considered if it closely resembles the original slate or tile. The following factors should be considered when evaluating the appropriateness of an imitation roofing

material: color (color variations are common for historic slate and tile), texture (features that contribute to the depth and shadow lines created by slate and tile), pattern (how the slate/tiles are laid: staggered or straight)

3. Replacement with Asphalt Shingles. Replacing a slate or tile roof in-kind or with an approved imitation roofing product is preferable over replacement with asphalt shingles. However, if replacing the roof in-kind or with an imitation product is cost prohibitive, then a dimensional fiberglass roofing shingle may be considered. A dimensional shingle is preferable over a traditional 3-tab asphalt shingle, due to the wide variety of colors, patterns, and textures. The color and texture of the original roofing material shall be taken into account when choosing an appropriate replacement material.

Reasons for recommending a Certificate of Authorization to replace historic tile roof on house with metal panels that simulate a tile roof appearance:

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.

General life spans of clay tile roofs are around 100 years according to the National Park Service. Therefore, the existing roof was likely nearly the end of its serviceable life. With the general deterioration of the material compounded with the fire damage, the roof was in poor condition. Replacing a tile roof with matching tiles, and even repair of tile roofing, is typically cost prohibitive, and with no insurance, this would likely be impossible for the owner. Replacement of tile roofing with an imitation product is not outright precluded by the Irvington plan. While replacing the roof like for like is the most ideal option, staff feels that the selected product closely resembles the tile. The green color of the original material will be maintained, and the overall shape and pattern of the tile will be imitated. The main visible difference between the existing tiles and panels is the texture. The existing tiles are smooth, with a glazed finish, while the proposed metal panels have a rough texture similar to asphalt shingles.

Staff believes in this case like for like replacement would be a substantial financial hardship. We believe the proposed product does meet the district plan guidelines on replacement with imitation materials on all counts except for the texture. Staff feels that the proposed product, while not the most appropriate option, will help maintain the color and patterning of the tile material which is a character defining feature of the building. As well, we believe the proposed material will be less impactful than installing a standard asphalt shingled roof. For those reasons, staff is recommending that the Commission approve a Certificate of Authorization for the tile roof on the house to be replaced with the proposed simulated tile metal panel product.

STAFF RECOMMENDED MOTION

COA #2022-COA-112 (IRV)

To approve a Certificate of Authorization to replace historic tile roof on house with metal roofing with simulated tile roof appearance, and retention and reinstallation of the original tile cresting points per submitted documentation and subject to the following stipulations:

1. Final roof material selection must be approved by IHPC staff prior to purchase and installation. *Approved*_____ *Date*_____
2. Roof decking and any framing may be repaired or replaced where necessary. Where roof decking is exposed at eaves, the decking shall match the existing historic material that it replaces. Plywood or

OSB decking material may be used in areas where it will be covered by roofing or overhang materials.

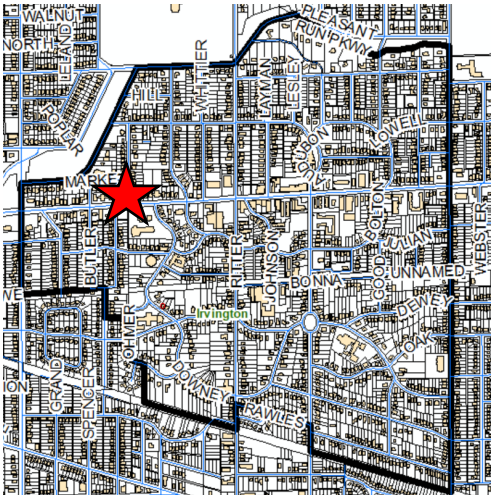
3. No alterations to roof size, shape, or pitch are permitted with this approval.
4. Any deviation from this approach shall be approved by IHPC staff prior to construction.
5. Notify IHPC staff prior to making unexpected repairs.

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

NOTE: Any unforeseen conditions discovered after issuance of the COA that in any way changes the scope of work or requires the scope of work to include demolition other than permitted shall require additional approval from the IHPC and permits.

Staff Reviewer: Shelbi Long

LOCATION OF SUBJECT PROPERTY





EXISTING SITE



Front south elevation



East elevation



East elevation



Existing garage showing tile roof



Remaining cresting points on garage



Tile roofing before the fire and removal

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





PROPOSED PRODUCT





Left proposed metal panel product, right sample of product on top of existing tile





Sample of proposed product (left/top) next to existing tile (right/bottom)



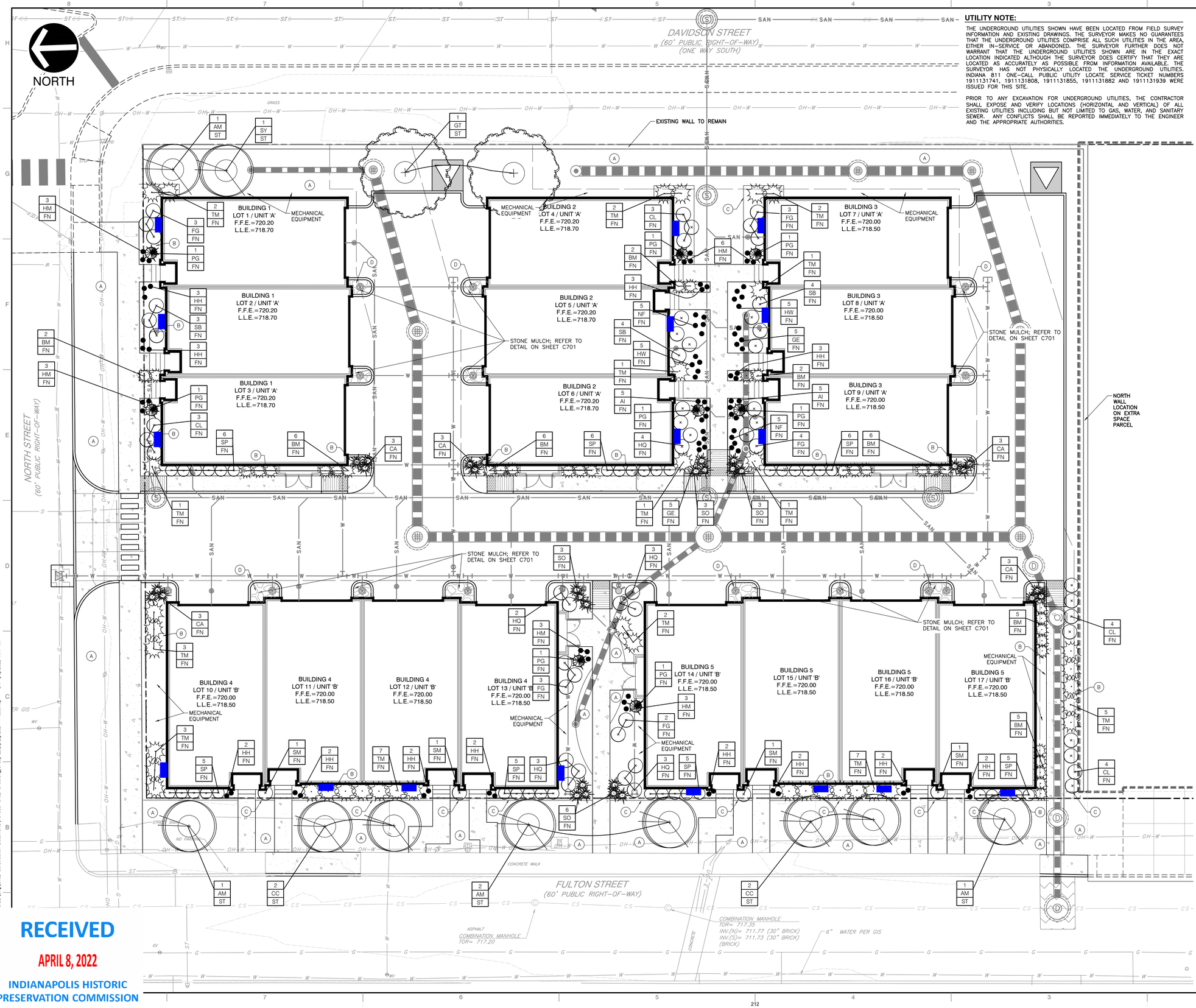
Example of product installed

MAY 4, 2022

SUBMITTALS

2019-COA-615 (CAMA)

505 FULTON STREET



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 1911131741, 1911131808, 1911131855, 1911131882 AND 1911131939 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK. ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

SYMBOL	DESCRIPTION	1 PLANT QUANTITY AG PLANT TYPE FN REQ. LOCATION
FN	FOUNDATION REQUIRED PLANTINGS	
ST	STREET TREE PLANTINGS	

PROPOSED LANDSCAPE KEY NOTES:

- (A) TURF
- (B) SHREDDED HARDWOOD MULCH
- (C) SPADE EDGE BEDLINE BETWEEN TURF AND MULCH
- (D) STONE MULCH-SEE DETAIL

Proposed Gas Meter Locations

RECEIVED
APRIL 8, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

ONYX + EAST
FULTON DEVELOPMENT
505 FULTON STREET
INDIANAPOLIS, IN 46202

SITE LANDSCAPE PLAN

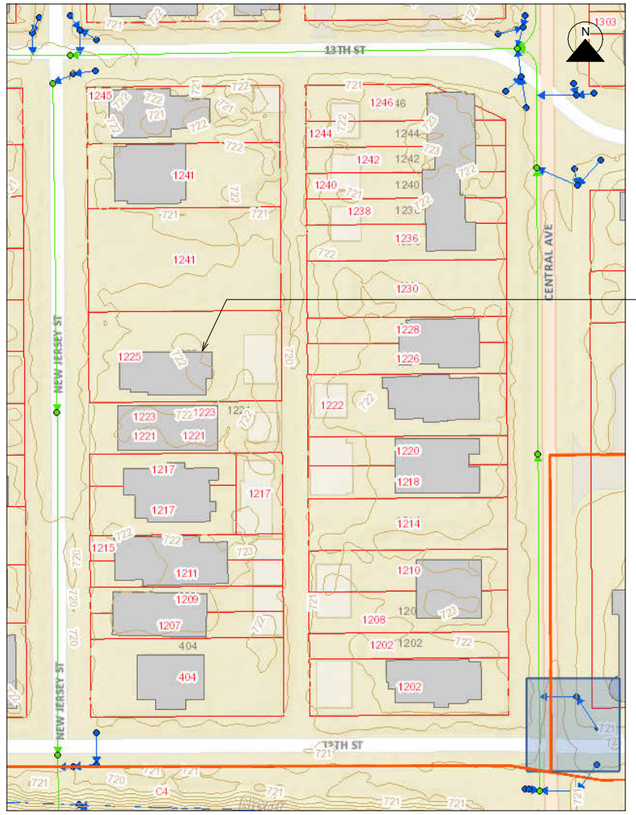
DRAWN BY:	ACH
CHECKED BY:	DRAFT
DWG SCALE:	1" = 10'
PROJECT NO:	194-539
APPROVED BY:	DRAFT
DATE:	MARCH 18, 2021

DRAWING NO.:
C700
SHEET 11 OF 26

C:\ADD\Dwg\CIVIL\Construction Documents\194539-CIVIL-C700.dwg(C700) LS:(8/22/2021 - Sheets) - LP: 4/8/2022 7:17 AM

2022-COA-098 (ONS)

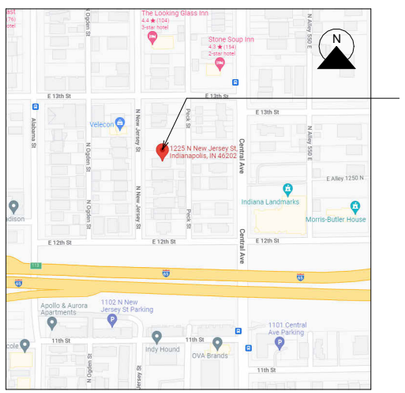
1225 N. NEW JERSEY STREET



WATER LINE MAP



RENDERING



VICINITY MAP

- **Current Owner:** Krulewitch, Kevin R & Rosanne E Ammirati
- **Zoning Classification:** D8

SHEET INDEX

A.000	COVER SHEET
A.001	EXISTING SITE PLAN
A.002	EXISTING FLOOR PLANS
A.003	PROPOSED FLOOR PLANS
A.004	EXISTING ELEVATIONS
A.005	PROPOSED ELEVATIONS
A.006	EXISTING ELEVATIONS - GARAGE
A.007	EXISTING PICTURES
A.008	MATERIAL SPECIFICATIONS
A.009	PROPOSED SITE PLAN

PROJECT INFORMATION

Proposal for a addition to 1225 N. New Jersey St.

- **Added Square Footage**: 80.12 ^{SF}
- **Level**: added square footage to level one
- **Foundation**: added foundation to level one
- **Siding**: match existing
- **Windows**: details included
- **Doors**: details included
- **Roofs**: match existing

DH

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HANNAH WIPPER

1225 N. NEW JERSEY ST,
INDIANAPOLIS, IN 46202

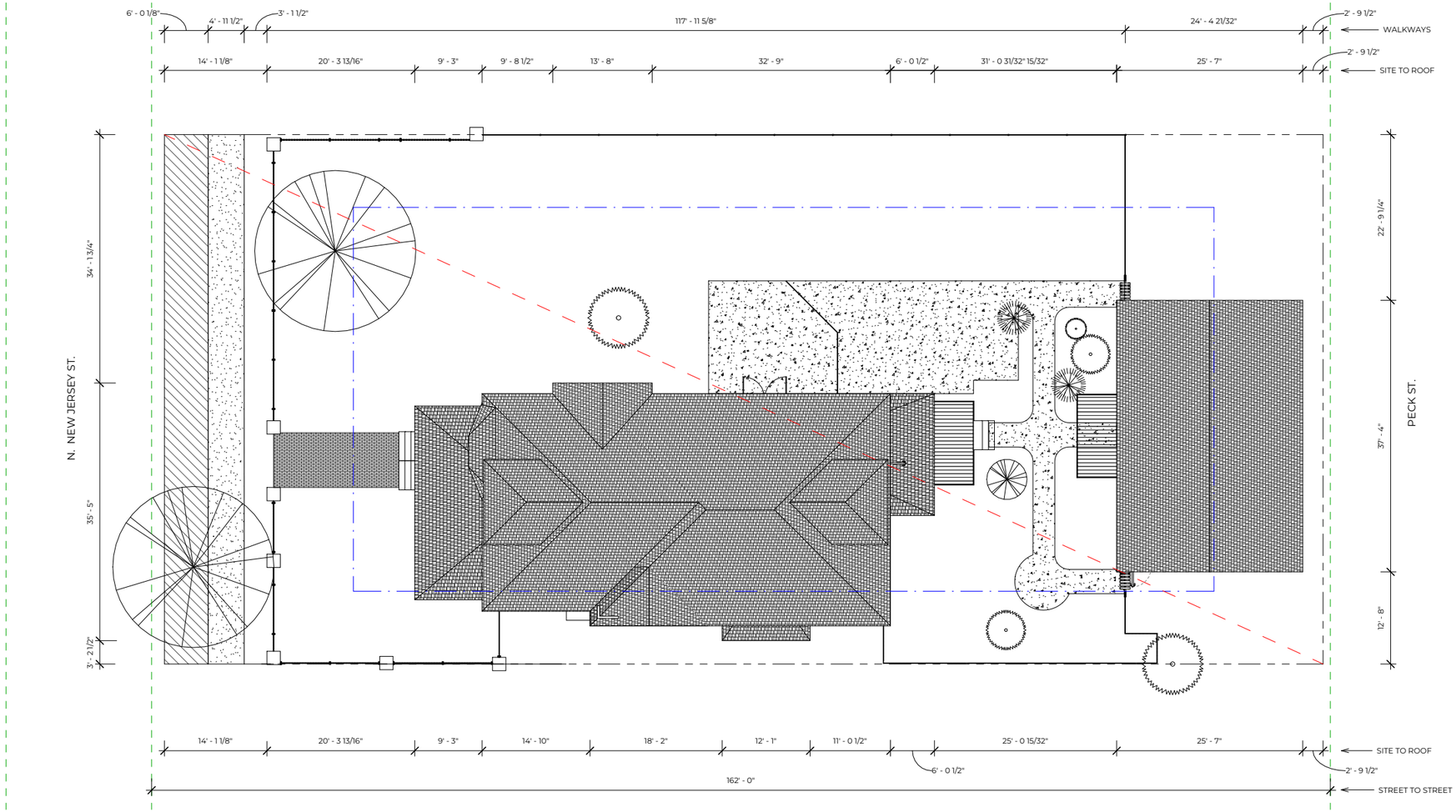
RECEIVED
April 22, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

COVER SHEET

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

A.000

SCALE:



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

0' 4' 8' 16' 32'

N

SITE



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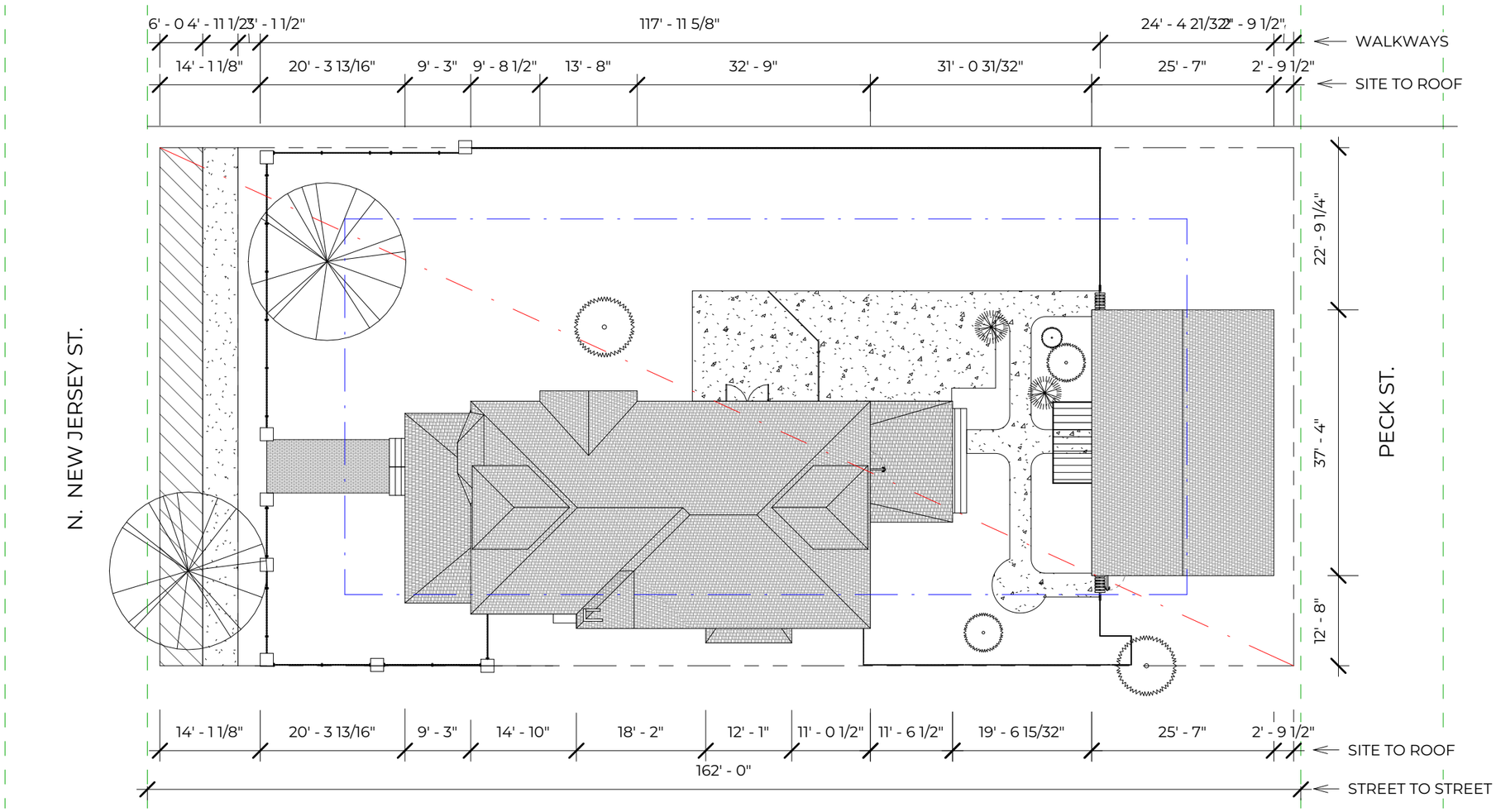
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April 22, 2022
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EXISTING SITE PLAN

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.
	A.001
SCALE:	1/8" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

DH

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INDIANAPOLIS, IN 46202

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PROPOSED SITE PLAN

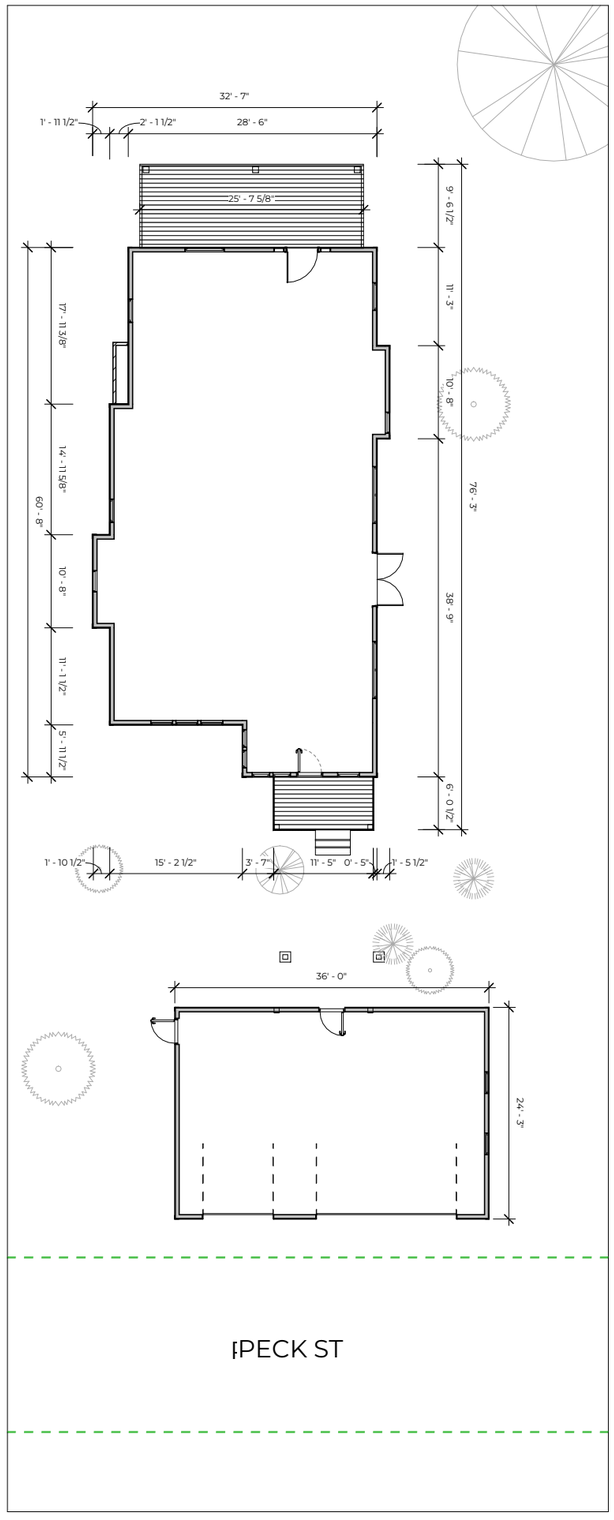
Project Number	0.001
Date	03/15/2022
Drawn by	K.K.
Checked by	P.K.

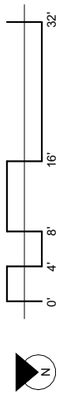
A.009

Scale:

1/8" = 1'-0" 2.1

EXISTING FIRST FLOOR PLAN

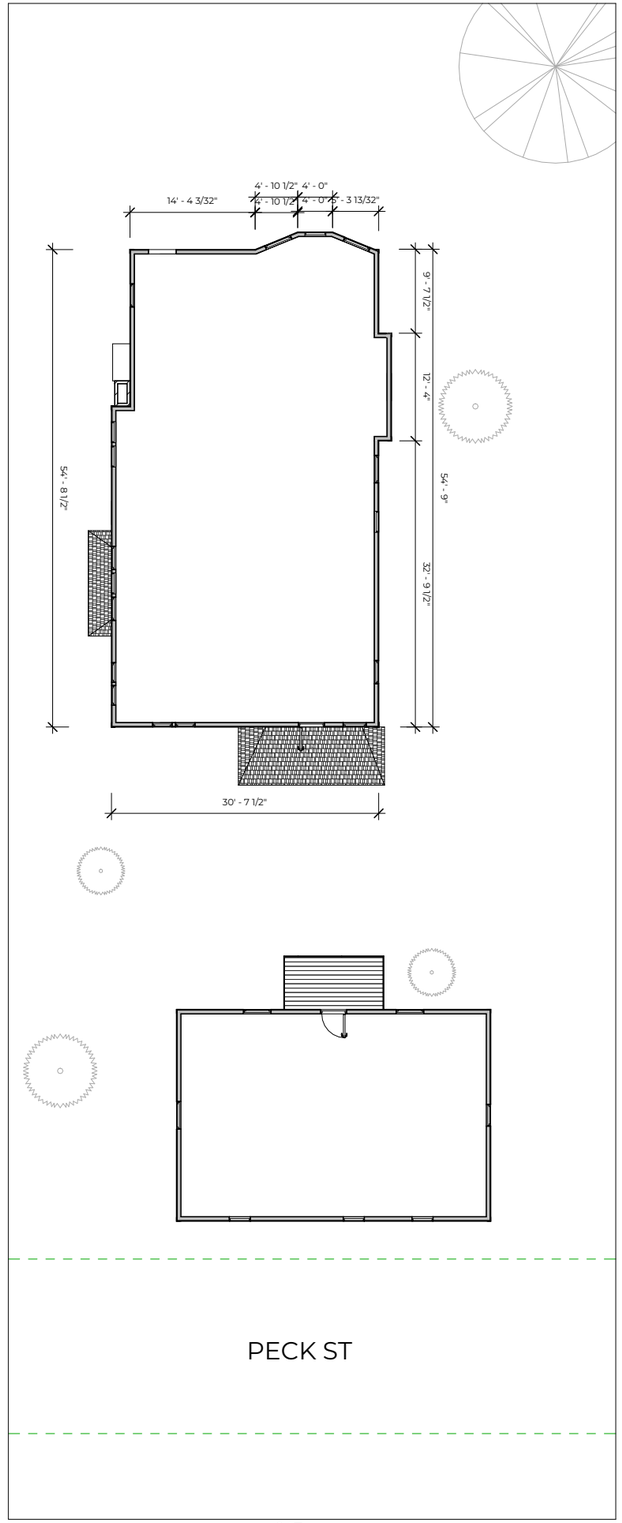


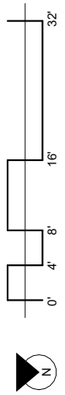


PECK ST

1/8" = 1'-0" 3.1

EXISTING SECOND FLOOR PLAN



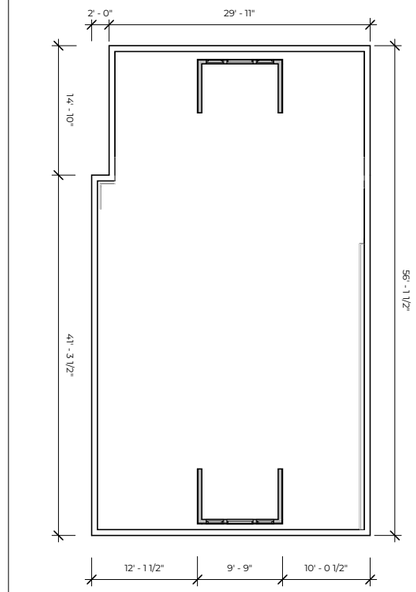


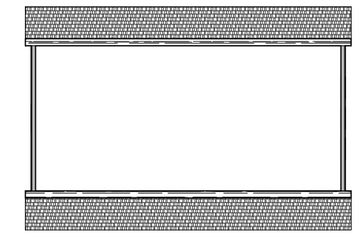
PECK ST

1/8" = 1'-0" 4.1

EXISTING THIRD FLOOR PLAN

DIMENSIONS NOTES: DIMENSIONS ON FLOOR PLAN IINCLUDE ROOF OVERHANG







PECK ST

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INDIANAPOLIS, IN 46202

1

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April 22, 2022
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EXISTING FLOOR PLANS

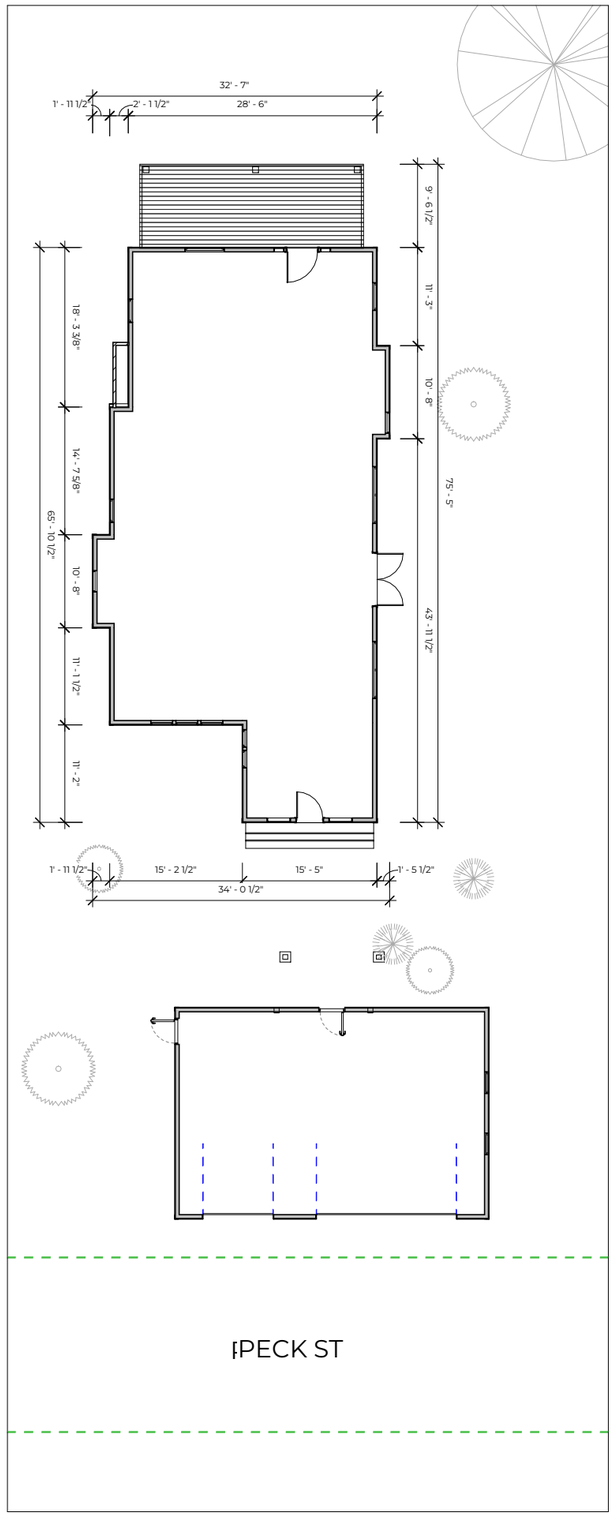
PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

A.002

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

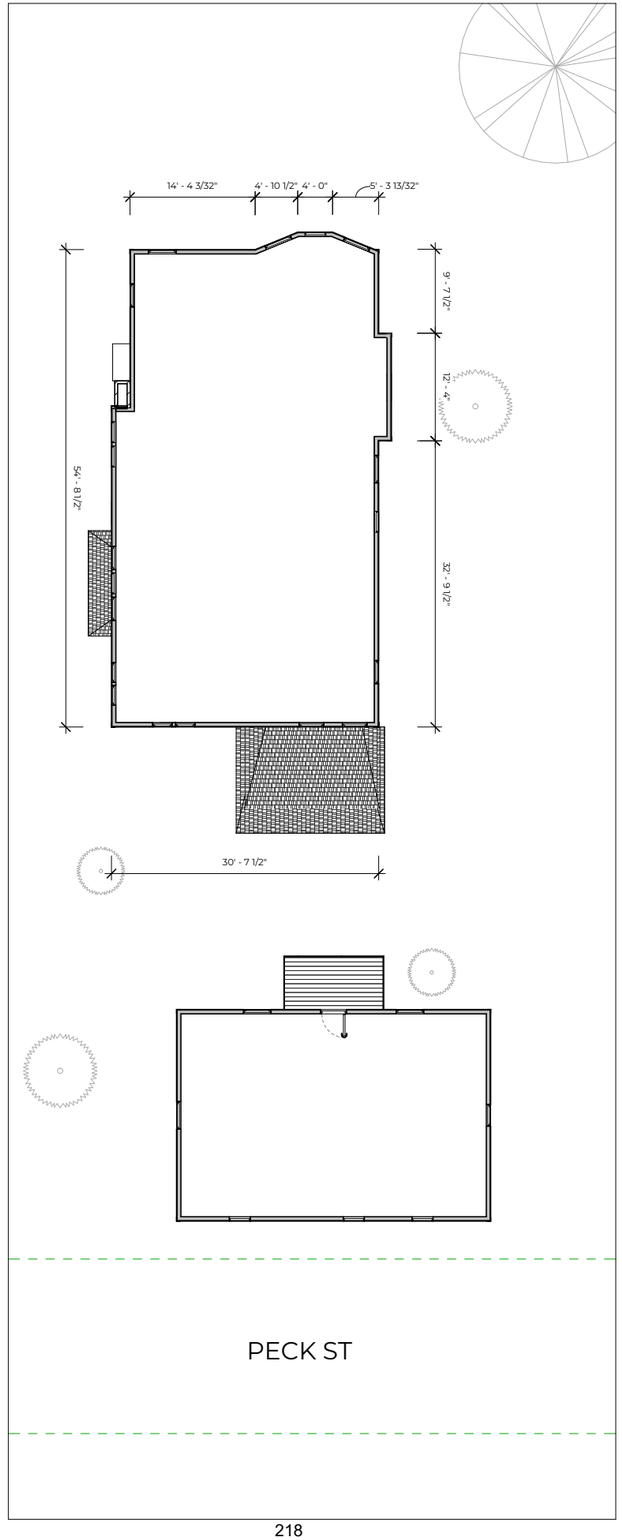
EXISTING FIRST FLOOR PLAN A.1

1/8" = 1'-0"



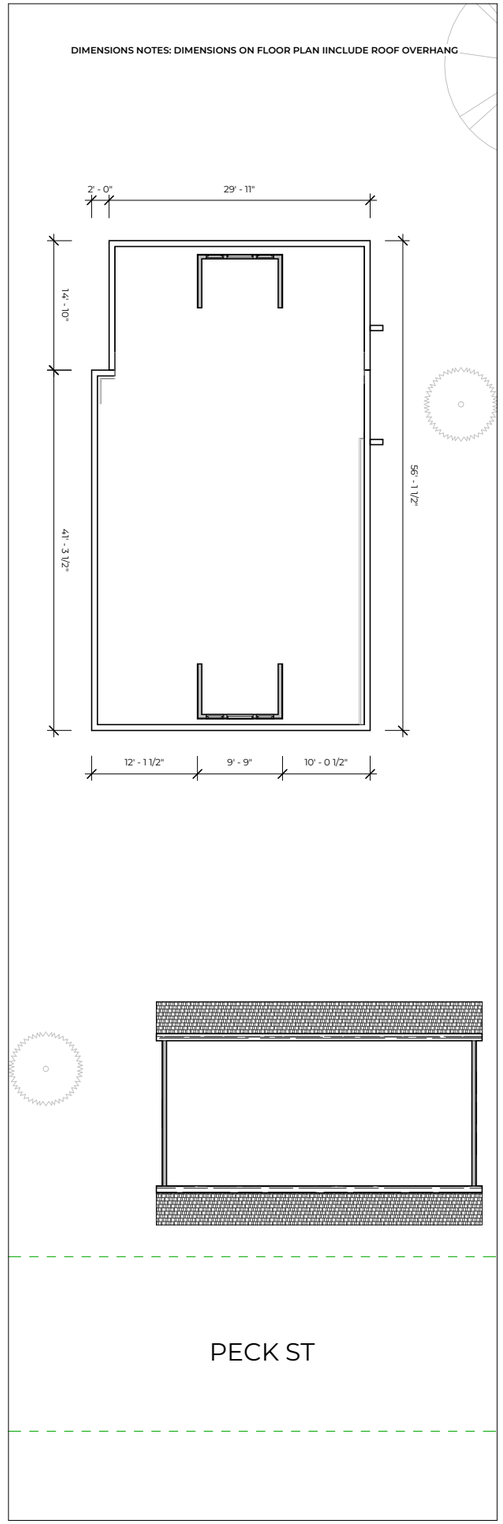
EXISTING SECOND FLOOR PLAN A.1

1/8" = 1'-0"



EXISTING THIRD FLOOR PLAN A.1

1/8" = 1'-0"



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PROPOSED FLOOR PLANS

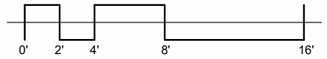
PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

A.003

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



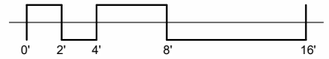
5.1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"





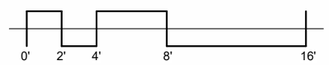
SPEC SHEETS INCLUDED FOR ALL PROPOSED DOORS & WINDOWS

6.1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"





7.1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



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EXISTING ELEVATIONS

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

A.004

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





SPEC SHEETS INCLUDED FOR ALL PROPOSED DOORS & WINDOWS

5.2 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

5.2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'



7.2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

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April 22, 2022
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PROPOSED ELEVATIONS

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

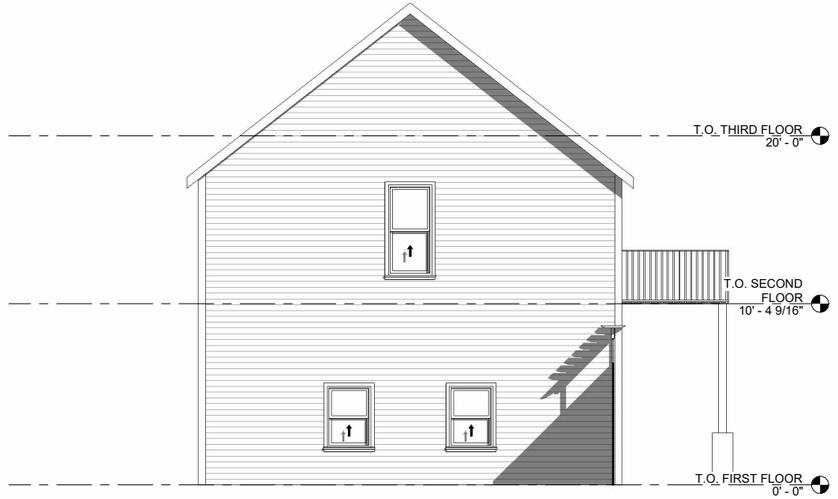
A.005

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



4 WEST EXTERIOR ELEVATION - GARAGE
1/4" = 1'-0"

0' 2' 4' 8' 16'



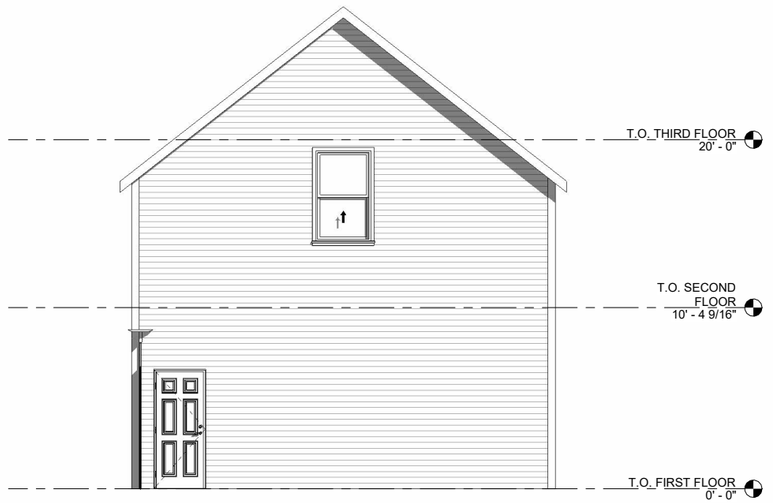
3 NORTH EXTERIOR ELEVATION - GARAGE
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 EAST EXTERIOR ELEVATIONS - GARAGE
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 SOUTH EXTERIOR ELEVATION - GARAGE
1/4" = 1'-0"

0' 2' 4' 8' 16'

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EXISTING ELEVATIONS - GARAGE

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

A.006

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



HOUSE - WEST



HOUSE - NORTH



HOUSE - EAST



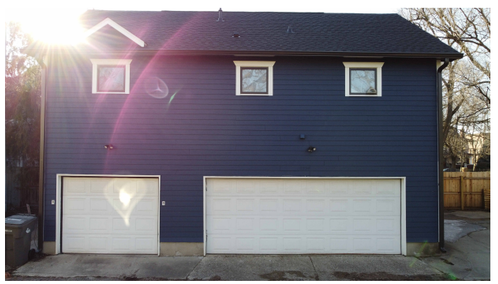
HOUSE - SOUTH



GARAGE - WEST



GARAGE - NORTH



GARAGE - EAST



GARAGE - SOUTH

DH

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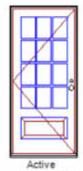
EXISTING PICTURES

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.

A.007

SCALE:

MARVIN



Active

As Viewed From The Exterior

CN 3068
RO 38 7/16" X 82 1/2"
Egress Information
Width: 32 1/16" Height: 78 11/32"
Net Clear Opening: 17.45 SqFt

Bronze Clad Exterior
Bare Pine Interior
Ultimate Inswing French Door G2 6 9/16" - X Left Hand
CN 3068
Rough Opening 38 7/16" X 82 1/2"
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W4H
Bronze Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Stamped Raised Panel Visible Panel Height 12 1/64"
Traditional Lever(s)
Multi-Point Lock on Active Panel
Oil Rubbed Bronze Active Exterior Handle Set on Active Panel Keyed
Oil Rubbed Bronze Active Interior Handle Set on Active Panel
Oil Rubbed Bronze Adjustable Hinges 3 Per Panel-
Bronze Ultrex Sill
Black Weather Strip
6 9/16" Jambs
Thru Jamb Installation w/ Nailing Fin
***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.
***Note: Unit Availability and Price is Subject to Change

MARVIN

As Viewed From The Exterior

CN 3060
RO 31" X 59 5/8"
Egress Information
Width: 22 57/64" Height: 54 1/64"
Net Clear Opening: 8.59 SqFt

Mixed Exterior Colors
Stone White Clad Exterior
Color Mismatch: Frame and Sash Exterior Colors do not match.
Bare Pine Interior
Ultimate Casement - Left Hand
CN 3060
Rough Opening 31" X 59 5/8"
Frame Size 30" X 59 1/8"
Bronze Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4"
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W4H
Bronze Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Aluminum Screen
White Surround
Bright View Mesh
***Screen/Combo Ship Loose
6 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

GENERAL MATERIAL NOTES:

1. ALL PROPOSED SIDING SHALL MATCH EXISTING
2. ALL PROPOSED TRIM AND TRIM BOARDS SHALL MATCH EXISTING
3. ALL NEW ROOFING MATERIALS SHALL MATCH EXISTING
4. INCLUDED DOORS AND WINDOWS ARE DOORS AND WINDOWS THAT SHALL BE USED

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INDIANAPOLIS, IN 46202

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April 22, 2022
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MATERIAL SPECIFICATIONS

PROJECT #:	0.001
DATE:	04/22/2022
DRAWN BY:	K.K.
CHECKER:	K.K.
A.008	
SCALE:	

2022-COA-100 (FS)

1043 VIRGINIA AVENUE



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April 22, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



RECEIVED
April 22, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

RECEIVED

April 22, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

2022-COA-100 (FS)
1043 VIRGINIA AVENUE
Letters of support

Support for La Margarita patio

External Inbox

Minda Balcius <minda@northhill.us> Apr 21, 2
to me

Hi Lori,

Please feel free to attach this letter of my support to your petition for La Margarita patio fencing.

As an experienced owner and operator of multiple hospitality businesses, I can vouch that outdoor seating is an important aspect of customer experience. Additionally, anything to make that outdoor experience mor enclosures, roofing and awnings are vital. I believe your current and planned fencing for the patio and garden provides just the right level of privacy and protection. I look forward to hanging out there with your famou

Please feel free to forward my information if anyone has further inquiries.

Minda

Minda Balcius
Principal
North Hill Group
Tel: 317-919-5191
Email: minda@northhill.us

NORTH HILL

229

Gmail

Lorelei Rangel <lori@lamargaritaindy.com>

New Fencing

1 message

Gmail <wbolinger@gmail.com> Thu, Apr 21, 2022 at 10:58 AM
To: Lori@lamargaritaindy.com

Hi Lori,
I wanted to write this in support of the proposed fencing for your patio at La Margarita in Fountain Square.
I not only feel that it would be better aesthetically for the Murphy building but I also feel that it would in no way hamper foot traffic in the area.

Walt Bolinger
Owner
Red Lion Grog House.

230

Jared Sparkman
937 Lexington Ave.
Indianapolis, IN 46203
Fountain Square Resident / Business Owner
April 22, 2022

To whom it may concern:

I am resident and business owner in Fountain Square, Indianapolis, and a member of the Fountain Fletcher Neighborhood Association. I am also a patron of La Margarita as well as many of the restaurants and local businesses in Fountain Square and Fletcher Place.

I am writing in support of La Margarita's outdoor patio project. Many of the businesses in this neighborhood have different styles and unique touches that make them their own. To me this is what truly makes this neighborhood interesting. It's continually evolving, but not at a pace where everything ends up looking the same. There are many different types of home designs, storefronts, office buildings all along the Virginia Avenue corridor with different styles and tastes. Honestly, I don't like everything, but I don't have to. I believe the uniqueness of each one as they come and go adds to this neighborhood. It allows room for experimentation and I believe that is something Fountain Square is excellent in.

La Margarita's willingness to continue to improve their corner of Fountain Square for the neighborhood and its patrons is something they have done since opening in Fountain Square. It would be easy to stay stagnant as many businesses do, but in my time here they have always strived to make a better experience for their guests. The new patio will continue upon that and create a better family experience for those with younger children.

I ask that you support La Margarita in this project as many of us in the neighborhood do.

Thank you

Sincerely,

Jared Sparkman

2021-COA-585 (ONS)

1214 N. ALABAMA STREET



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ALABAMA STREET PERSPECTIVE

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COURTYARD PERSPECTIVE

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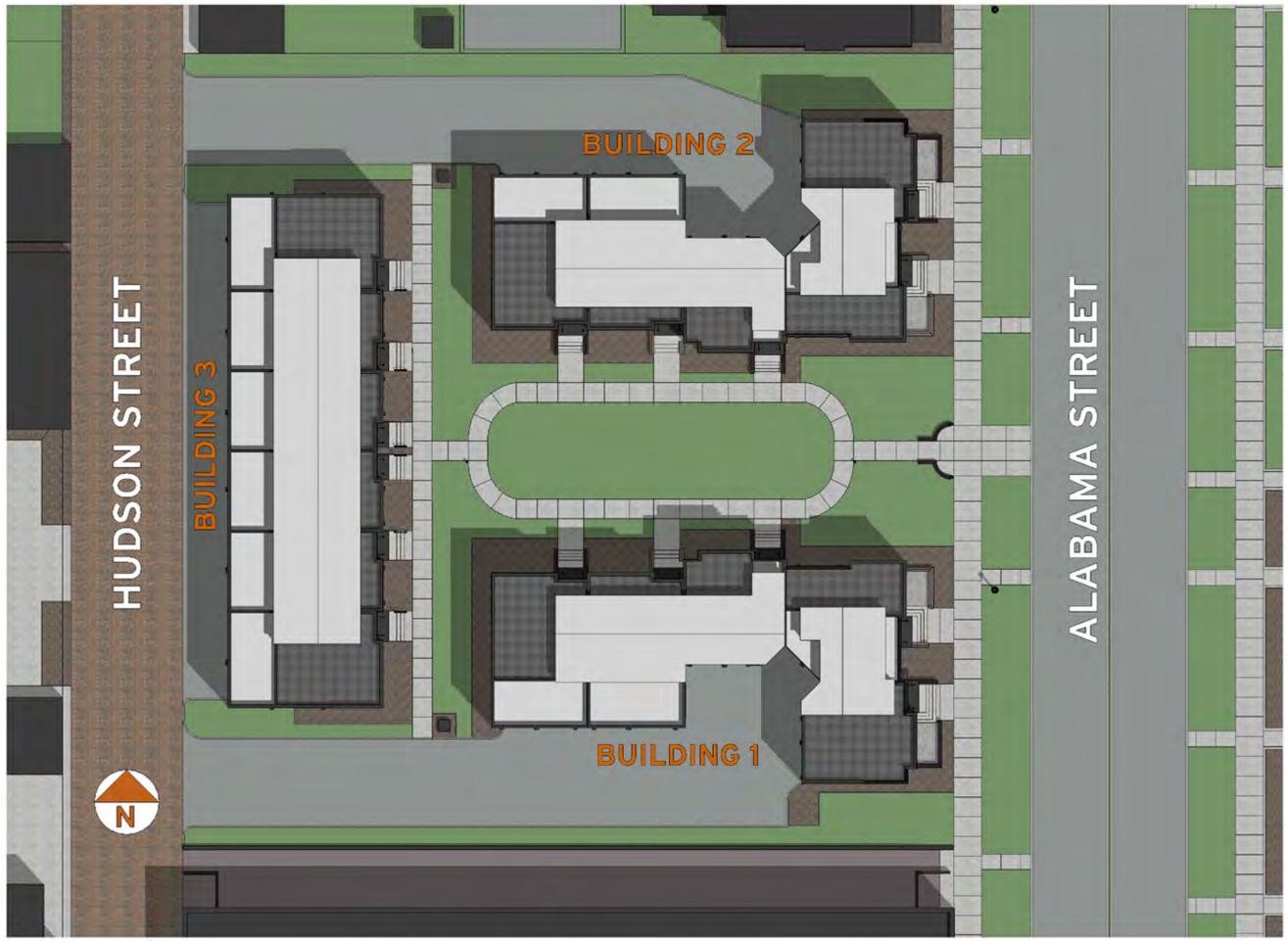
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ALABAMA SIDEWALK VIEW

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ALABAMA STREET ELEVATION

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RENDERED SITE PLAN AND STREET ELEVATION

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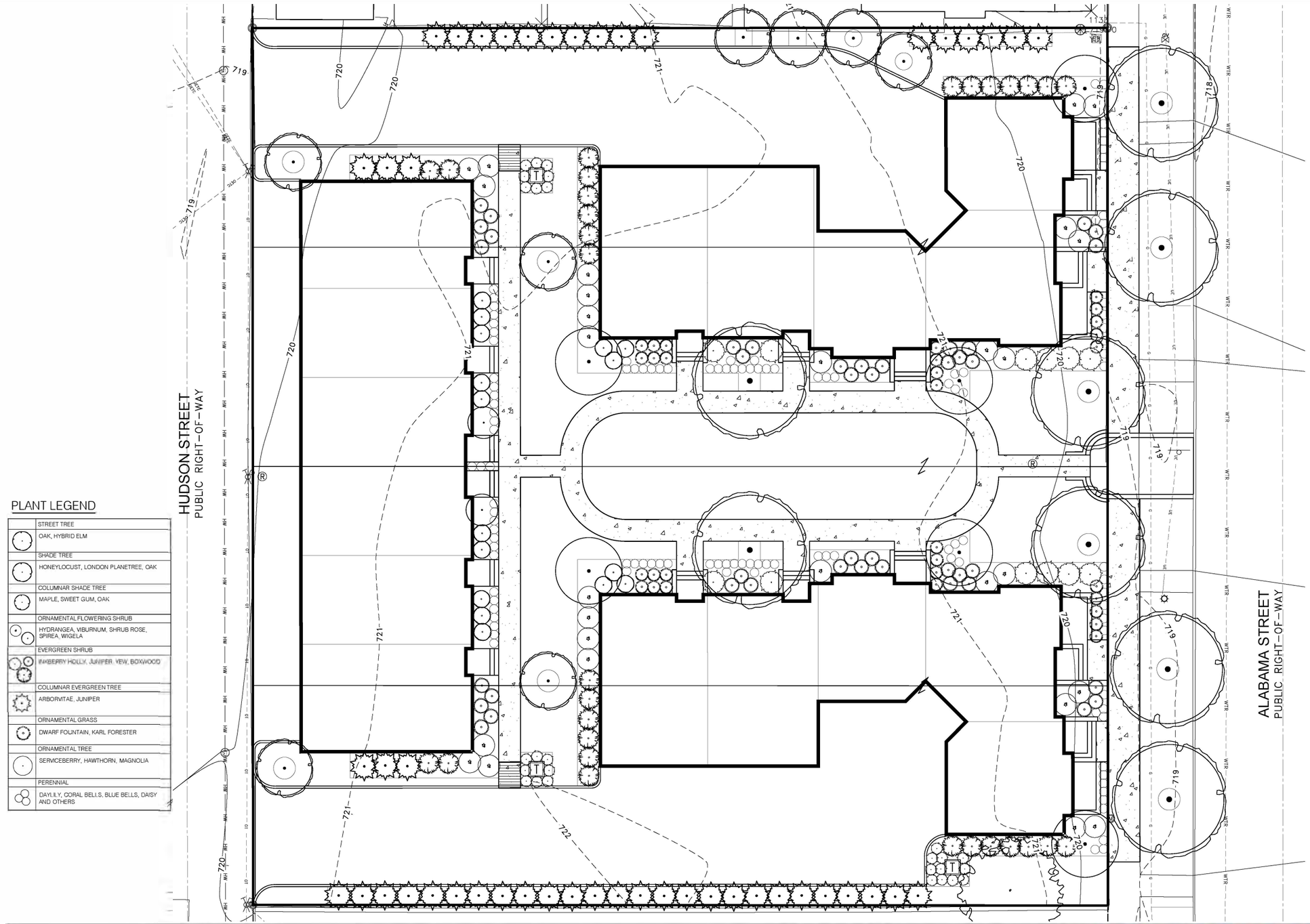
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LANDSCAPING PLAN

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PLANT LEGEND

	STREET TREE
	OAK, HYBRID ELM
	SHADE TREE
	HONEYLOCUST, LONDON PLANETREE, OAK
	COLUMNAR SHADE TREE
	MAPLE, SWEET GUM, OAK
	ORNAMENTAL FLOWERING SHRUB
	HYDRANGEA, VIBURNUM, SHRUB ROSE, SPIREA, WIGELA
	EVERGREEN SHRUB
	INKBERRY HOLLY, JUNIPER, YEW, BOXWOOD
	COLUMNAR EVERGREEN TREE
	ARBORVITAE, JUNIPER
	ORNAMENTAL GRASS
	DWARF FOUNTAIN, KARL FORESTER
	ORNAMENTAL TREE
	SERVICEBERRY, HAWTHORN, MAGNOLIA
	PERENNIAL
	DAYLILY, CORAL BELLS, BLUE BELLS, DAISY AND OTHERS

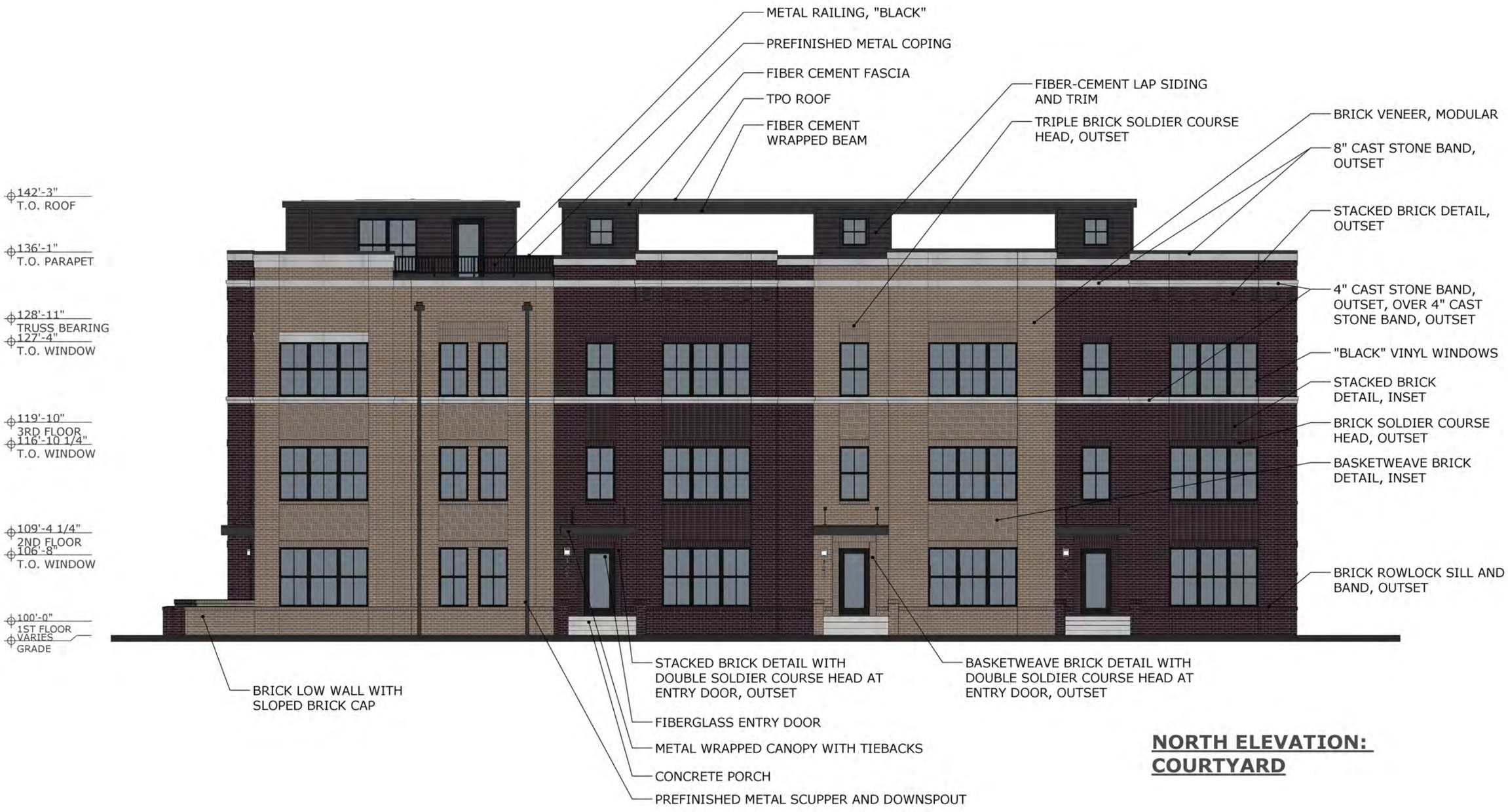
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ENGINEERED SITE PLAN

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NORTH ELEVATION: COURTYARD

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BUILDING 1

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EAST ELEVATION: ALABAMA STREET

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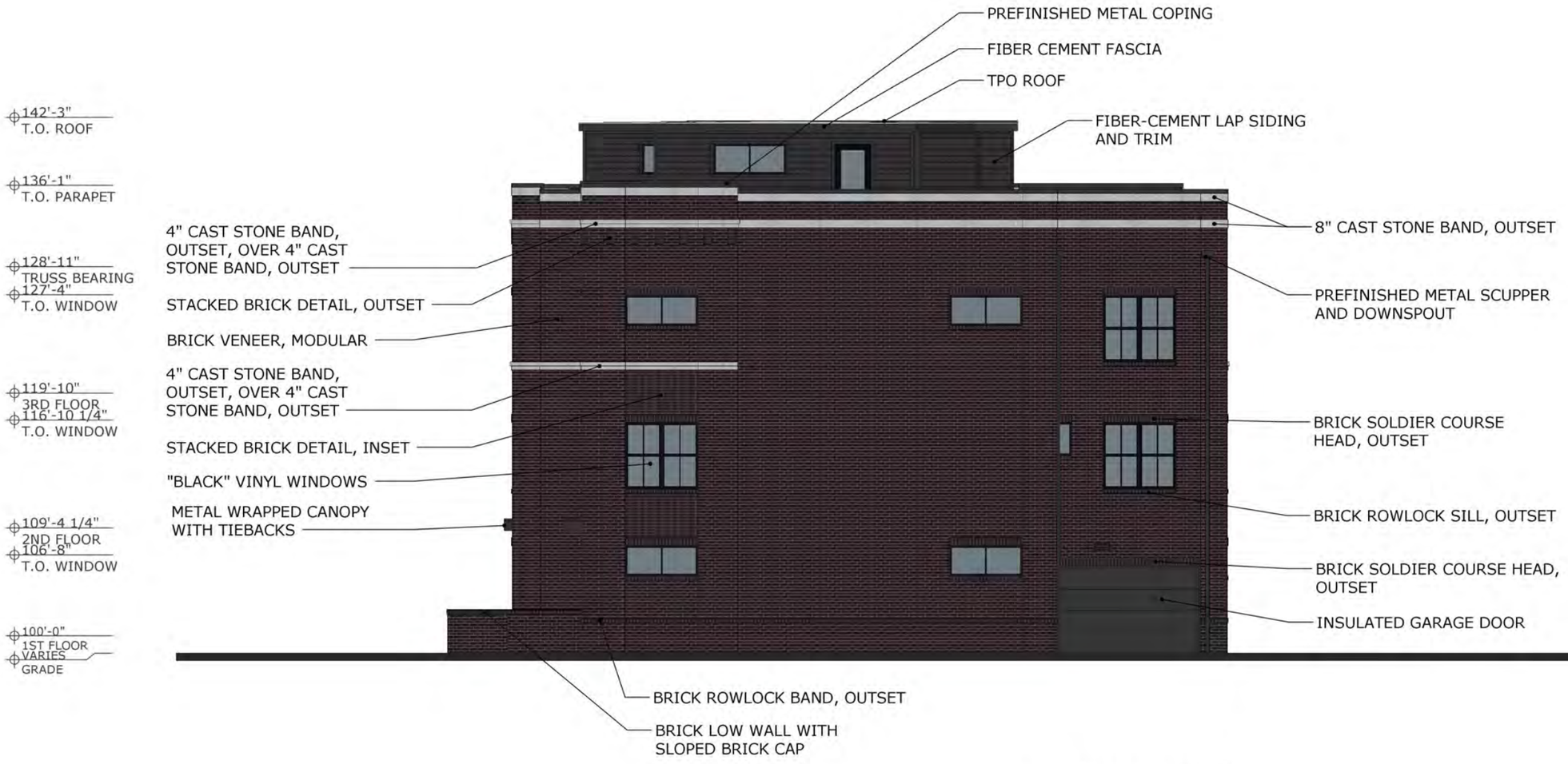
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WEST ELEVATION

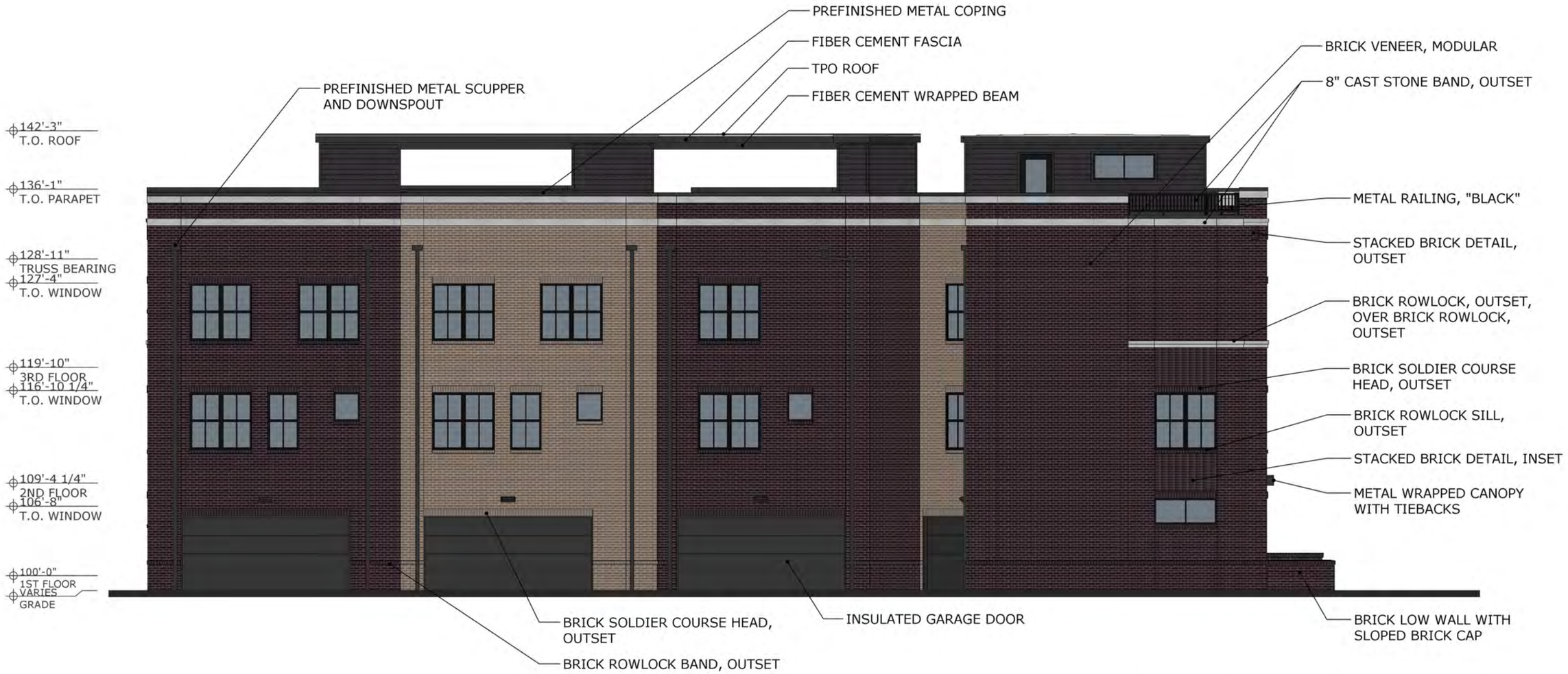
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SOUTH ELEVATION

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SOUTH ELEVATION: COURTYARD

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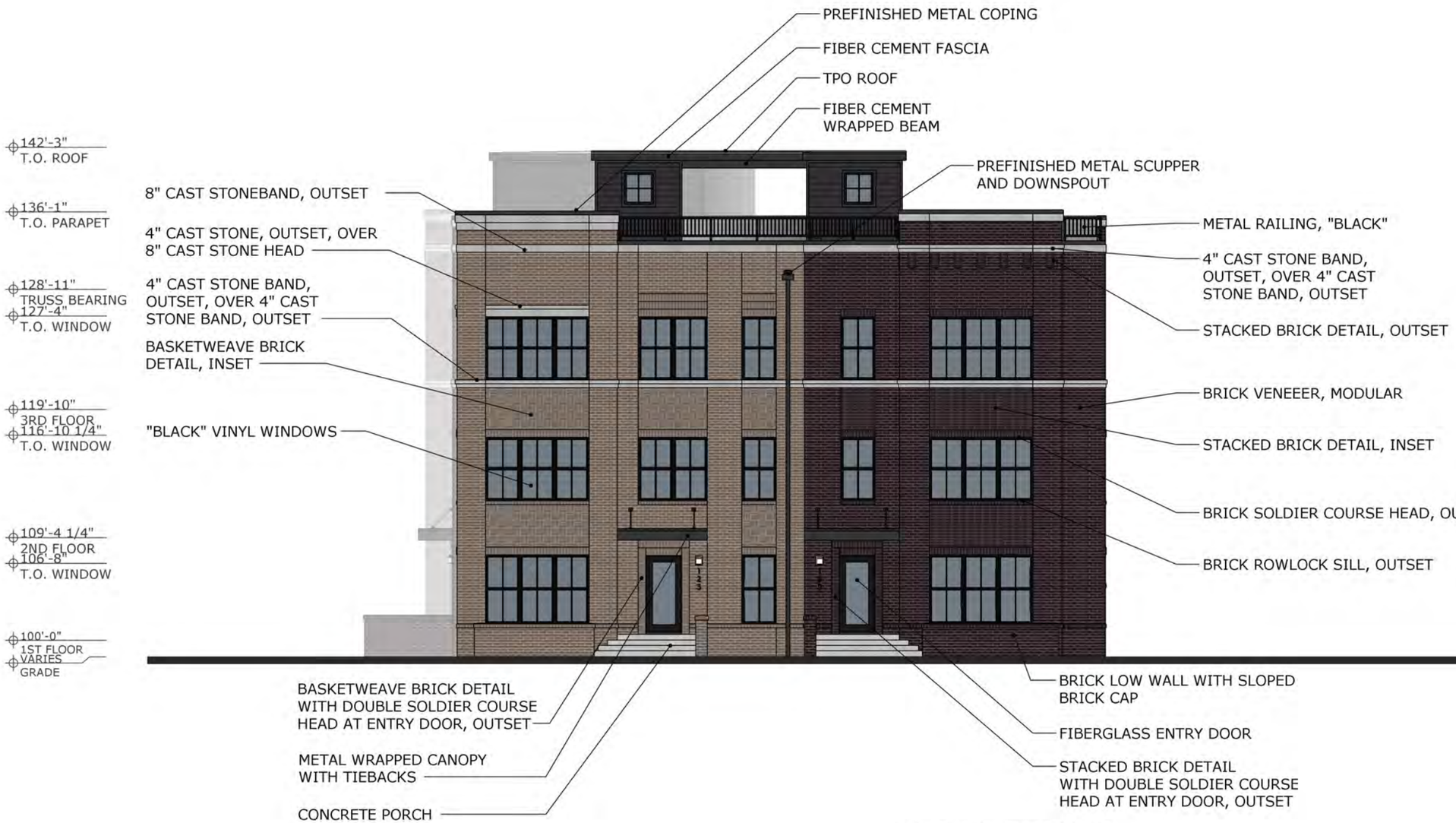
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BUILDING 2

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EAST ELEVATION: ALABAMA STREET

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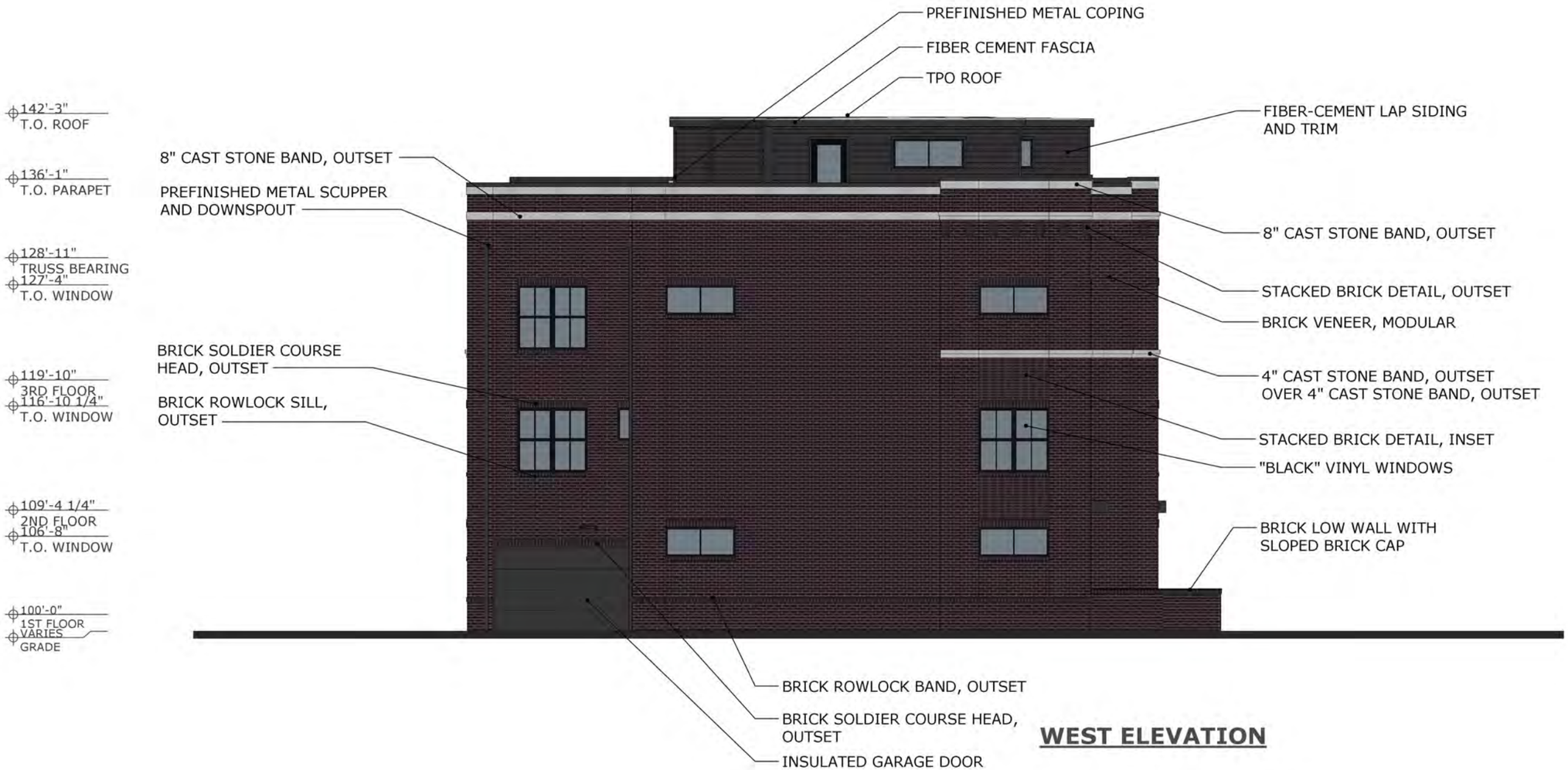
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WEST ELEVATION

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NORTH ELEVATION

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EAST ELEVATION: ALABAMA STREET

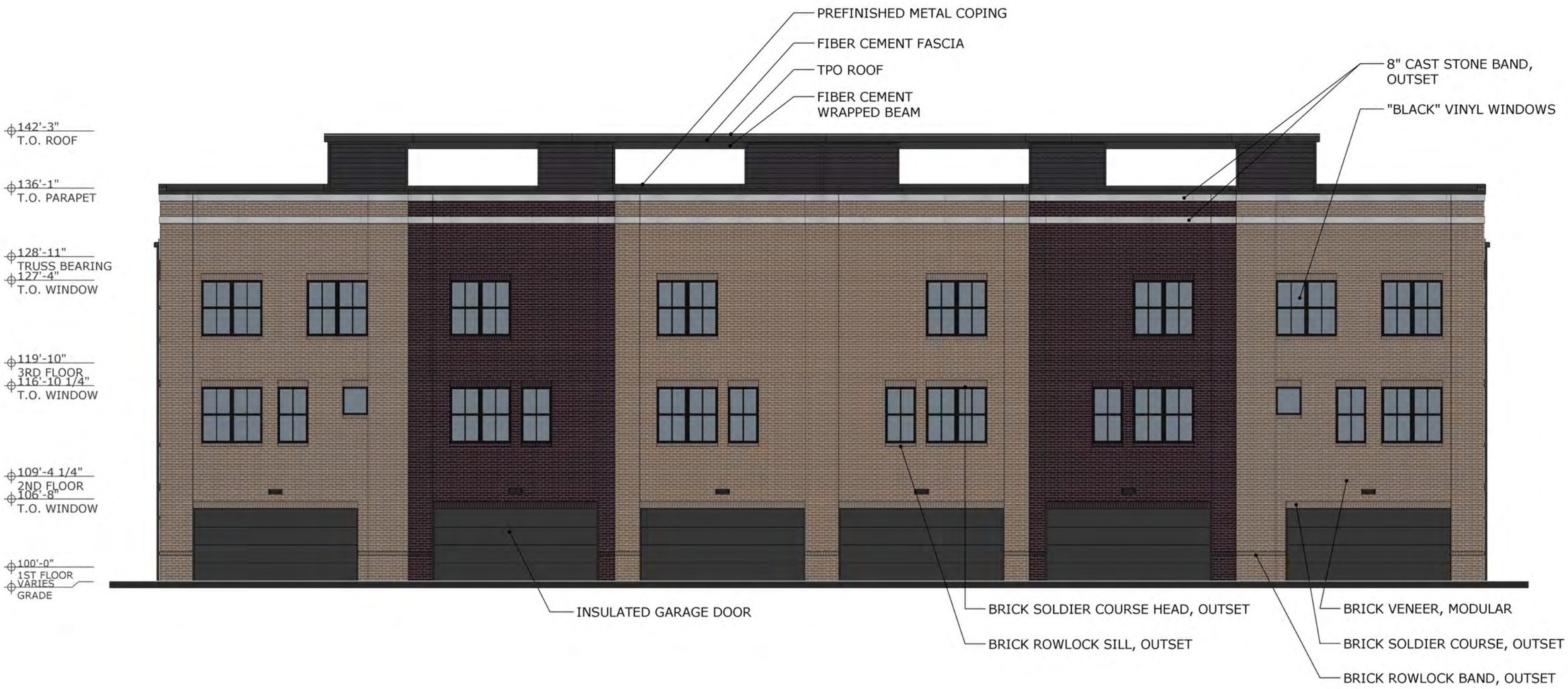
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BUILDING 3

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WEST ELEVATION:
HUDSON STREET

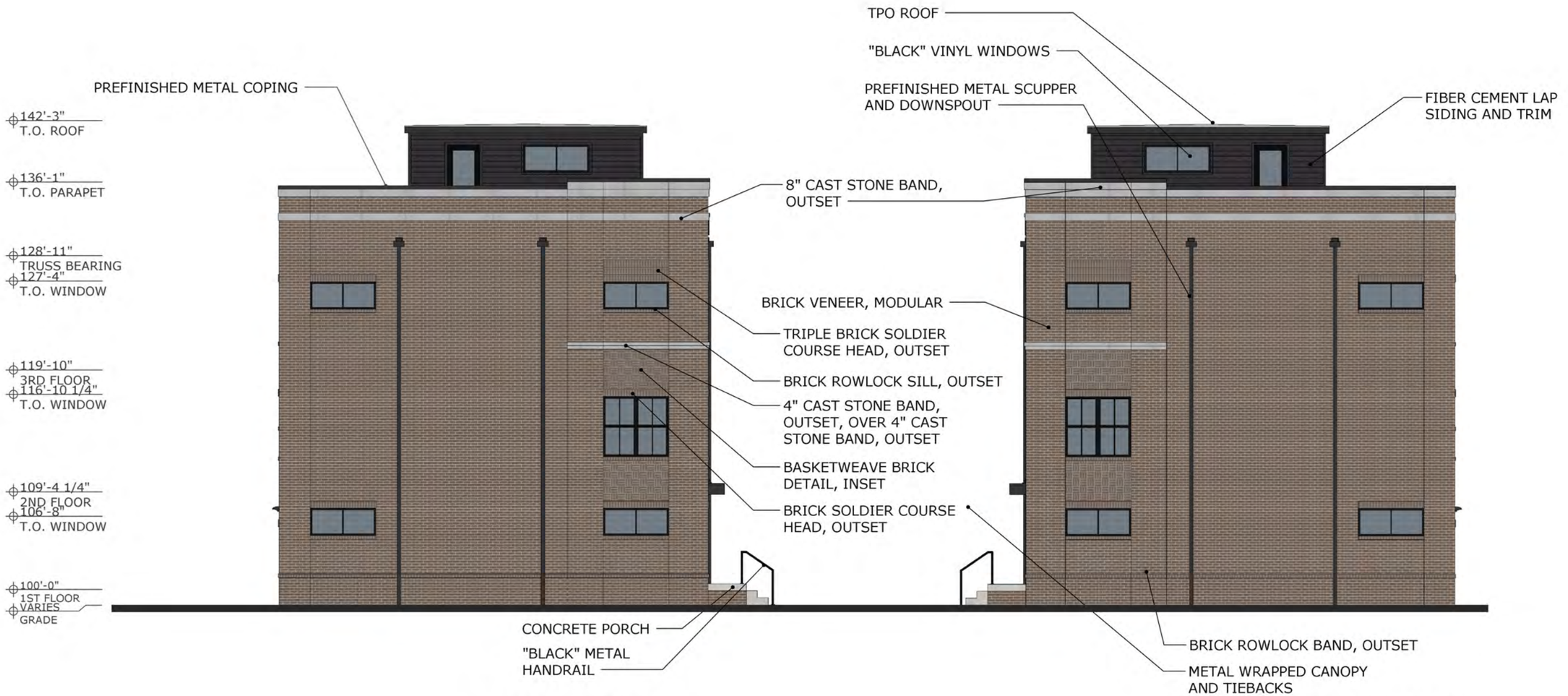
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SOUTH ELEVATION

NORTH ELEVATION

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24' UNIT - STANDARD

24' UNIT - CHEF KITCHEN

24' UNIT - OWNER'S SUITE

24' UNIT - CHEF KITCHEN
+ OWNER'S SUITE



20' UNIT - STANDARD

20' UNIT - CHEF KITCHEN

24' UNIT - 2 BEDROOM SUITE

24' UNIT - CHEF KITCHEN
+ 2 BEDROOM SUITE

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ALTERNATE WINDOW PATTERNS

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WINTER



12/21 SOLSTICE 3 PM

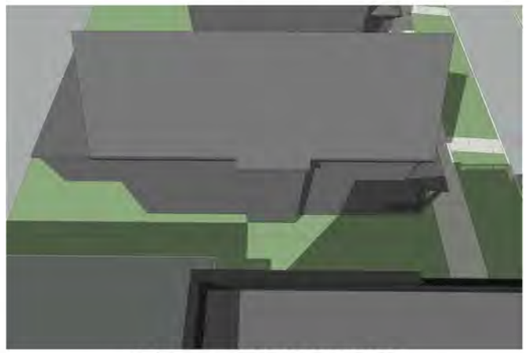


12/21 SOLSTICE 12 PM

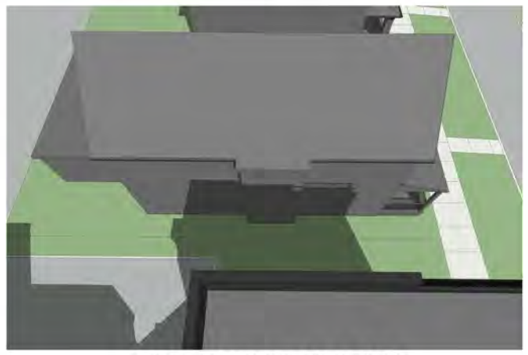


12/21 SOLSTICE 9 AM

SPRING



3/20 EQUINOX 3 PM

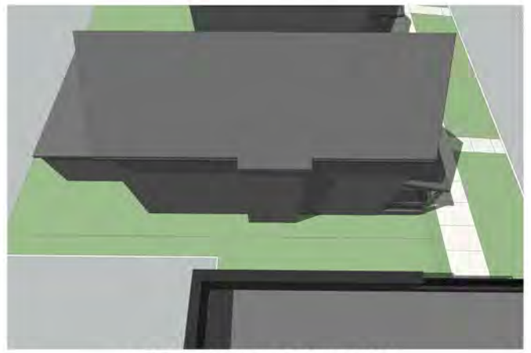


3/20 EQUINOX 12PM

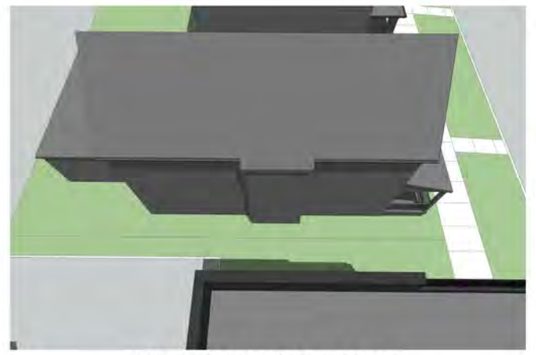


3/20 EQUINOX 9AM

SUMMER



6/21 SOLSTICE 3 PM

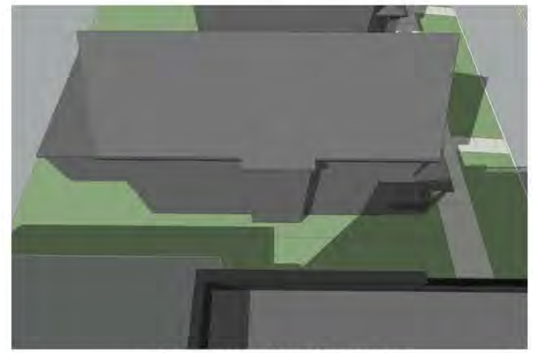


6/21 SOLSTICE 12PM

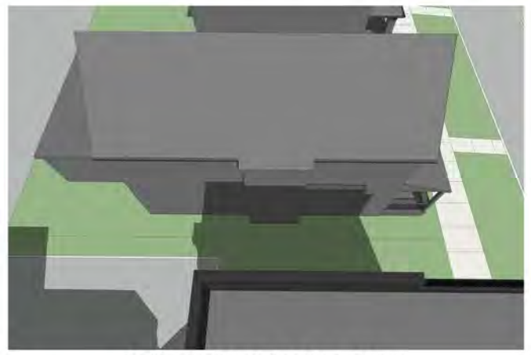


6/21 SOLSTICE 9AM

AUTUMN



9/22 EQUINOX 3 PM



9/22 EQUINOX 12PM



9/22 EQUINOX 9AM

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1238 ALABAMA SUN STUDY

1214 ALABAMA

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2021-COA-613 (SJ)

244 E. 10TH STREET

ST JOSEPH HISTORIC AREA PLAN - INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

01 **NEW CONSTRUCTION GUIDELINES - SJHAP P.139**

NEW CONSTRUCTION SHOULD REFLECT THE DESIGN TRENDS AND CONCEPTS OF THE PERIOD IN WHICH IT IS CREATED. NEW STRUCTURES SHOULD BE IN HARMONY WITH THE OLD AND AT THE SAME TIME BE DISTINGUISHABLE FROM THE OLD SO THE EVOLUTION OF THE ST. JOSEPH HISTORIC AREA NEIGHBORHOOD CAN BE INTERPRETED PROPERLY.

02 **NEW CONSTRUCTION GUIDELINES: CONTEXT - SJHAP P.140**

EVERY SITE WILL POSSESS A UNIQUE CONTEXT. THIS WILL BE COMPRISED OF THE BUILDINGS IMMEDIATELY ADJACENT, THE NEARBY AREA (OFTEN THE SURROUNDING BLOCK), A UNIQUE SUBAREA WITHIN THE DISTRICT, AND THE DISTRICT AS A WHOLE.

ISOLATED LOT. CONTEXT: THE EXISTING BUILDINGS IMMEDIATELY ADJACENT AND IN THE SAME BLOCK, AND THE FACING BLOCK PROVIDE A VERY STRONG CONTEXT TO WHICH ANY NEW CONSTRUCTION MUST PRIMARILY RELATE.

03 **MATERIALS - SJHAP P.142**

RECOMMENDED:
1. TEXTURES, PATTERNS AND DIMENSIONS OF BUILDING MATERIALS SHOULD BE COMPATIBLE WITH THOSE FOUND ON HISTORIC BUILDINGS IN THE AREA

2. NATURAL MATERIALS, ALTHOUGH MODERN MATERIALS MAY BE CONSIDERED PROVIDED THEY APPEAR AND PERFORM LIKE NATURAL MATERIALS.

04 **SETBACK - SJHAP P.143**

RECOMMENDED:
1. A NEW BUILDING'S SETBACK SHOULD RELATE TO THE SETBACK PATTERN ESTABLISHED BY THE EXISTING BLOCK CONTEXT RATHER THAN THE SETBACKS OF BUILDING FOOTPRINTS WHICH NO LONGER EXIST. IF THE DEVELOPMENT STANDARDS FOR THE PARTICULAR ZONING DISTRICT DO NOT ALLOW APPROPRIATE SETBACKS, A VARIANCE MAY BE NEEDED.

2. IF SETBACKS ARE VARIED, NEW CONSTRUCTION CAN BE LOCATED WITHIN A SETBACK WHICH FALLS WITHIN AN "ENVELOPE" FORMED BY THE GREATEST AND LEAST SETBACK DISTANCES.

4. ON CORNER SITES, THE SETBACKS FROM BOTH STREETS MUST REFLECT THE CONTEXT.

05 **ORIENTATION - SJHAP P.144**

RECOMMENDED:
1. NEW BUILDINGS ORIENTED TOWARD THE STREET.

06 **SPACING - SJHAP P.145**

RECOMMENDED:
1. NEW CONSTRUCTION THAT REFLECTS AND REINFORCES THE SPACING FOUND IN ITS BLOCK. NEW CONSTRUCTION SHOULD MAINTAIN THE PERCEIVED REGULARITY OR LACK OF REGULARITY OF SPACING ON THE BLOCK

07 **BUILDING HEIGHTS - SJHAP P.146**

RECOMMENDED:
1. GENERALLY, THE HEIGHT OF A NEW BUILDING SHOULD FALL WITHIN A RANGE SET BY THE HIGHEST AND LOWEST CONTIGUOUS BUILDINGS, IF THE BLOCK HAS UNIFORM HEIGHTS. UNCHARACTERISTICALLY HIGH OR LOW BUILDINGS SHOULD NOT BE CONSIDERED WHEN DETERMINING THE APPROPRIATE RANGE. IF THE PATTER OF THE BLOCK IS CHARACTERIZED BY A VARIETY OF HEIGHTS, THEN THE HEIGHT OF NEW CONSTRUCTION CAN VARY FROM THE LOWEST TO HIGHEST ON THE BLOCK.

3. NEW CONSTRUCTION AT THE END OF A BLOCK SHOULD TAKE INTO ACCOUNT BUILDING HEIGHTS ON ADJACENT BLOCKS

5. PORCH HEIGHT CAN HAVE AN IMPACT ON THE HEIGHT RELATIONSHIPS BETWEEN BUILDINGS AND SHOULD ALIGN WITH CONTIGUOUS PORCH FOUNDATION AND ROOF HEIGHTS IN A SIMILAR MANNER TO BUILDING HEIGHTS.

6. FOUNDATION AND FLOOR LINE HEIGHTS SHOULD BE CONSISTENT WITH CONTIGUOUS PROPERTIES

08 **OUTLINE - SJHAP P.147**

RECOMMENDED:
1. THE BASIC OUTLINE OF A NEW BUILDING SHOULD REFLECT BUILDING OUTLINES TYPICAL OF THE AREA.

2. THE OUTLINE OF NEW CONSTRUCTION SHOULD REFLECT THE DIRECTIONAL ORIENTATIONS CHARACTERISTIC OF THE EXISTING BUILDINGS IN THE CONTEXT.

09 **MASS - SJHAP P.148**

RECOMMENDED:
1. THE TOTAL MASS OF A NEW BUILDING SHOULD BE COMPATIBLE WITH SURROUNDING BUILDINGS.

2. THE MASSING OF THE VARIOUS PARTS OF A NEW BUILDING SHOULD BE CHARACTERISTIC OF SURROUNDING BUILDINGS.

4. A LARGER THAN TYPICAL MASS MIGHT BE APPROPRIATE IF IT IS BROKEN INTO ELEMENTS WHICH ARE VISUALLY COMPATIBLE WITH THE MASS OF THE SURROUNDING BUILDINGS.

10 **STYLE AND DESIGN - SJHAP P.149**

RECOMMENDED:
1. NO SPECIFIC STYLES ARE RECOMMENDED. CREATIVITY AND ORIGINAL DESIGN ARE ENCOURAGED. A WIDE RANGE OF STYLES IS THEORETICALLY POSSIBLE AND MAY INCLUDE DESIGNS WHICH VARY IN COMPLEXITY FROM SIMPLE TO DECORATED.

NOT RECOMMENDED:
1. THE IMITATION OF HISTORIC STYLES. A DISTRICT IS HISTORIC BECAUSE OF ACTUAL HISTORIC BUILDINGS, NOT BECAUSE IT HAS BEEN MADE TO "LOOK" HISTORIC. NEW CONSTRUCTION WILL EVENTUALLY BE SEEN AS PART OF THE DISTRICT'S HISTORY AND WILL NEED TO BE READ AS A PRODUCT OF ITS OWN TIME.

2. THE ADOPTION OF, OR BORROWING FROM STYLES, MOTIFS OR DETAILS OF A PERIOD EARLIER THAN THAT OF THE HISTORIC DISTRICT OR WHICH ARE MORE TYPICAL OF OTHER AREAS OR CITIES.

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(11) FENESTRATION - SJHAP P.150

RECOMMENDED:

1. CREATIVE EXPRESION WITH FENESTRATION IS NOT PRECLUDED PROVIDED THE RESULT DOES NOT CONFLICT WITH OR DRAW ATTENTION FROM SURROUNDING HISTORIC BUILDINGS.

2. WINDOWS AND DOORS SHOULD BE ARRANGED ON THE BUILDING SO AS NOT TO CONFLICT WITH THE BASIC FENESTRATION PATTERN IN THE AREA.

3. THE BASIC PROPORTIONS OF GLASS TO SOLID WHICH IS FOUND ON SURROUNDING BUILDINGS SHOULD BE REFLECTED IN NEW CONSTRUCTION.

(12) FOUNDATION - SJHAP P.151

RECOMMENDED:

1. NEW CONSTRUCTION SHOULD REFLECT THE PREVAILING SENSE OF FOUNDATION HEIGHT ON CONTIGUOUS BUILDINGS.

(13) ENTRY - SJHAP P.152

RECOMMENDED:

1. ENTRANCES MAY CHARACTERISTICALLY BE FORMAL OR FRIENDLY, RECESSED OR FLUSH, GRAND OR COMMONPLACE, NARROW OR WIDE. NEW BUILDINGS SHOULD REFLECT A SIMILAR SENSE OF ENTRY TO THAT WHICH IS EXPRESSED BY SURROUNDING HISTORIC BUILDINGS.

(14) SITE DEVELOPMENT AND LANDSCAPE GUIDELINES - SJHAP P.155

RECOMMENDED:

4. PRIVACY FENCES, IF DESIRED, THAT ENCLOSE ONLY THE REAR YARD.

5. FRONT YARD FENCES, IF DESIRED, THAT ARE OPEN IN STYLE AND RELATIVELY LOW (USUALLY NOT IN EXCESS OF 42"). PICKET, WROUGHT-IRON, OR OTHER ORNAMENTAL FENCE MAY BE APPROPRIATE, DEPENDING ON THE USE OF THE PROPERTY.

6. TREES THAT FRAME AND ACCENT THE BUILDINGS.

NOT RECOMMENDED:

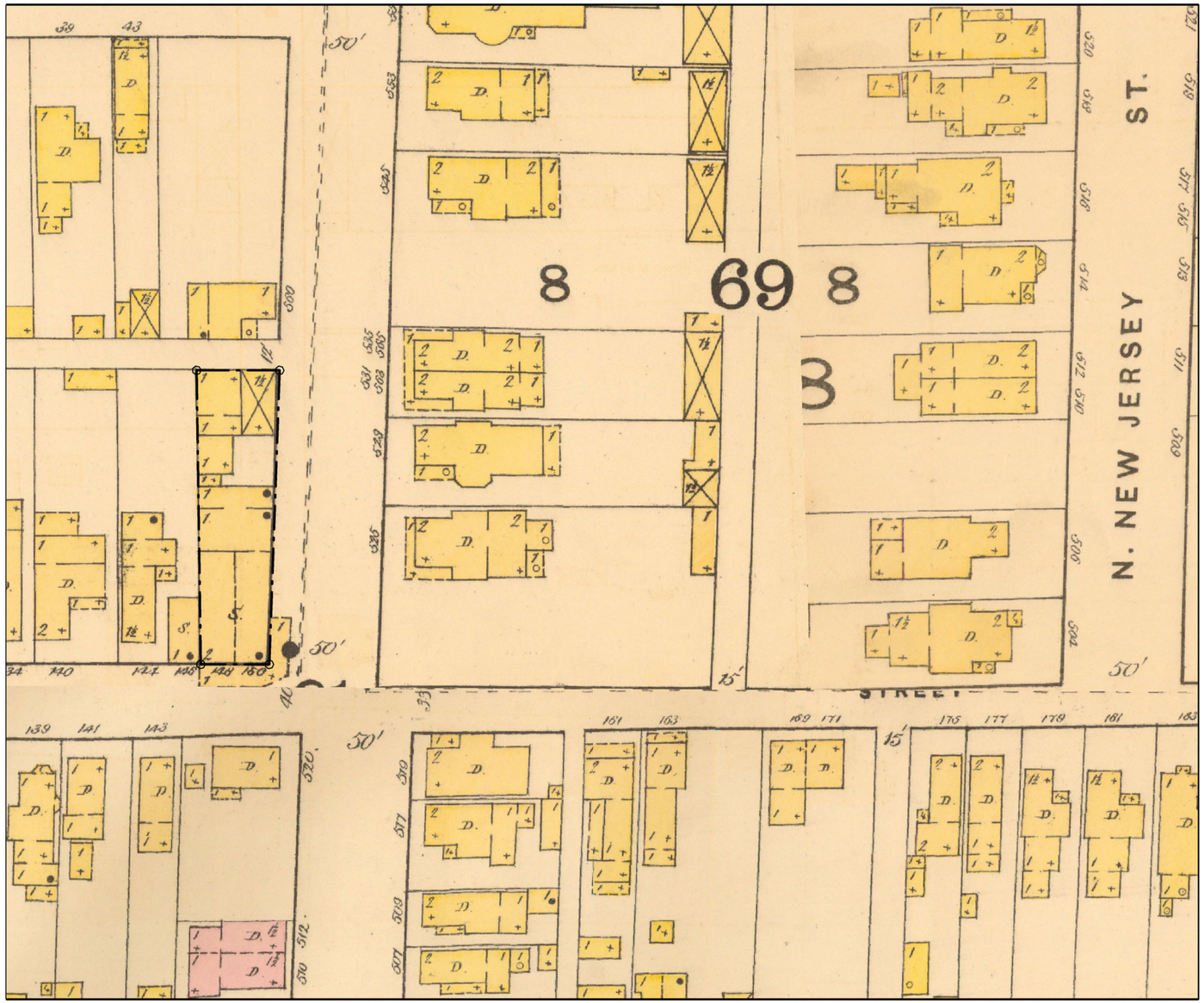
2. REAR PRIVACY FENCES WHICH BEGIN ANY CLOSER TO THE STREET THAN A POINT MIDWAY BETWEEN THE FRONT AND REAR FACADES OF THE PRIMARY STRUCTURE.

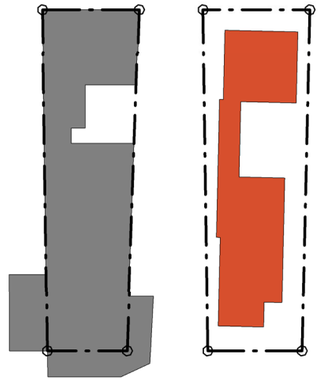
3. PRIVACY FENCES WHICH ARE OVER SIX (6) FEET HIGH.

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Sanborn 1887





HISTORIC LOT COVERAGE PROPOSED LOT COVERAGE



Schulmeyer Bros Staple & Fancy Groceries, Date Unknown

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

RECEIVED

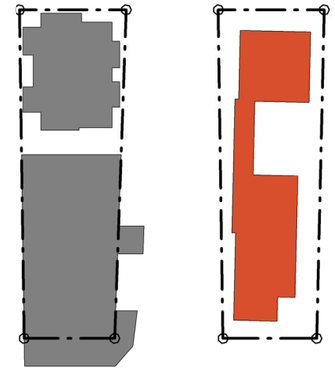
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Sanborn 1898





HISTORIC LOT COVERAGE

PROPOSED LOT COVERAGE

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

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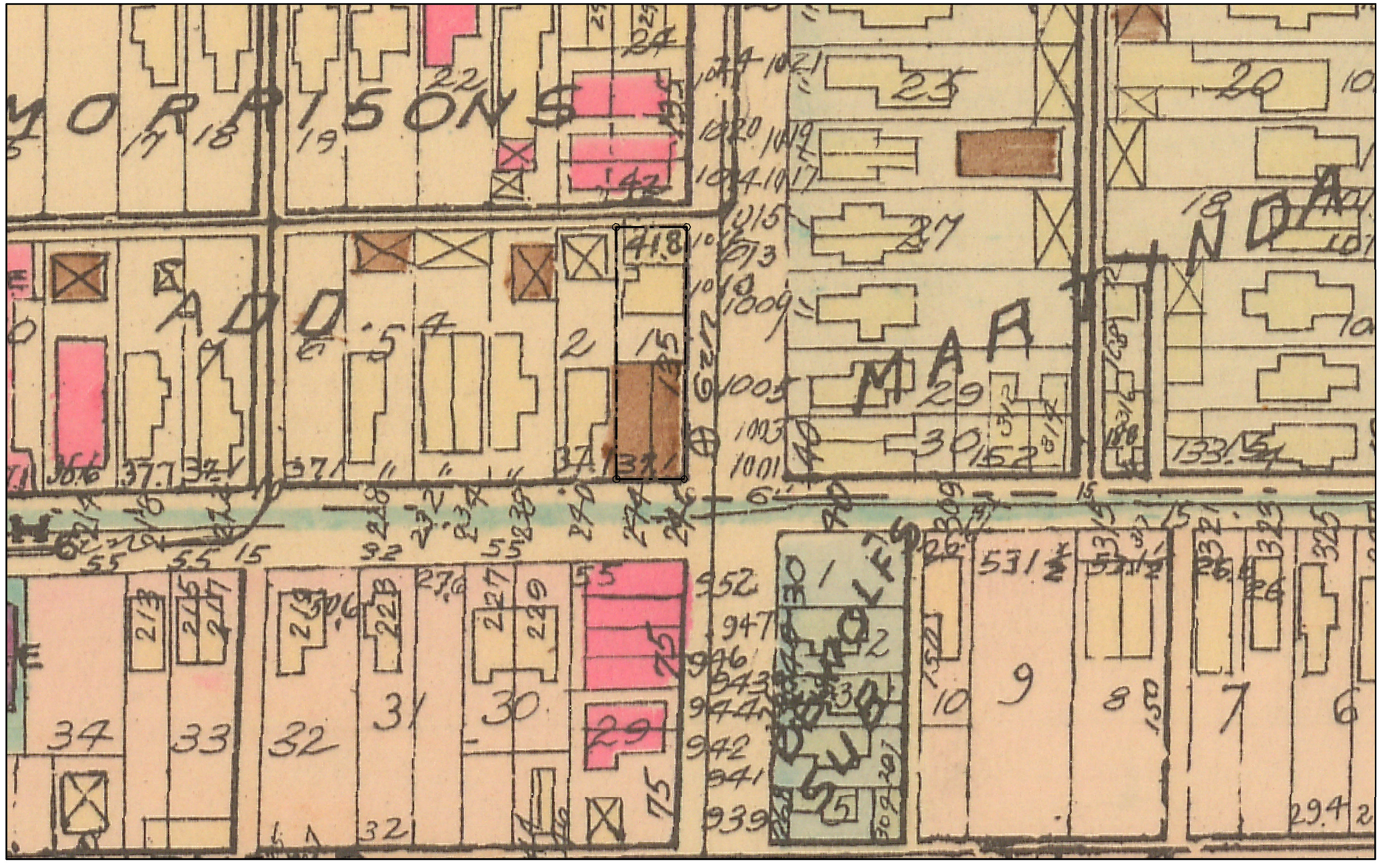
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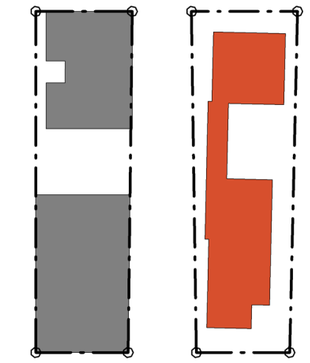
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Baist 1941





HISTORIC LOT COVERAGE PROPOSED LOT COVERAGE

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

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1 Architectural Area Plan

1" = 40'-0"

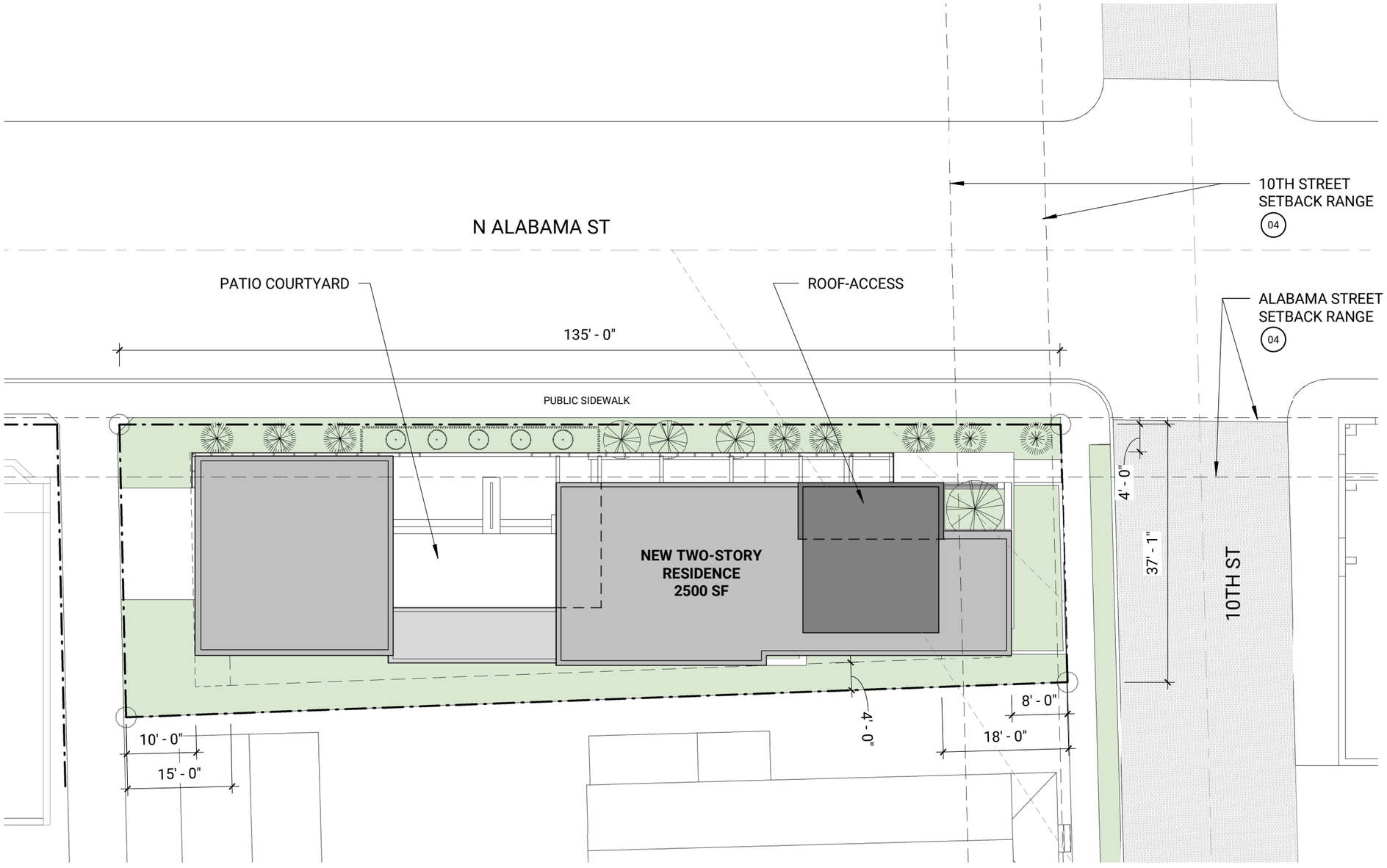
04 05 06 09

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1 Architectural Site Plan

1/16" = 1'-0"

04 05 09 14

NOTES:

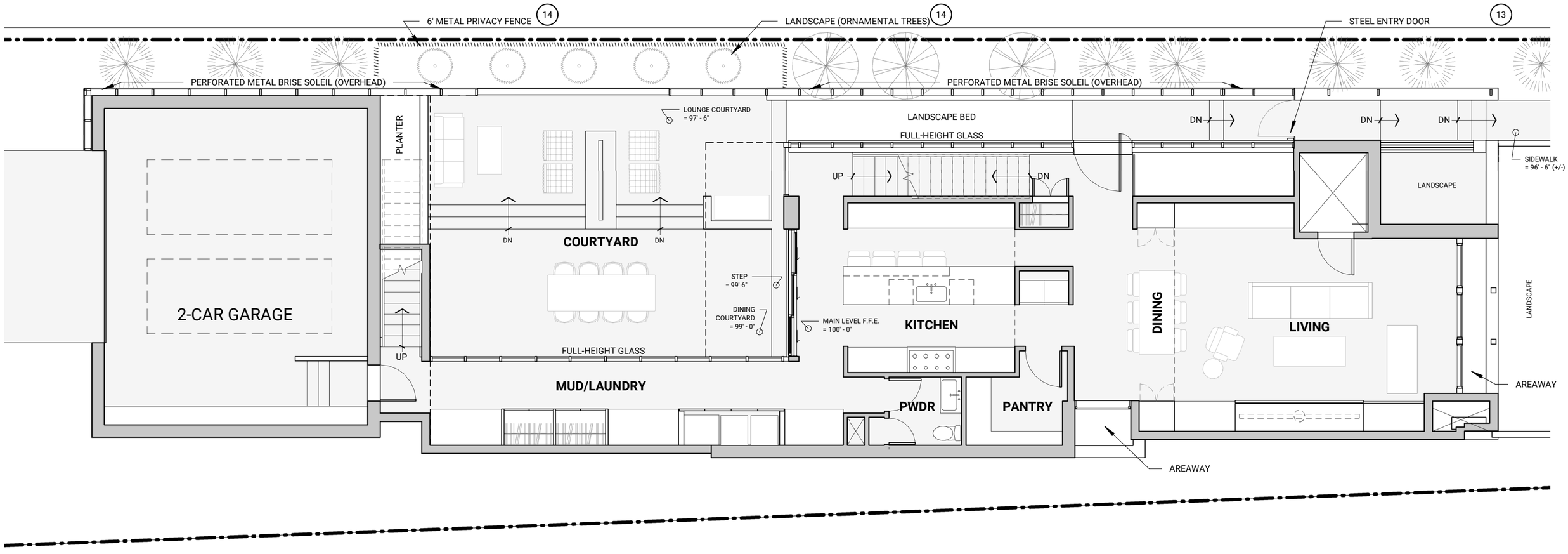
PROJECT SITE AREA:	**5349 SF**
BUILDING AREA:	2491 SF
OPEN AREA:	2858 SF (54%)

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1 Main Level IHPC Floor Plan **(FLOOR AREA: 2377 SF)**

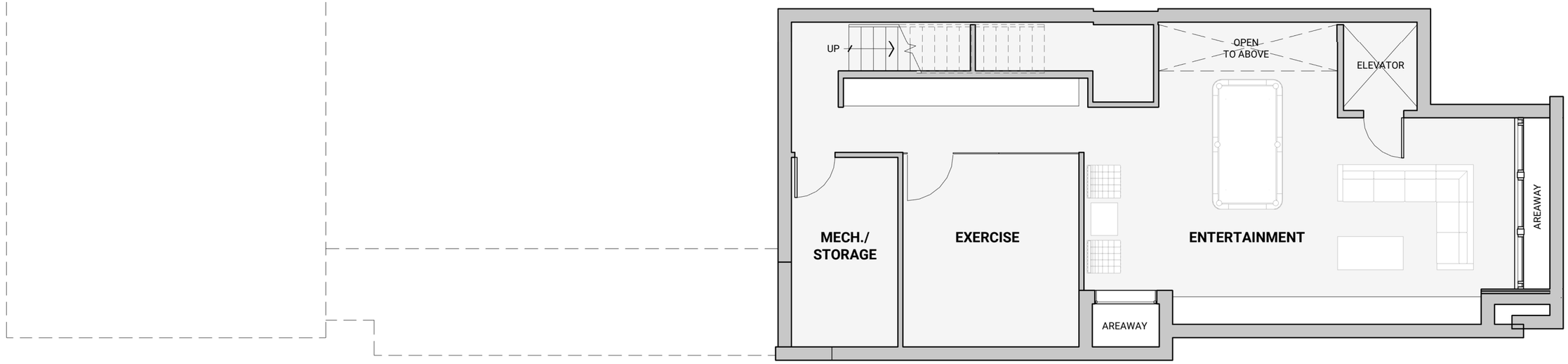
1/8" = 1'-0"

13 14

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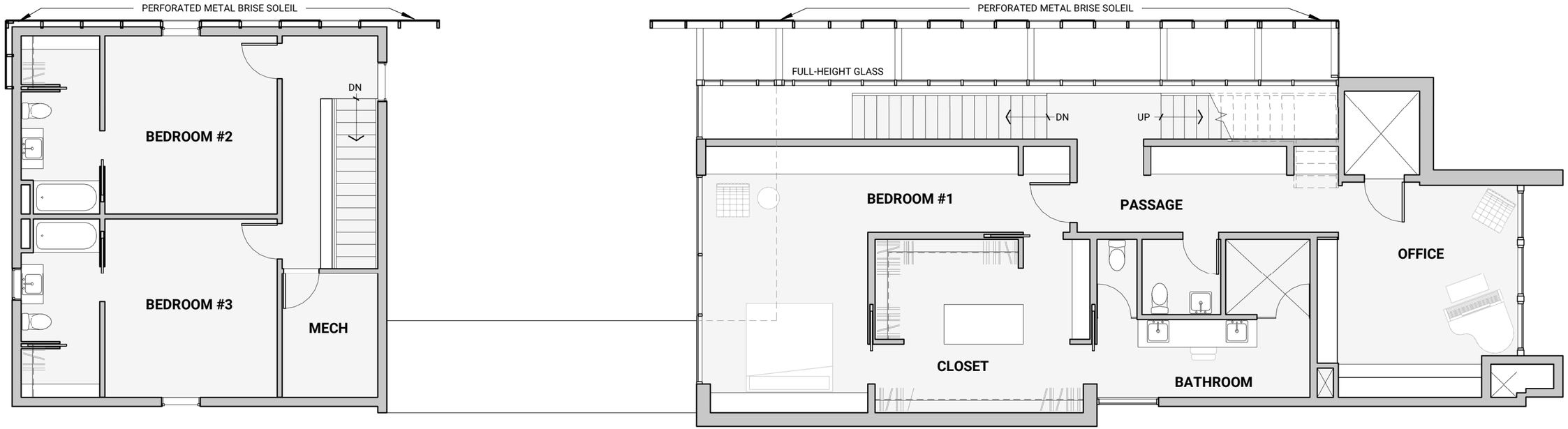


1 Lower Level IHPC Floor Plan **(FLOOR AREA: 1358 SF)**

1/8" = 1'-0"

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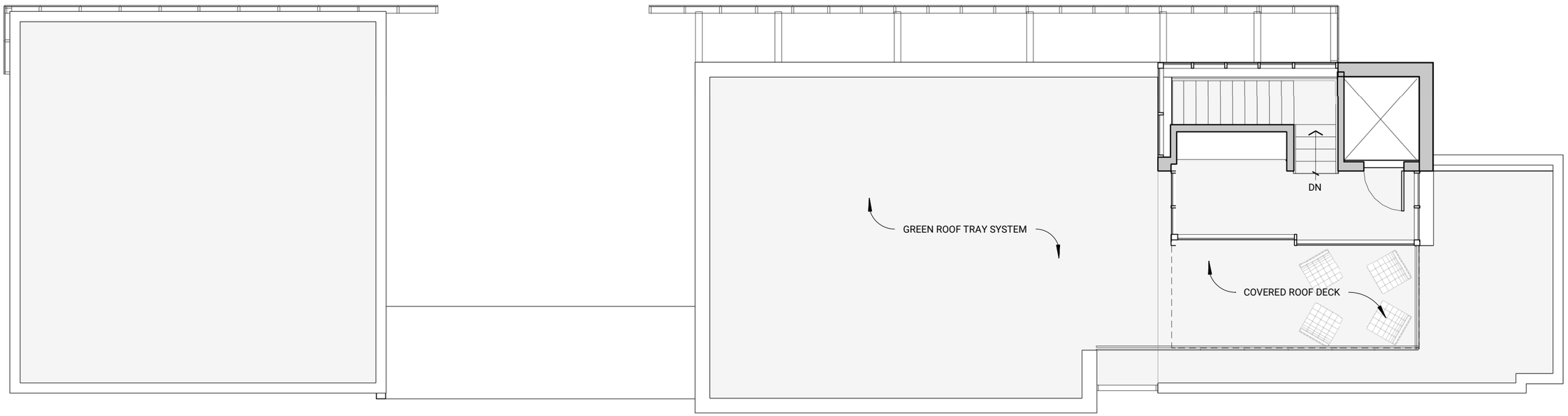
1 Second Level IHPC Floor Plan **(FLOOR AREA: 2450 SF)**

1/8" = 1'-0"

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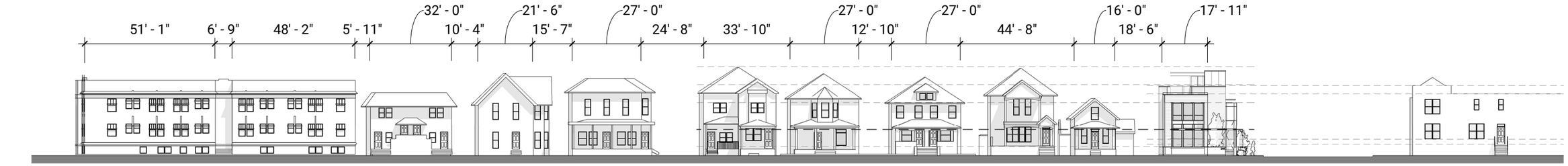


1 Accessible Roof IHPC Floor Plan **(FLOOR AREA: 436 SF)**

1/8" = 1'-0"

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1 10th Street North Elevation - Overall

1" = 40'-0"

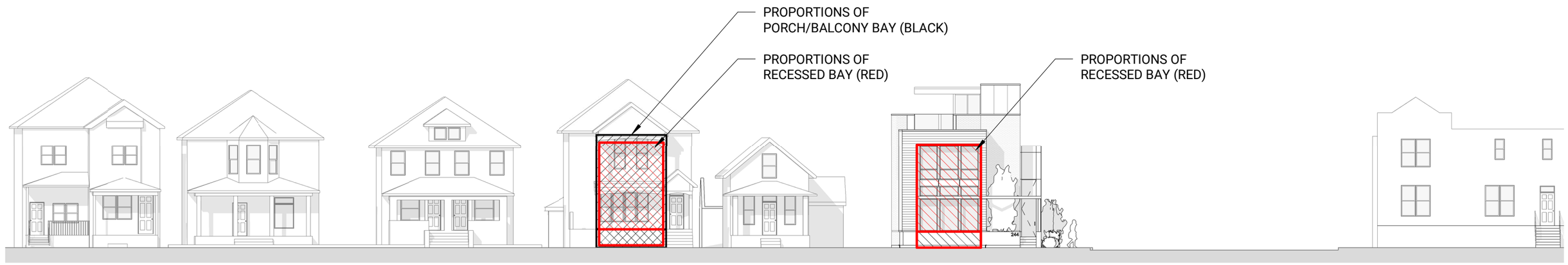
01 02 05 06 07 08 09



2 10th Street North Elevation - Enlarged

1" = 20'-0"

01 02 03 05 06 07 08 09 11 12 13



3 10th Street North Elevation - Massing Proportions

1" = 20'-0"

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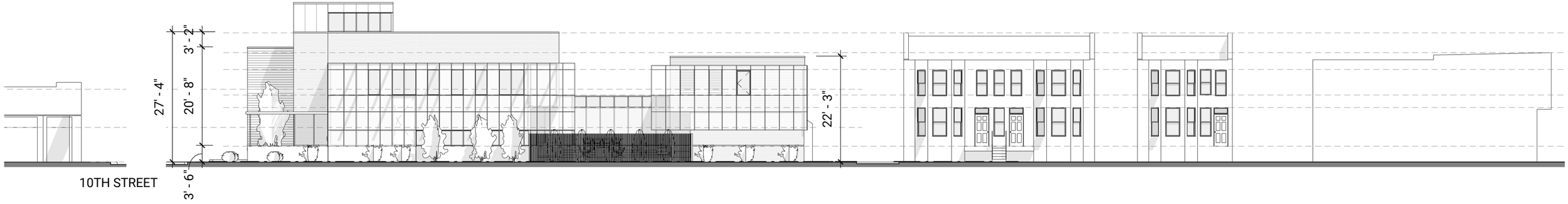
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244 E 10th St, Indianapolis, IN 46202 | 04.18.2022 | SHEET NUMBER



1 N Alabama Street Streetscape Elevation - Overall (Sahm St to 11th St)

1" = 60'-0"

01 02 05 06 07 08 09



2 N Alabama Street Streetscape Elevation - Enlarged

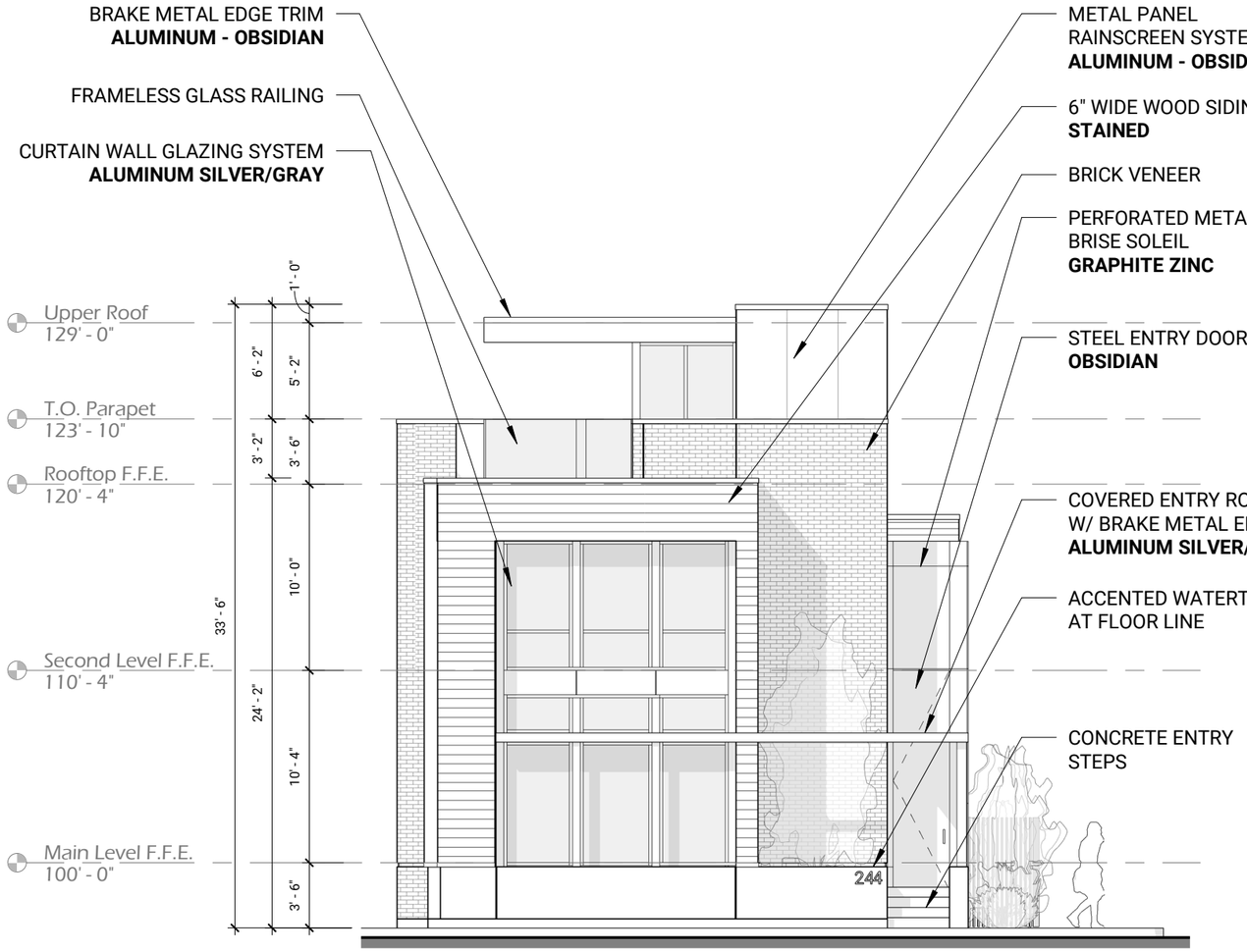
1" = 20'-0"

01 02 03 05 06 07 08 09 11 12 13

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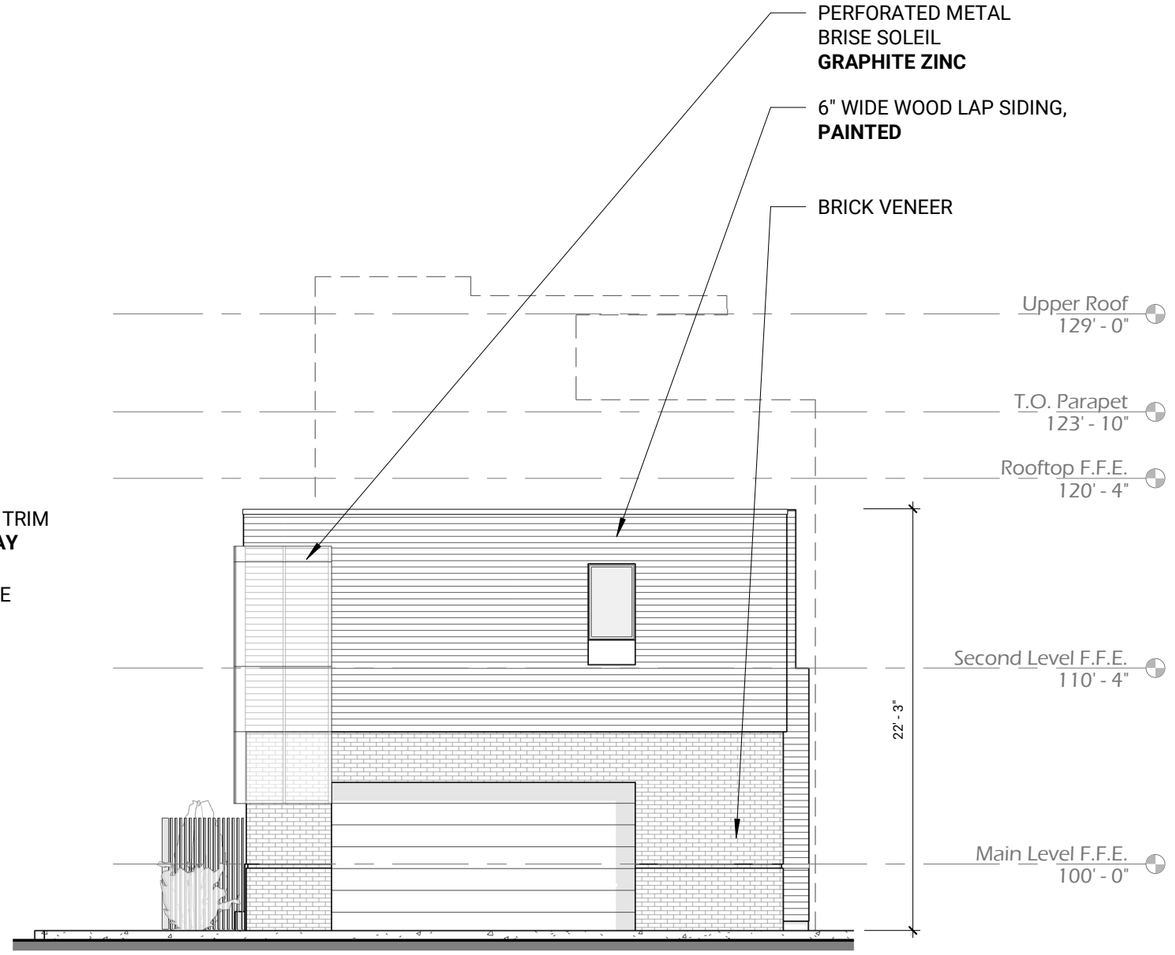
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1 Building Elevation - South

1/8" = 1'-0"



2 Building Elevation - North

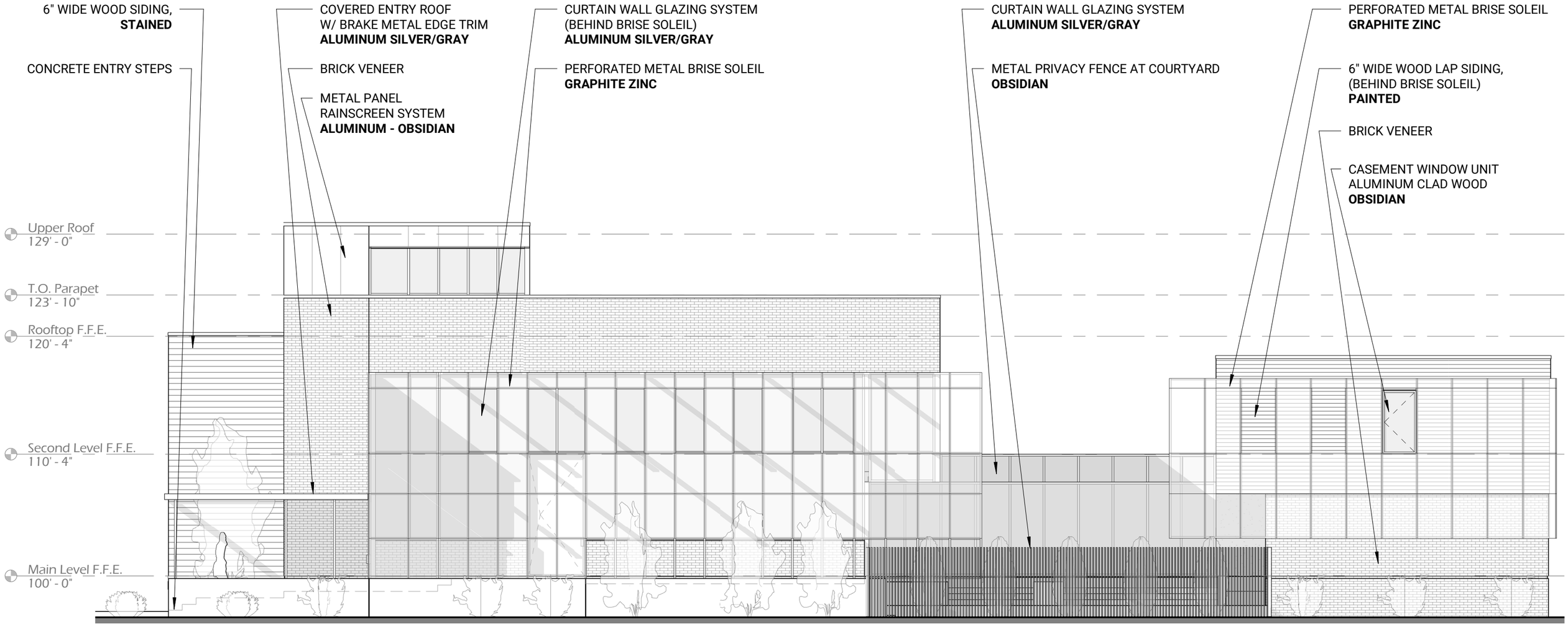
1/8" = 1'-0"

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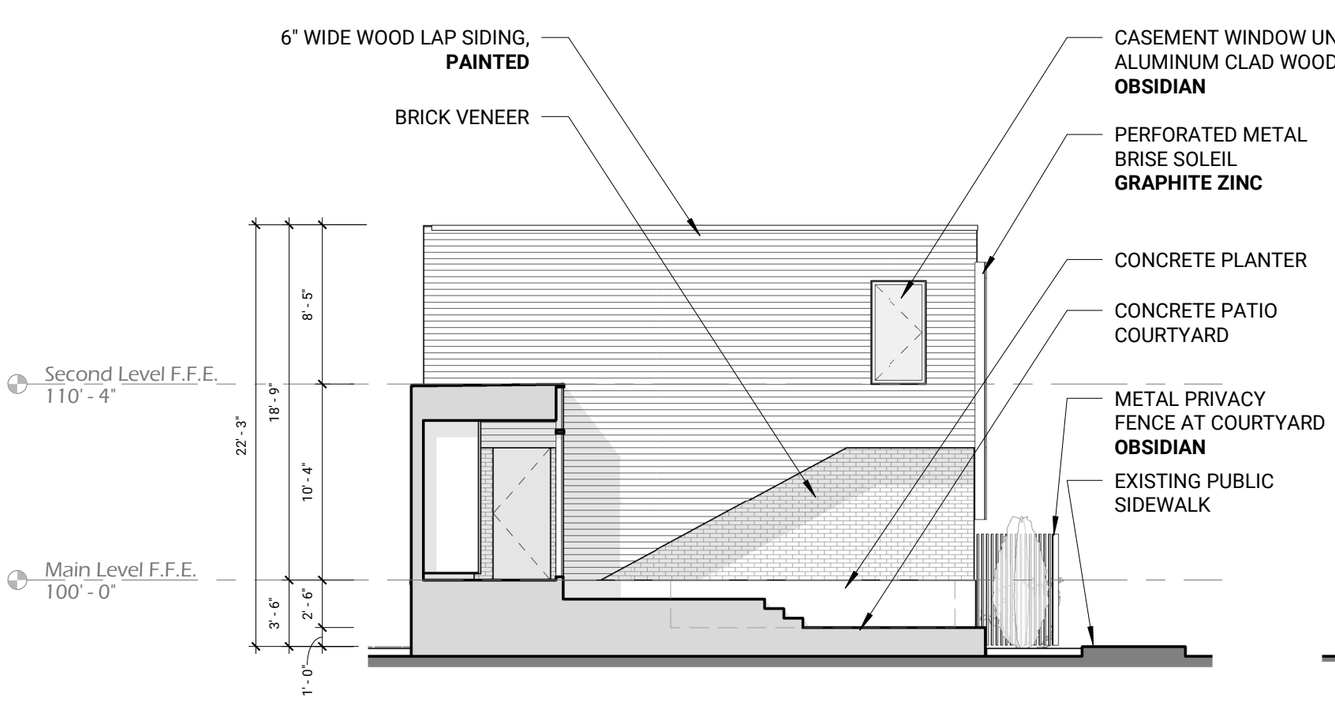


1 Building Elevation - East

1/8" = 1'-0"

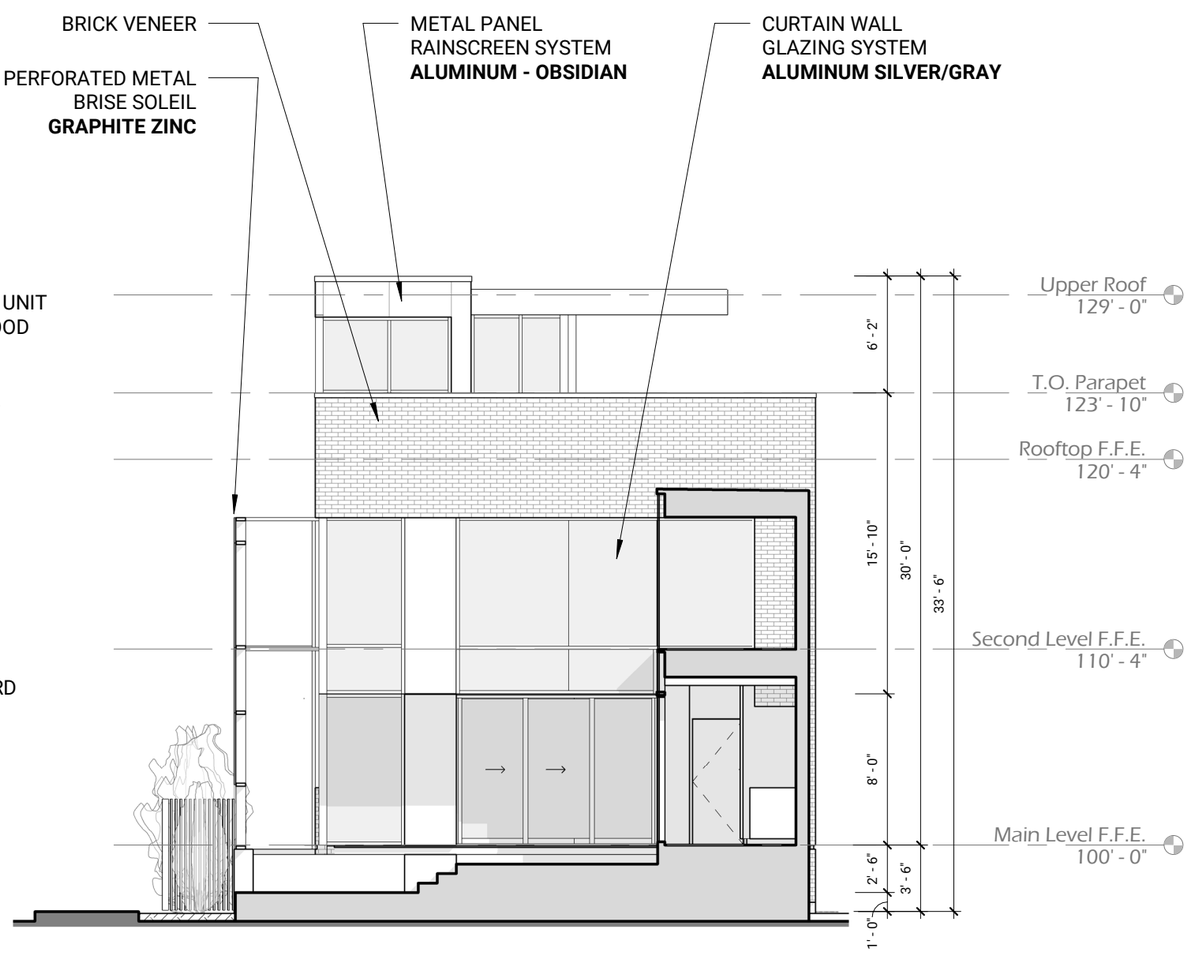
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1 Building Elevation - Courtyard North

1/8" = 1'-0"

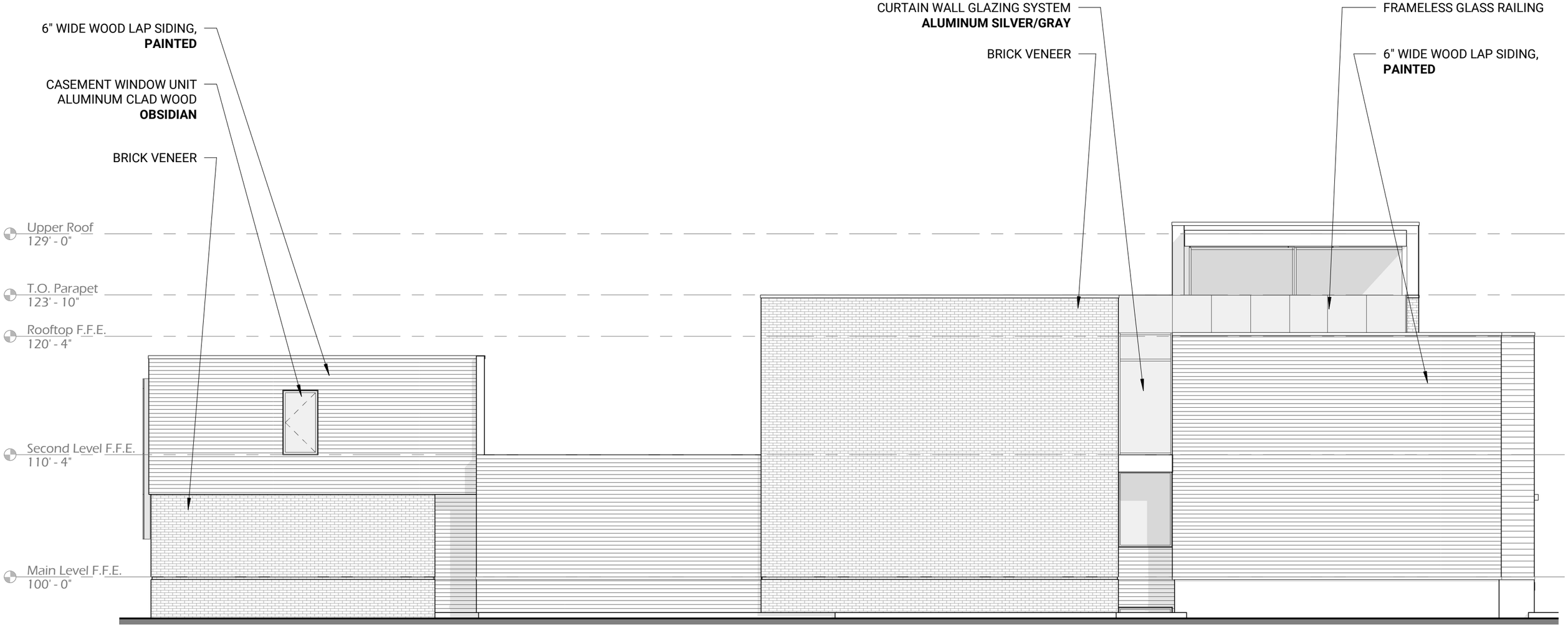


2 Building Elevation - Courthyard South

1/8" = 1'-0"

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1 Building Elevation - West

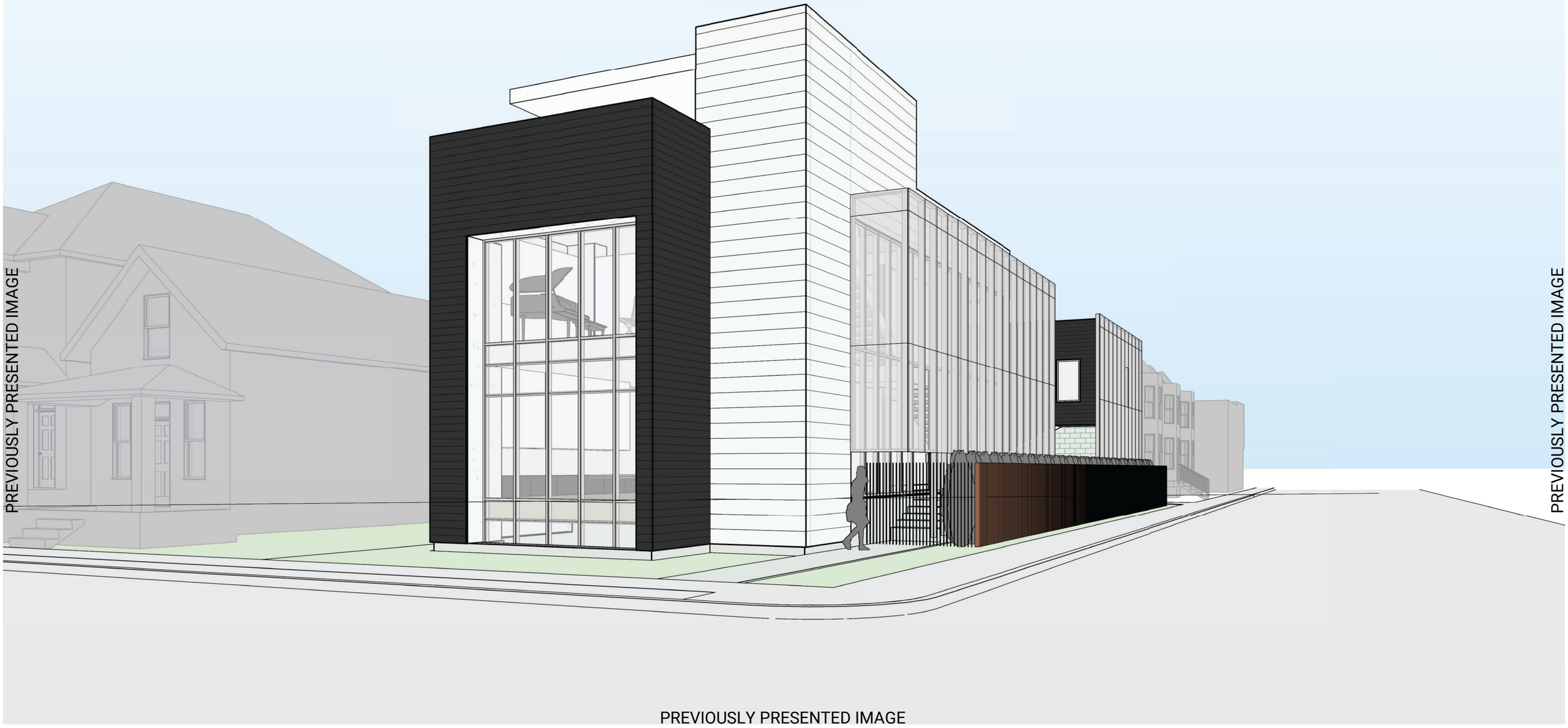
1/8" = 1'-0"

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PREVIOUSLY PRESENTED IMAGE



PREVIOUSLY PRESENTED IMAGE

PREVIOUSLY PRESENTED IMAGE

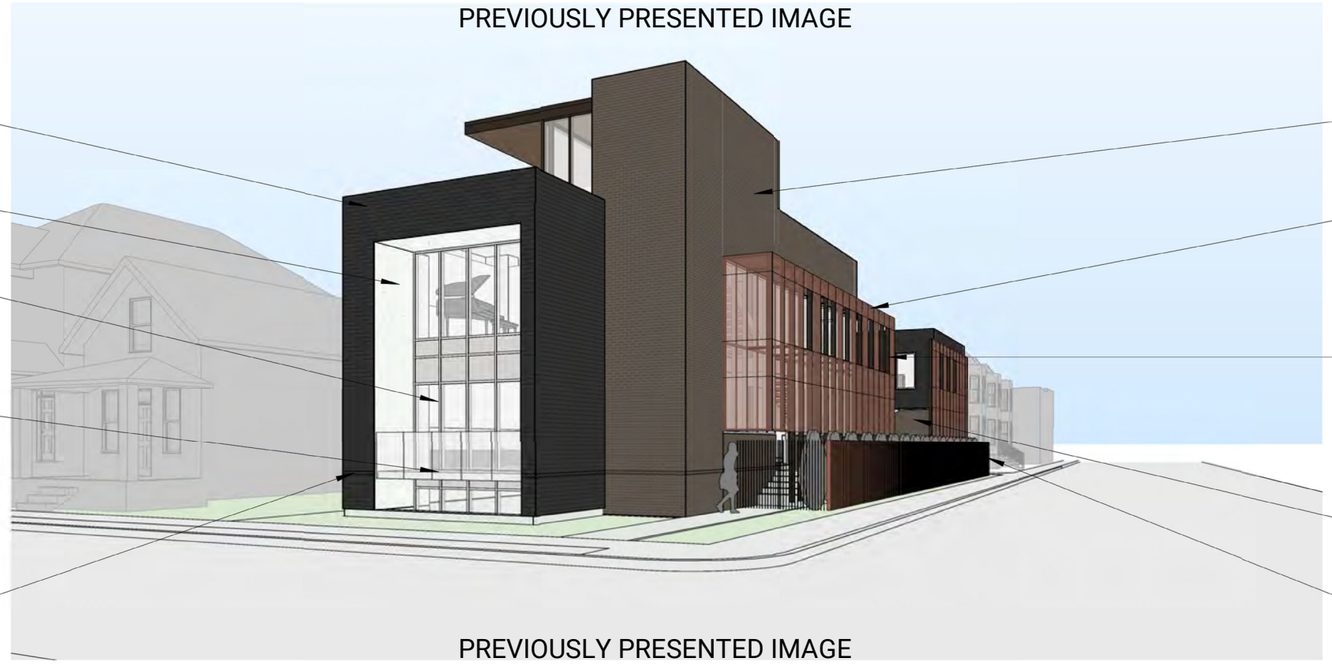
PREVIOUSLY PRESENTED IMAGE

ORIGINAL CONCEPT IMAGE (PRESENTED TO SJHN MEETING ON 09.07.2021 & IHPC STAFF MEETING ON 09.10.2021)

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PREVIOUSLY PRESENTED IMAGE



PREVIOUSLY PRESENTED IMAGE

2nd ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (PRESENTED TO SJHN MEETING #2 ON 11.02.2021 & IHPC STAFF MEETING #2 ON 10.21.2021)

IHPC STAFF COMMENTS/CONCERNS FROM PREVIOUS ITERATION (09.10.2021)

- VERY CONTEMPORARY DESIGN WOULD BE BETTER SUITED FOR A DIFFERENT LOCATION
- PROPOSED MATERIALS ARE TOO CONTEMPORARY
- SETBACK - STRUCTURE SHOULD BE MORE IN LINE WITH HOUSES TO THE WEST
- BUILDING HEIGHT - PROPOSED HOUSE IS TOO TALL. BROUGHT DOWN SOMEWHERE BETWEEN HISTORIC COTTAGE AND 2-STORY HOUSE
- COMMISSION WILL NOT APPROVE 2 STORY CONNECTOR
- BUILDING OUTLINE - OUTLINE OF PROPOSED HOUSE DOES NOT REFLECT THE SHAPE OF NEIGHBORHOOD CONTEXT. ADD HIPPED AND/OR GABLE ROOFS
- FENESTRATION - CURTAIN WALLS DO NOT REFLECT OR COMPLEMENT HISTORIC/TRADITIONAL FENESTRATION PATTERNS
- ENTRY - THE FRONT DOOR IS HIDDEN
- FENCING - 6 FOOT FENCE IS NOT PERMITTED FOR CORNER LOT. FENCE DESIGN ALSO NOT CONSIDERED APPROPRIATE BY ST. JOSEPH HISTORIC AREA PLAN
- CLEAR-SIGHT-TRIANGLE - PRIMARY ARTERIALS REQUIRE 120' LINE OF SIGHT, LOCAL STREETS REQUIRE 75' LINE OF SIGHT.
  - WALL OF 7' TREES
    - TYPE OF PLANTING NOT CONSISTENT WITH LANDSCAPING ALONG STREETS IN DISTRICT
    - FURTHER IMPEDE PEDESTRIAN AND VEHICULAR TRAFFIC VISIBILITY AT INTERSECTION

NEIGHBORHOOD COMMENTS/CONCERNS FROM PREVIOUS ITERATION (09.07.2021)

- PRIVACY FENCE MATERIAL/HEIGHT
- OVERALL MASS
- INCONSISTENT BUILDING MATERIALS
- SENSE OF ENTRY TO THE HOUSE

DESIGN CHANGES IMPLEMENTED SINCE PREVIOUS ITERATION

- INCORPORATION OF BRICK VENEER INTO MATERIAL PALETTE TO REPLACE LARGE EXPOSURE WHITE SIDING
- SOUTH FACADE ALIGNED WITH ADJACENT BUILDING
- LOWERED SOUTH FACADE HEIGHT
- LOWERED GARAGE MASS HEIGHT
- LOWERED BRISE SOLEIL HEIGHT
- OPENINGS IN BRISE SOLEIL UTILIZED TO RELATE TO SURROUNDING BUILDING FENESTRATION PATTERNS
- INCREASED AREA OF SOLID WITHIN SOUTH ELEVATION CURTAIN WALL
- ACCENTUATED FOUNDATION/WATERTABLE LINE
- DECREASED AREA OF CURTAIN WALL FACING ALABAMA STREET
- EXPLORED "FRONT PORCH" TO INCREASE HORIZONTAL CONNECTIONS TO ADJACENT BUILDINGS

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PREVIOUSLY PRESENTED IMAGE

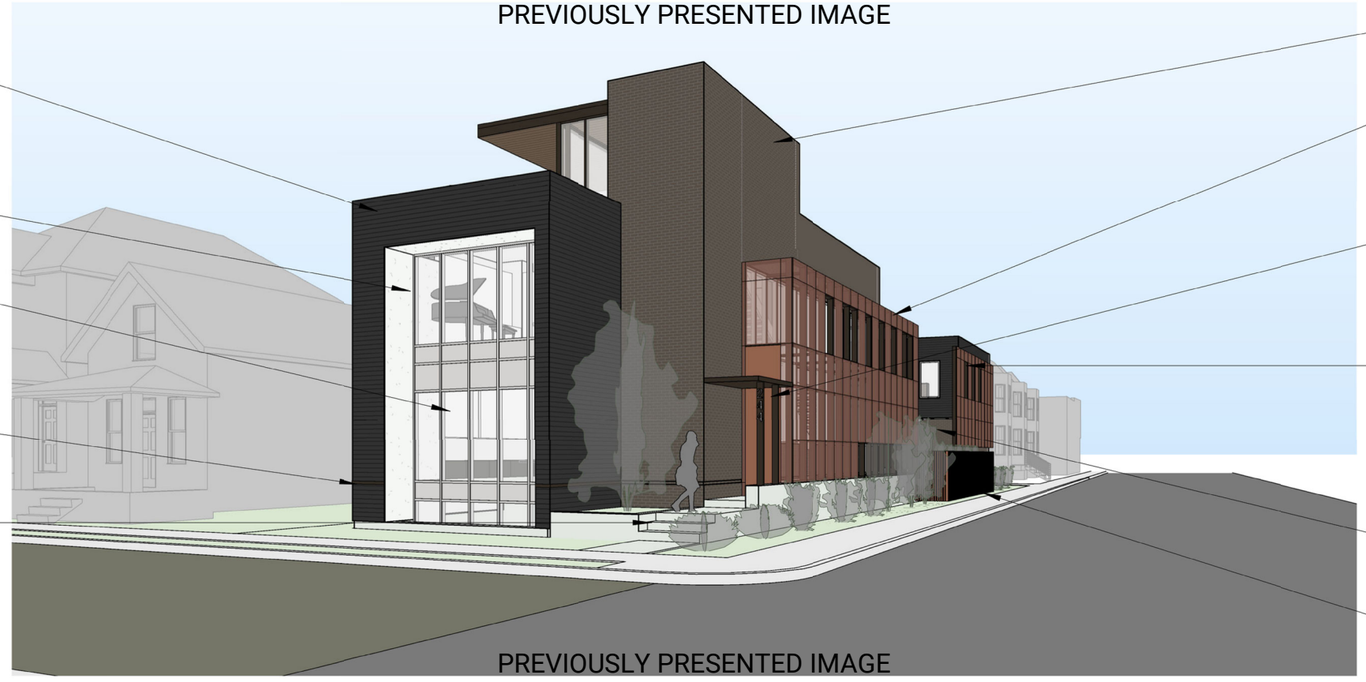
6" WIDE WOOD SIDING, **CHARRED BLACK** 03

STUCCO LIMESTONE FINISH, **WHITE** 03

CURTAIN WALL GLAZING SYSTEM, **ALUMINUM SILVER/GRAY** 11

ACCENTED WATERTABLE 12

ELEVATED SENSE OF ENTRY 07



BRICK VENEER 03

PERFORATED METAL PRIVACY SCREEN, **CORTEN WEATHERED STEEL** 03

SENSE OF ENTRY FACING 10TH STREET 13

OPENINGS IN PRIVACY SCREEN, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION 11

BRICK VENEER 03

LANDSCAPE PRIVACY FENCE AT COURTYARD **CORTEN WEATHERED STEEL** 14

PREVIOUSLY PRESENTED IMAGE

3nd ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (PROVIDED TO IHPC STAFF ON 12.28.2021 FOR COMMISSION HEARING #1 DOCKETED FOR 02.02.2022)

IHPC STAFF COMMENTS/CONCERNS FROM PREVIOUS ITERATION (11.18.2021)

- VERY CONTEMPORARY DESIGN WOULD BE BETTER SUITED FOR A DIFFERENT LOCATION
- PROPOSED MATERIALS ARE TOO CONTEMPORARY
- SETBACK - STRUCTURE SHOULD BE MORE IN LINE WITH HOUSES TO THE WEST
- BUILDING HEIGHT - PROPOSED HOUSE IS TOO TALL. BROUGHT DOWN SOMEWHERE BETWEEN HISTORIC COTTAGE AND 2-STORY HOUSE
- COMMISSION WILL NOT APPROVE 2 STORY CONNECTOR
- BUILDING OUTLINE - OUTLINE OF PROPOSED HOUSE DOES NOT REFLECT THE SHAPE OF NEIGHBORHOOD CONTEXT. ADD HIPPED AND/OR GABLE ROOFS
- FENESTRATION - CURTAIN WALLS DO NOT REFLECT OR COMPLEMENT HISTORIC/TRADITIONAL FENESTRATION PATTERNS
- ENTRY - THE FRONT DOOR IS HIDDEN
- FENCING - 6 FOOT FENCE IS NOT PERMITTED FOR CORNER LOT. FENCE DESIGN ALSO NOT CONSIDERED APPROPRIATE BY ST. JOSEPH HISTORIC AREA PLAN
- CLEAR-SIGHT-TRIANGLE - PRIMARY ARTERIALS REQUIRE 120' LINE OF SIGHT, LOCAL STREETS REQUIRE 75' LINE OF SIGHT.
  - WALL OF 7' TREES
    - TYPE OF PLANTING NOT CONSISTENT WITH LANDSCAPING ALONG STREETS IN DISTRICT
    - FURTHER IMPEDE PEDESTRIAN AND VEHICULAR TRAFFIC VISIBILITY AT INTERSECTION

NEIGHBORHOOD COMMENTS/CONCERNS FROM PREVIOUS ITERATION (11.30.2021)

- PRIVACY FENCE MATERIAL/HEIGHT
- OVERALL MASS
- INCONSISTENT BUILDING MATERIALS
- SENSE OF ENTRY TO THE HOUSE

DESIGN CHANGES IMPLEMENTED SINCE PREVIOUS ITERATION

- LACK OF NEW FEEDBACK PROVIDED LITTLE DIRECTION FOR CONSTRUCTIVE IMPROVEMENTS
- REDUCED LENGTH OF PRIVACY FENCE, CONTAINED TO ONLY THE COURTYARD AREA
- CREATED ELEVATED AND COVERED PORCH, RELATING TO THE ADJACENT BUILDINGS
- INCREASED SENSE OF ENTRY WITH COVERED PORCH, SOLID DOOR
- LANDSCAPE DESIGNED TO FRAME THE BUILDING

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PREVIOUSLY PRESENTED IMAGE

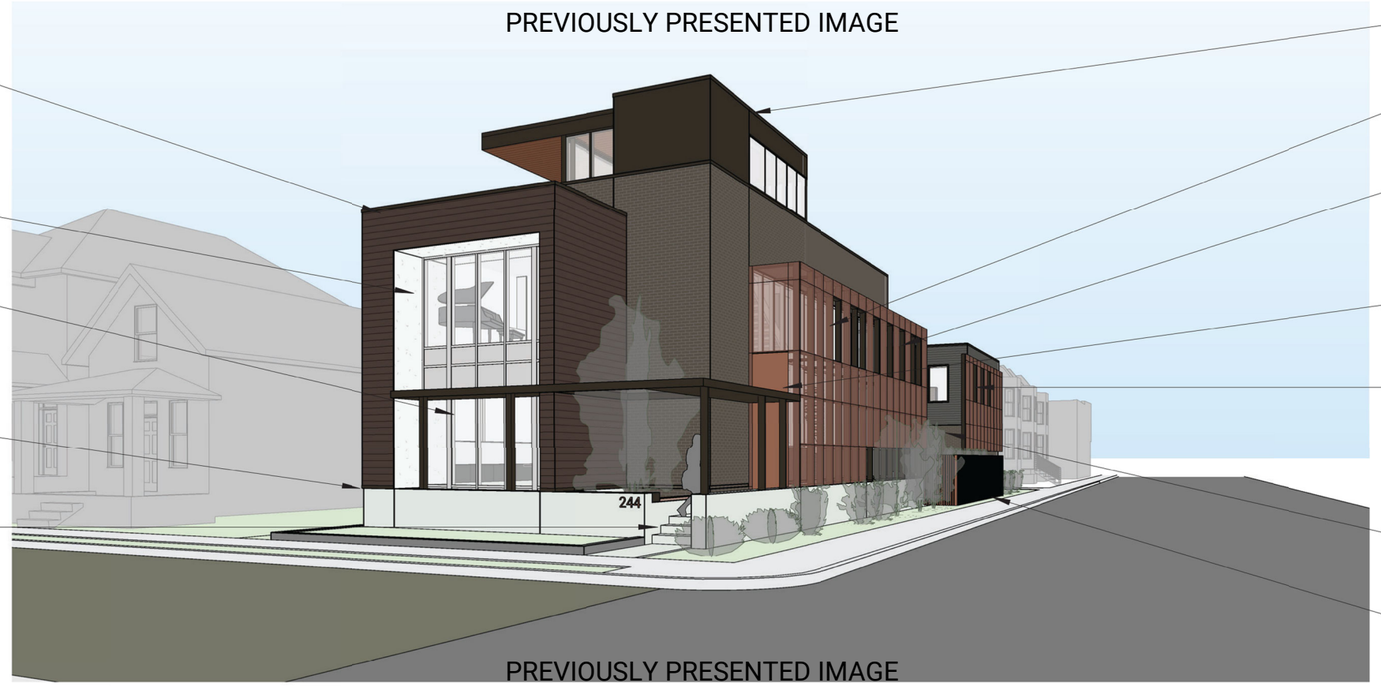
6" WIDE WOOD SIDING, **STAINED** 03

STUCCO LIMESTONE FINISH, **WHITE** 03

CURTAIN WALL GLAZING SYSTEM, **ALUMINUM SILVER/GRAY** 11

ACCENTED WATERTABLE 12

ELEVATED SENSE OF ENTRY 07



"CORNICE" PANELS, **OBSIDIAN** 03

BRICK VENEER 03

PERFORATED METAL BRISE SOLEIL, **CORTEN WEATHERED STEEL** 03

SENSE OF ENTRY FACING 10TH STREET 13

OPENINGS IN BRISE SOLEIL, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION 11

BRICK VENEER 03

LANDSCAPE PRIVACY FENCE AT COURTYARD **CORTEN WEATHERED STEEL** 14

PREVIOUSLY PRESENTED IMAGE

4th ROUND DESIGN DEVELOPMENT CONCEPT IMAGE (COMMISSION HEARING #2 DOCKETED FOR 04.06.2022)

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6" WIDE WOOD SIDING, **STAINED** (03)

STUCCO LIMESTONE FINISH, **WHITE** (03)

CURTAIN WALL GLAZING SYSTEM, **ALUMINUM SILVER/GRAY** (11)

ACCENTED WATERTABLE (12)

ELEVATED SENSE OF ENTRY (07)



"CORNICE" METAL PANELS, **ALUMINUM - OBSIDIAN** (03)

BRICK VENEER (03)

PERFORATED METAL BRISE SOLEIL, **GRAPHITE ZINC** (03)

SENSE OF ENTRY FACING 10TH STREET (13)

OPENINGS IN BRISE SOLEIL, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION (11)

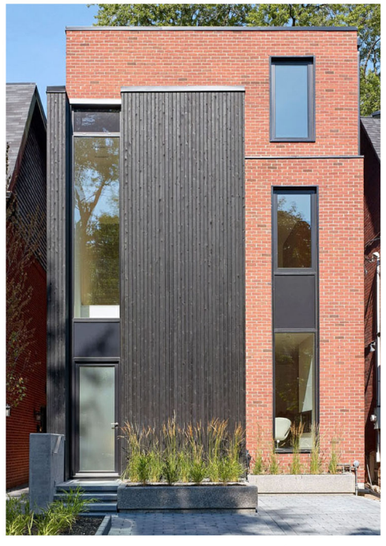
BRICK VENEER (03)

METAL PRIVACY FENCE AT COURTYARD **OBSIDIAN** (14)

1 Southeast Corner

NEW PROPOSED DESIGN DEVELOPMENT IMAGES

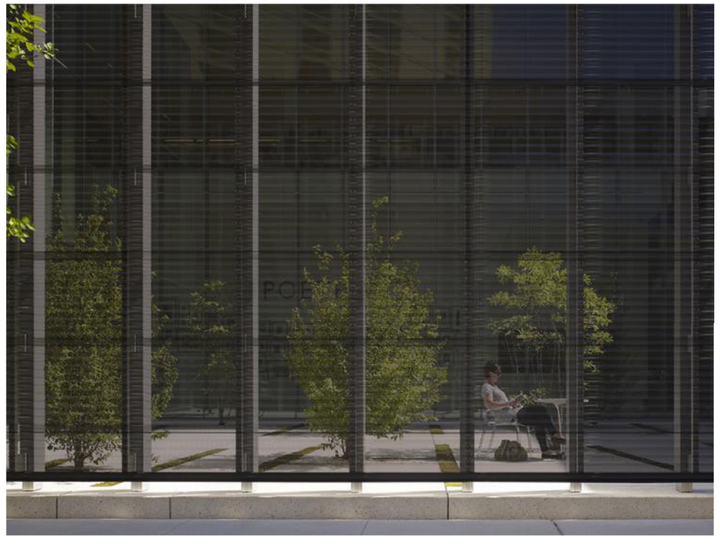
01 02 03 04 05 07 08 09 10 11 12 13 14



DARK STAINED SIDING (HORIZONTAL)



SMOOTH STUCCO



PERFORATED METAL BRISE SOLEIL



METAL PRIVACY FENCE

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6" WIDE WOOD LAP SIDING, **PAINTED** (03)

BRICK VENEER (03)

ACCENTED WATERTABLE (12)



"CORNICE" METAL PANELS, **ALUMINUM - OBSIDIAN** (03)

6" WOOD SIDING, **STAINED** (03)

STUCCO LIMESTONE FINISH, **WHITE** (03)

CURTAIN WALL GLAZING SYSTEM, **ALUMINUM SILVER/GRAY** (11)

SENSE OF ENTRY FACING 10TH STREET (13)

1 Southwest Corner

01 02 03 04 05 07 08 09 10 11 12 13 14

6" WIDE WOOD SIDING, **STAINED** (03)

STUCCO LIMESTONE FINISH, **WHITE** (03)

SENSE OF ENTRY FACING 10TH STREET (13)

ACCENTED WATERTABLE (12)

ELEVATED SENSE OF ENTRY (07)



"CORNICE" METAL PANELS, **ALUMINUM - OBSIDIAN** (03)

BRICK VENEER (03)

PERFORATED METAL BRISE SOLEIL, **GRAPHITE ZINC** (03)

OPENINGS IN BRISE SOLEIL, REFLECT ARRANGEMENT OF CONTEXT FENESTRATION (11)

BRICK VENEER (03)

METAL PRIVACY FENCE AT COURTYARD **OBSIDIAN** (14)

2 East Elevation Perspective

01 02 03 04 05 07 08 09 10 11 12 13 14

ONE 10 STUDIO
ARCHITECTS
200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
PH: 317.501.6021 INFO@ONE10STUDIO.COM ONE10STUDIO.COM

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1 Courtyard Perspective - South



2 Northeast Corner

01 02 03 04 05 06 07 08 09 10 11 12 14

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PERSPECTIVE FROM CORNER OF 10TH ST & N ALABAMA ST FACING NORTHWEST

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PERSPECTIVE FROM N ALABAMA ST FACING WEST

ONE 10 STUDIO
ARCHITECTS
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PERSPECTIVE FROM CORNER OF N ALABAMA & ALLEY FACING SOUTHWEST

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PERSPECTIVE FROM 10TH ST FACING NORTHEAST

ONE 10 STUDIO
ARCHITECTS

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PERSPECTIVE FROM 10TH ST FACING NORTH

ONE 10 STUDIO
ARCHITECTS
200 S MERIDIAN ST, SUITE 301 INDIANAPOLIS, INDIANA 46225
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PERSPECTIVE FROM 10TH ST FACING NORTH

ONE 10 STUDIO
ARCHITECTS

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2022-COA-027 (FS)

921 VIRGINIA AVENUE

921 VIRGINIA AVENUE

IHPC COMMISSION HEARING - 2022-COA-027 (FS)

Commission Hearing: 05.04.2022

Commission Preliminary Review: 03.02.2022

CURRENT FOUNTAIN SQUARE WHITE CASTLE DISTRUBTION SITE

DEYLEN

GERSHMAN PARTNERS

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AREA PROJECTS

1. **921 VIRGINIA AVENUE** EXISTING WHITE CASTLE DIST. SITE
2. WELL DONE MARKETING
3. MURPHY ARTS ELEVATOR & FACADE
4. LA MARGARITA
5. HEARTLAND FILM
6. HI-FI INDY
7. KUMA'S CORNER
8. THUNDERBIRD
9. FORTE APARTMENTS
10. UNION APARTMENTS
11. 902 VIRGINIA AVENUE
12. CITY'S END APARTMENTS
13. HINGE APARTMENTS
14. MOZZO APARTMENTS
15. SLATE APARTMENTS
16. MILHAUS OFFICE
17. FLETCHER PLACE LOFTS
18. FLETCHER PLACE TERRACE
19. PINNEX APARTMENTS

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CONTEXT MATERIALITY

VARIETY OF MATERIALS AND STYLES IN NEIGHBORHOOD

FOUNTAIN SQUARE IS A VERY ECLECTIC NEIGHBORHOOD SHOWCASING A VARIETY OF ARCHITECTURAL STYLES. NO SINGULAR STYLE OR DESIGN LANGUAGE IS DOMINANT THROUGHOUT THE AREA.

BRICK CORNICES

MANY NEARBY BUILDINGS UTILIZE CORBLED BRICK CORNICES WITH STONE CAPS. OUR DESIGN REFERENCES THIS DETAIL IN MULTIPLE LOCATIONS ALONG VIRGINIA AVENUE AND ON THE TOWNHOMES ON BUCHANAN STREET.



BRICK DETAILING

REFERENCING THE THEATER BUILDING AND OTHER STRUCTURES, OUR PROPOSAL UTILIZES PULLED COURSES, SOLDIER COURSE HEADERS, AND OTHER MISCELLANEOUS BRICK DETAILING.



ASHLAR PATTERNING

AREAS OF METAL PANEL ON OUR BUILDING REFERENCE THE ASHLAR, LIMESTONE MASONRY NEARBY, THROUGH PATTERNING AND COLOR.



METAL PANEL

PROMINANT IN NEIGHBORHOOD BUILDINGS POST WORLD WAR 2, OUR DESIGN USES METAL PANEL AS A CONTEMPORARY CLADDING MATERIAL.



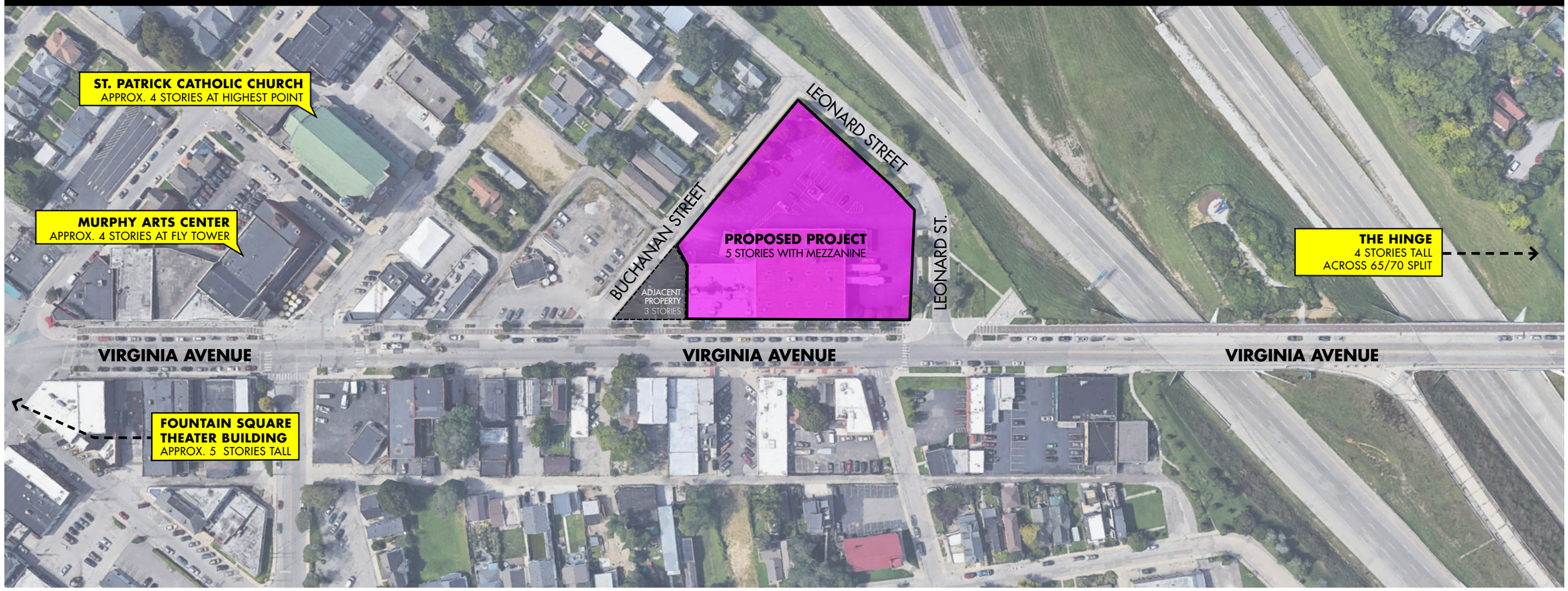
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PROPOSED VIRGINIA AVENUE STREETSCAPE



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921 VIRGINIA AVENUE

LOOKING SOUTHEAST DOWN VIRGINIA AVENUE

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921 VIRGINIA AVENUE

LOOKING NORTHWEST UP VIRGINIA AVENUE

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921 VIRGINIA AVENUE

VIEW OF COURTYARD

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STOREFRONT EXPERIENCE



SIMILAR STOREFRONT DESIGN
SLATE - 501 VIRGINIA AVENUE



SIMILAR STOREFRONT DESIGN
ARDMORE - 231 PENNSYLVANIA





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STOREFRONT DESIGN
AND PRECEDENT EXAMPLES



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FIRST FLOOR
PLAN

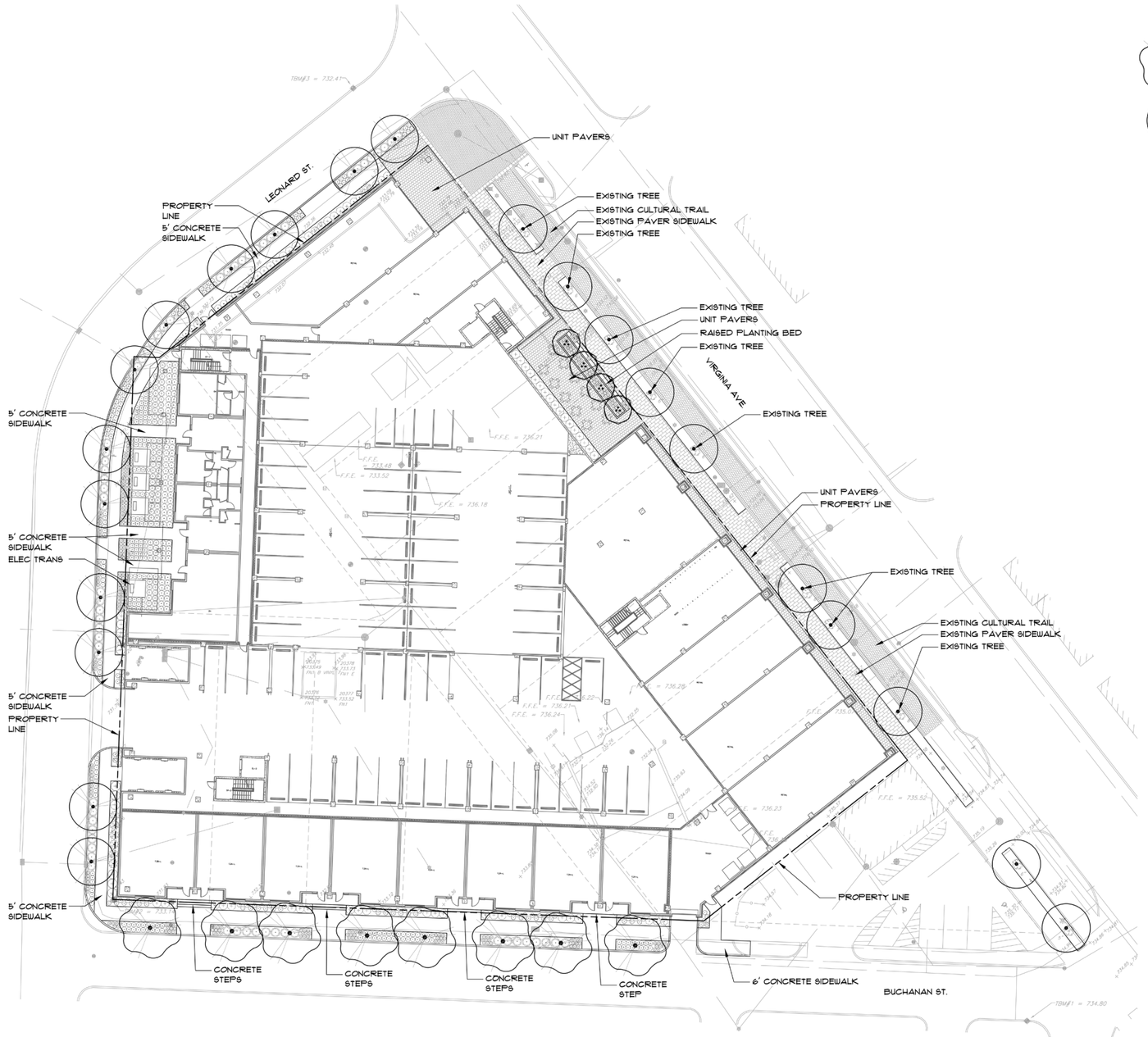


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SECOND FLOOR
PLAN



LANDSCAPE PLANTING LEGEND

TREES
TRIUMPH ELM
Ulmus x Morton Glossy
2" CAL. B&B

AMERICAN HORNBEAM
Carpinus caroliniana
2" CAL. B&B

SOUR GUM
Nyssa sylvatica
2" CAL. B&B

AUTUMN BRILLIANCE SERVICEBERRY
Amelanchier x grandiflora 'Autumn Brilliance'
5' HT. B&B - CLUMP FORM

ORNAMENTAL PLANTING

Aronia arbutifolia 'Brilliantissima'	*3 gal. @ 60" o.c.*
Cornus sericea'Artic Fire'	*3 gal @ 36" o.c.*
Fothergilla gardenii	*3 gal @ 24" o.c.*
Hydrangea arborescens 'Annabelle'	*3 gal @ 48" o.c.*
Hydrangea quercifolia	*3 gal @ 72" o.c.*
Hydrangea quercifolia 'Munchkin'	*3 gal @ 36" o.c.*
Itea virginica 'Henry's Garnet'	*3 gal @ 60" o.c.*
Itea virginica 'Little Henry'	*3 gal @ 24" o.c.*
Physocarpus opulifolius 'Coppertina'	*3 gal @ 60" o.c.*
Rhus aromatica 'Gro-low'	*3 gal @ 36" o.c*
Sambucus nigra 'Black Lace'	*3 gal @ 72" o.c.*
Viburnum carlesii	*3 gal @ 48" o.c.*
Viburnum x juddii	*3 gal @ 72" o.c.*
Viburnum opulus 'Nanum'	*3 gal @ 24" o.c.*
Viburnum rhytidophyllum	*3 gal @ 72" o.c.*
Viburnum plicatum	*3 gal @ 72" o.c.*

ORNAMENTAL GRASS PLANTING

Bouteloua gracilis	*3 gal @ 24" o.c.*
Molinia caerulea	*3 gal @ 24" o.c.*
Panicum virgatum var.	*3 gal @ 24" o.c.*
Schizachyrium scoparium	*3 gal @ 24" o.c.*
Sporobolus heterolepis	*3 gal @ 24" o.c.*
Sesleria autumnalis	*3 gal @ 24" o.c.*

PERENNIAL PLANTING

Amsonia sp.	*1 gal @ 24" o.c.*
Asclepias sp.	*1 gal @ 24" o.c.*
Echinacea sp.	*1 gal @ 24" o.c.*
Helenium sp.	*1 gal @ 24" o.c.*
Liatris sp.	*1 gal @ 24" o.c.*
Nepeta sp.	*1 gal @ 24" o.c.*
Rudbeckia sp.	*1 gal @ 24" o.c.*

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GERSHMAN PARTNERS

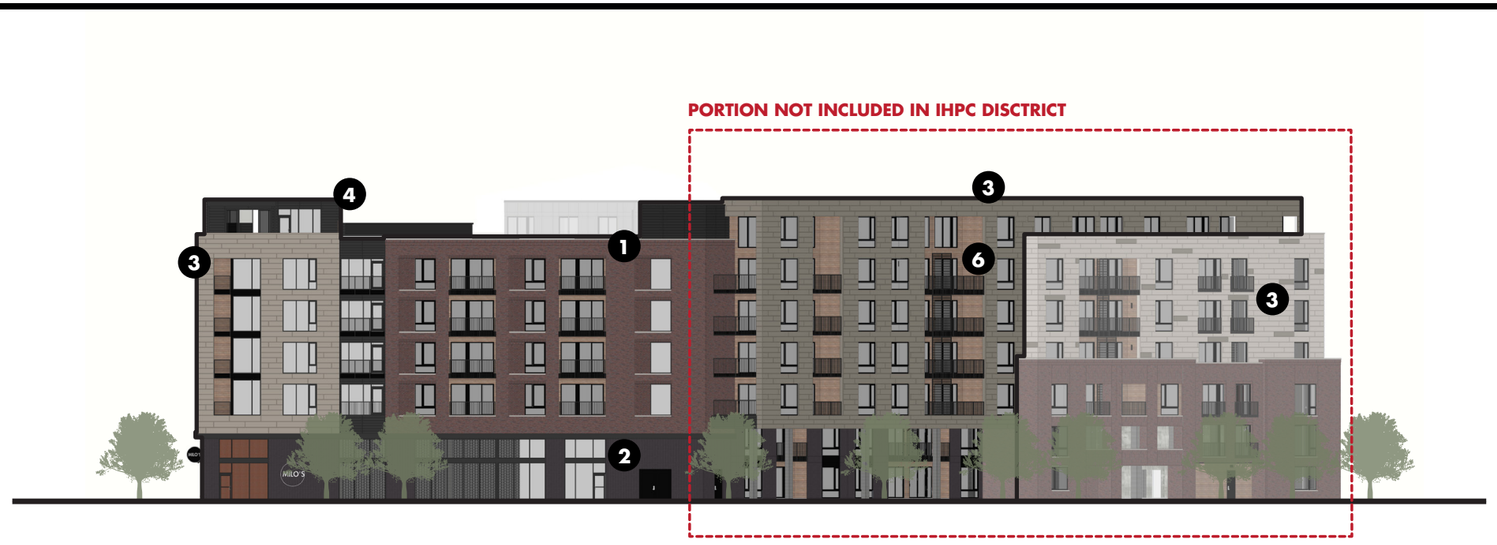
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LANDSCAPE PLAN

921 VIRGINIA AVENUE



VIRGINIA AVENUE ELEVATION



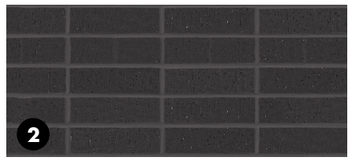
LEONARD STREET NORTH ELEVATION

MATERIAL PALETTE

BRICK 01
GENERAL SHALE OLD MILL
LIGHTWEIGHT MODULAR OR SIM.
COLOR MATCH MORTAR



BRICK 02
CLOUD CERAMICS MIDNIGHT
IRON SPOT VELOUR OR SIM.
COLOR MATCH MORTAR



METAL PANEL 01
FINAL COLORS AND PATTERN TBD
WITH HIDDEN FASTENERS



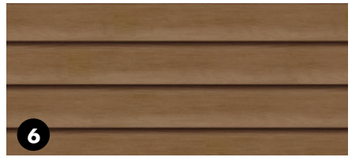
METAL PANEL 02
FINAL COLOR TBD
WITH HIDDEN FASTENERS



FIBER CEMENT PANEL SIDING
ALLURA OR HARDIE PANEL
ONLY IN COURTYARD, FACING PARKING
MULTIPLE PAINT COLORS, FINAL
SELECTIONS TBD



LAP SIDING
MANUF. TBD.
WOOD GRAIN APPEARANCE WITH
HIDDEN FASTENERS



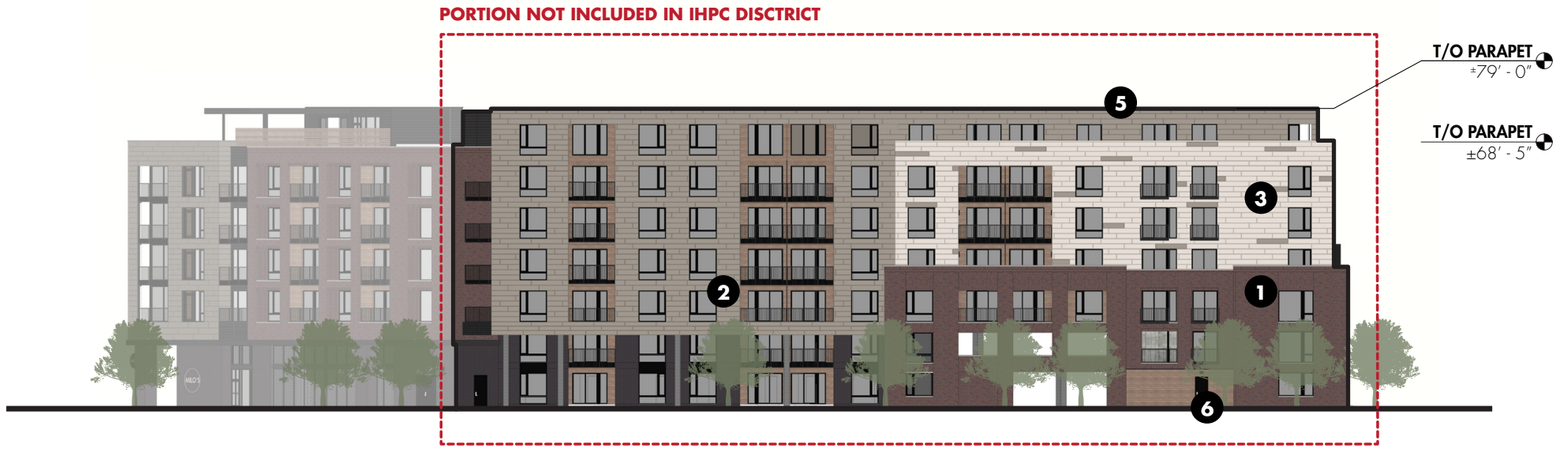
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BLACKLINE

BUILDING ELEVATIONS
VIRGINIA AVENUE AND LEONARD STREET

921 VIRGINIA AVENUE



LEONARD STREET WEST ELEVATION



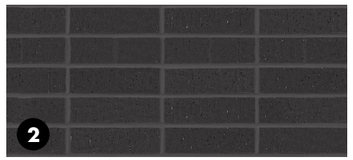
BUCHANAN STREET SOUTH ELEVATION

MATERIAL PALETTE

BRICK 01
GENERAL SHALE OLD MILL
LIGHTWEIGHT MODULAR OR SIM.
COLOR MATCH MORTAR



BRICK 02
CLOUD CERAMICS MIDNIGHT
IRON SPOT VELOUR OR SIM.
COLOR MATCH MORTAR



METAL PANEL 01
FINAL COLORS AND PATTERN TBD
WITH HIDDEN FASTENERS



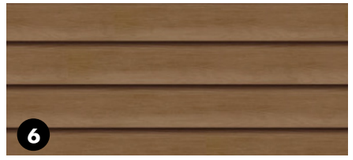
METAL PANEL 02
FINAL COLOR TBD
WITH HIDDEN FASTENERS



FIBER CEMENT PANEL SIDING
ALLURA OR HARDIE PANEL
ONLY IN COURTYARD, FACING PARKING
MULTIPLE PAINT COLORS, FINAL
SELECTIONS TBD



LAP SIDING
MANUF. TBD.
WOOD GRAIN APPEARANCE WITH
HIDDEN FASTENERS



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BUILDING ELEVATIONS
LEONARD AND BUCHANAN STREETS

921 VIRGINIA AVENUE
SOUTHWEST CORNER OF BUILDING

ELEVATIONS OUTSIDE OF IHPC JURISDICTION

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921 VIRGINIA AVENUE

NORTHWEST CORNER OF BUILDING

ELEVATION PRIMARILY OUTSIDE OF IHPC JURISDICTION



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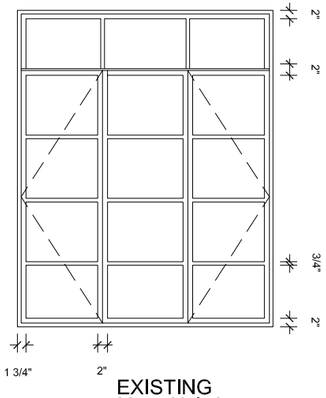
APRIL 18, 2022

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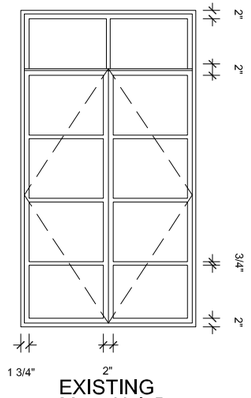
2022-COA-064 & 2022-COA-064 (ONS)
1434 & 1320 N. DELAWARE STREET

MARLEIGH BUILDING

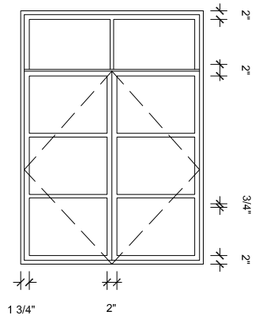
EXISTING WINDOWS / VIF



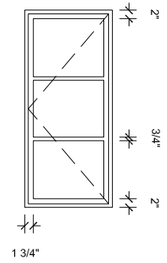
EXISTING
Mar - Unit A
SCALE: 3/4" = 1'-0"



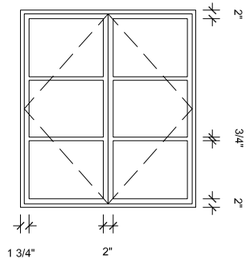
EXISTING
Mar - Unit B
SCALE: 3/4" = 1'-0"



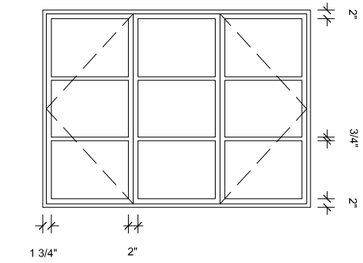
EXISTING
Mar - Unit C
SCALE: 3/4" = 1'-0"



EXISTING
Mar - Unit D
SCALE: 3/4" = 1'-0"

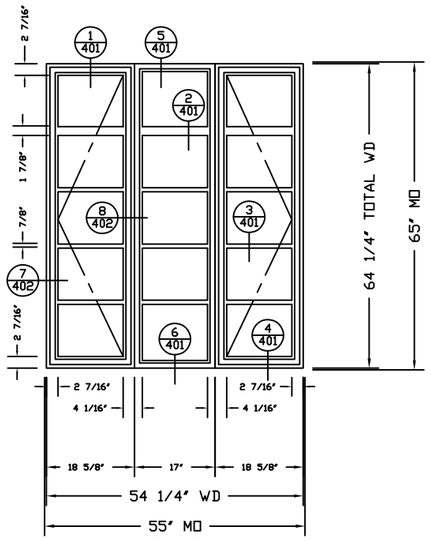


EXISTING
Mar - Unit E
SCALE: 3/4" = 1'-0"

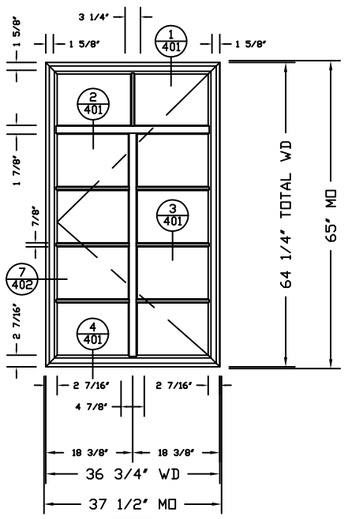


EXISTING
Mar - Unit F
SCALE: 3/4" = 1'-0"

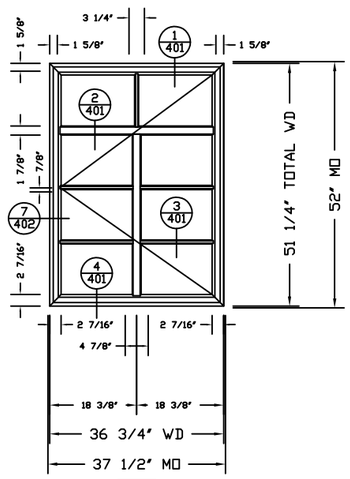
QUAKER H450 WINDOWS



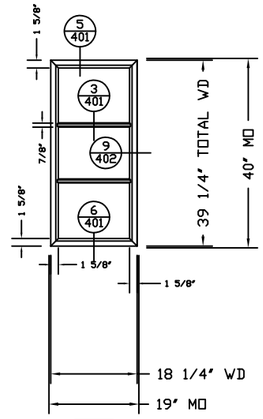
UNIT MARK A (48) REQD
QUAKER H450 CASEMENT
VERTICAL C MULLIONS
H450 FIXED
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



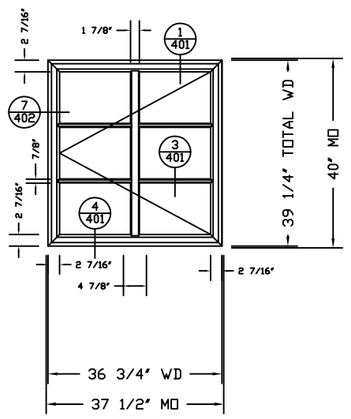
UNIT MARK B (18) REQD
QUAKER H450 CASEMENT
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



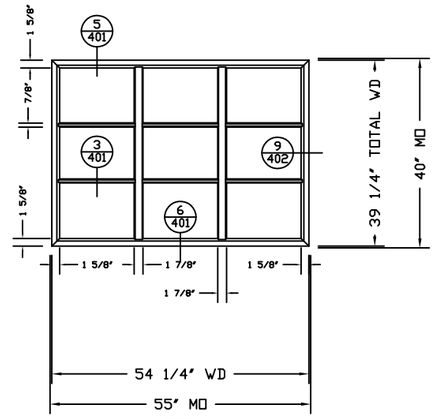
UNIT MARK C (84) REQD
QUAKER H450 CASEMENT
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



UNIT MARK D (62) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847



UNIT MARK E (13) REQD
QUAKER H450 CASEMENT
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



UNIT MARK F (5) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764

DRAWING DATE: 2022-04-18

SHEET NO.
301

SCALE:
NO SCALE

REVISIONS

DRAWN BY: GHS
DATE: 3-26-2021
CHECK BY:
DATE:

PROJECT:
MARLEIGH / HARRISON
INDIANAPOLIS, INDIANA

G2 Architectural Products, LLC.
Huntertown, Indiana

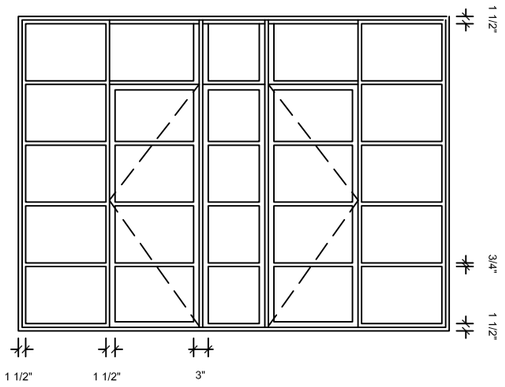
ORDER NO.
XXX

DRAWING NO:
XXX

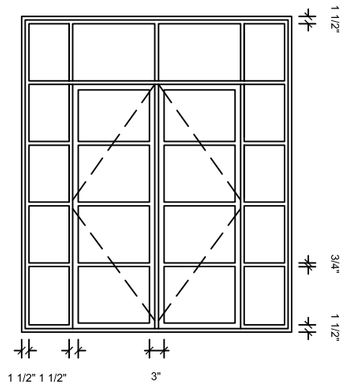
SHEET NO:
301

HARRISON BUILDING

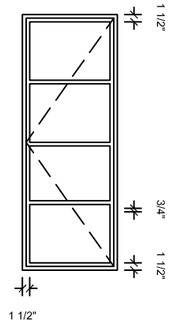
EXISTING WINDOWS / VIF



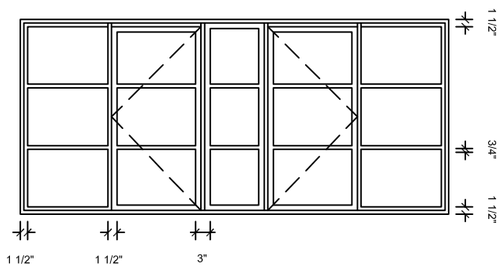
EXISTING
HAR Unit A
SCALE: 3/4" = 1'-0"



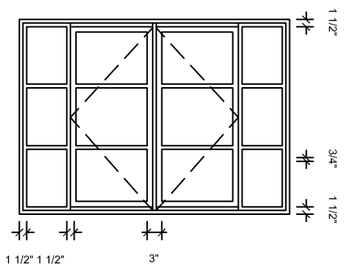
EXISTING
HAR Unit B
SCALE: 3/4" = 1'-0"



EXISTING
HAR Unit C
SCALE: 3/4" = 1'-0"

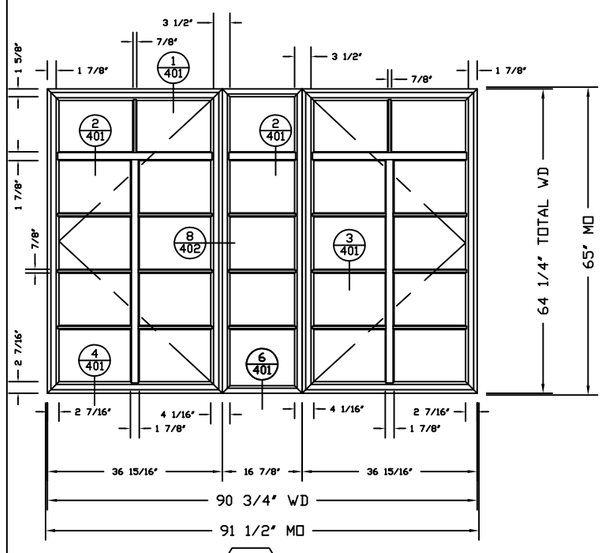


EXISTING
HAR Unit D
SCALE: 3/4" = 1'-0"

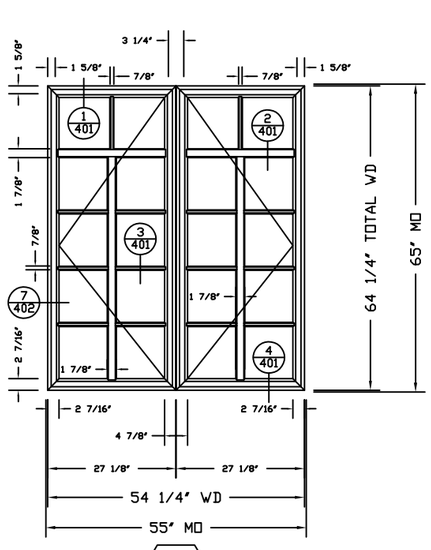


EXISTING
HAR Unit E
SCALE: 3/4" = 1'-0"

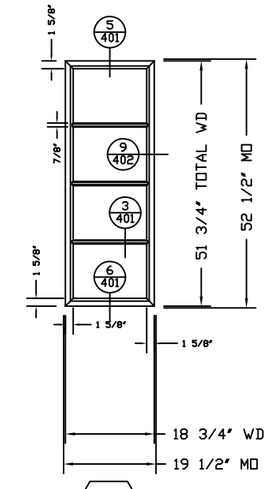
QUAKER H450 WINDOWS



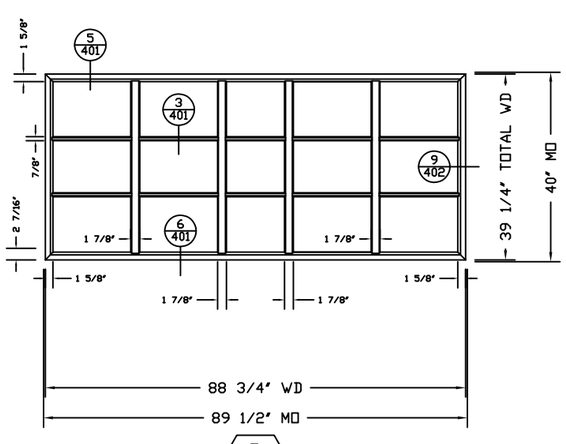
UNIT MARK A (78) REQD
QUAKER H450 CASEMENT
VERTICAL C MULLIONS
H450 FIXED
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



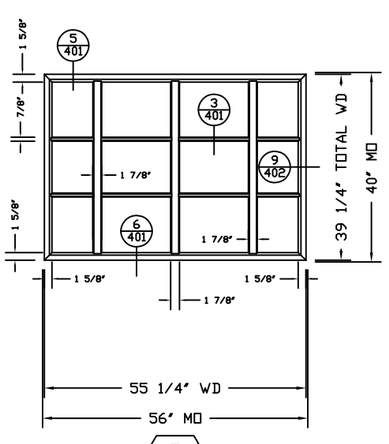
UNIT MARK B (54) REQD
QUAKER H450 CASEMENT
VERTICAL C MULLIONS
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



UNIT MARK C (84) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847



UNIT MARK D (2) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



UNIT MARK E (4) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764

DRAWING DATE: 2022-04-18

SHEET NO.
302

SCALE:
NO SCALE

REVISIONS

DRAWN BY: GHS
DATE: 3-26-2021
CHECK BY:
DATE:

PROJECT:
MARLEIGH / HARRISON
INDIANAPOLIS, INDIANA

G2 Architectural Products, LLC.
Huntertown, Indiana

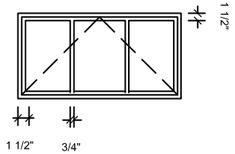
ORDER NO.
XXX

DRAWING NO.
XXX

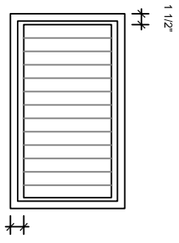
SHEET NO.
302

HARRISON BUILDING

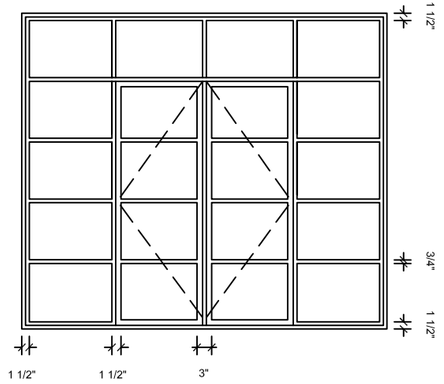
EXISTING WINDOWS / VIF



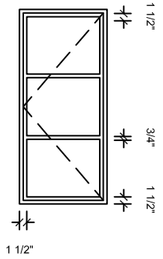
EXISTING
HAR Unit F
SCALE: 3/4" = 1'-0"



EXISTING
HAR Unit G
SCALE: 3/4" = 1'-0"

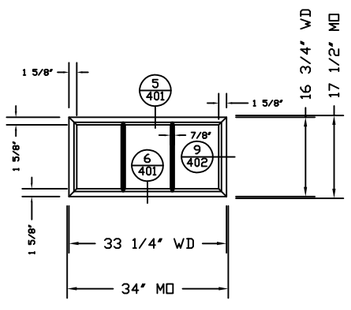


EXISTING
HAR Unit H
SCALE: 3/4" = 1'-0"

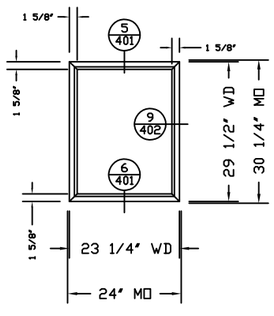


EXISTING
HAR Unit I
SCALE: 3/4" = 1'-0"

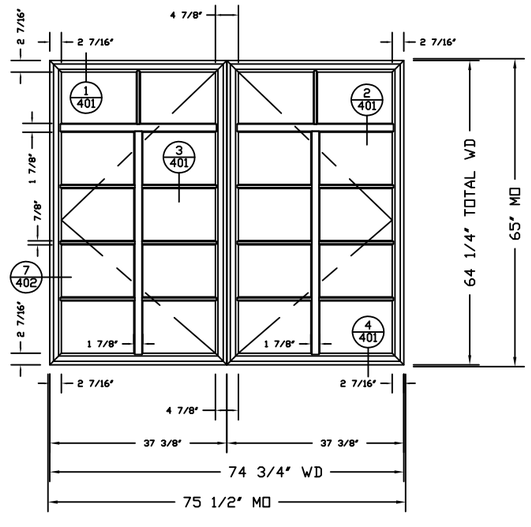
QUAKER H450 WINDOWS



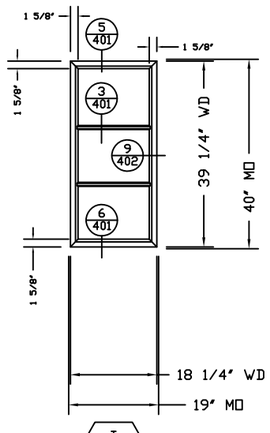
UNIT MARK F (23) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847



UNIT MARK F (12) REQD
QUAKER H450 FIXED
GLAZING TBD



UNIT MARK H (6) REQD
QUAKER H450 CASEMENT
VERTICAL C MULLIONS
7/8" SDL M538352/M10847
SIMULATED MEETING RAIL 23008/764



UNIT MARK I (2) REQD
QUAKER H450 FIXED
7/8" SDL M538352/M10847

DRAWING DATE: 2022-04-18

SHEET NO.
303

SCALE:
NO SCALE

REVISIONS

DRAWN BY: GHS
DATE: 3-26-2021
CHECK BY:
DATE:

PROJECT:
MARLEIGH / HARRISON
INDIANAPOLIS, INDIANA

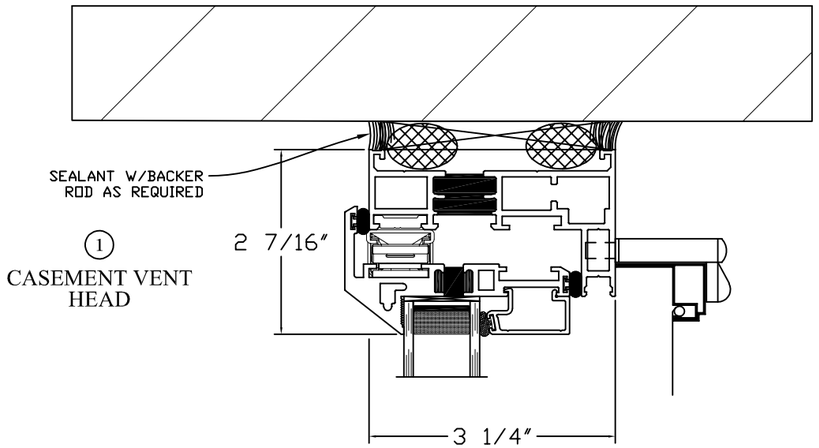
G2 Architectural Products, LLC.
Huntertown, Indiana

ORDER NO.
XXX

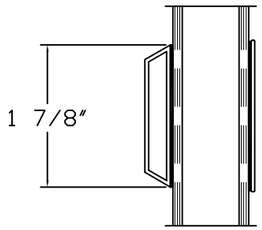
DRAWING NO.
XXX

SHEET NO.
303

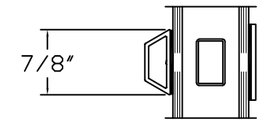
H450



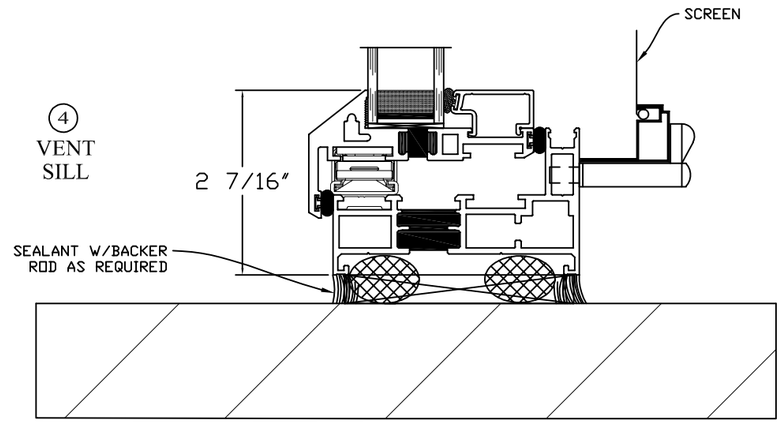
① CASEMENT VENT HEAD



② SIMULATED MEETING RAIL

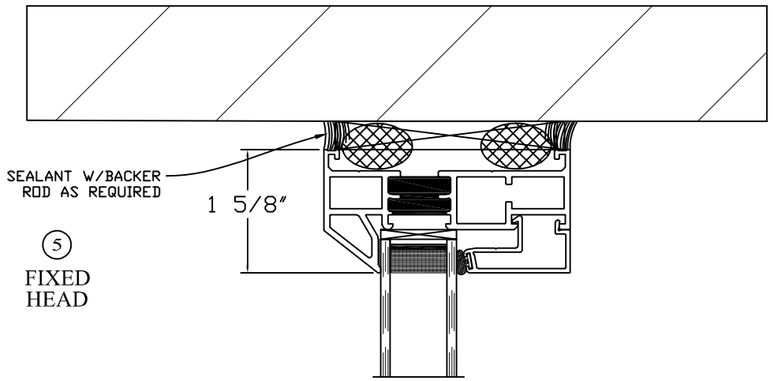


③ SIMULATED DIVIDED LITE

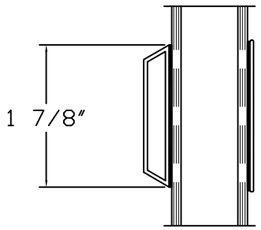


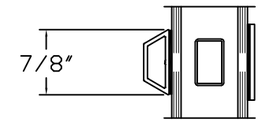
④ VENT SILL

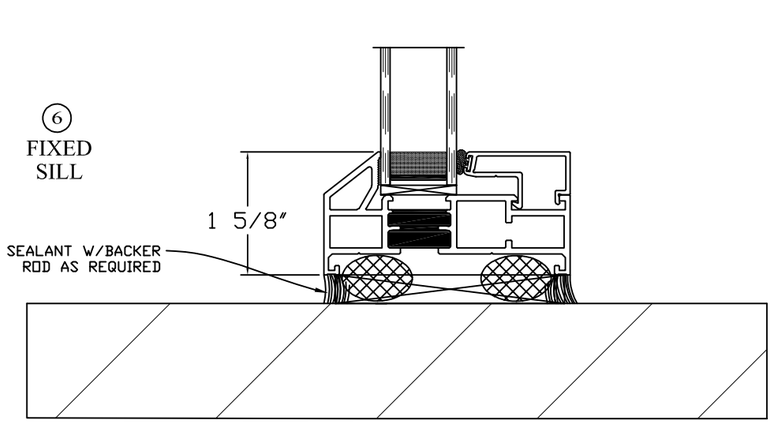
H450



⑤ FIXED HEAD





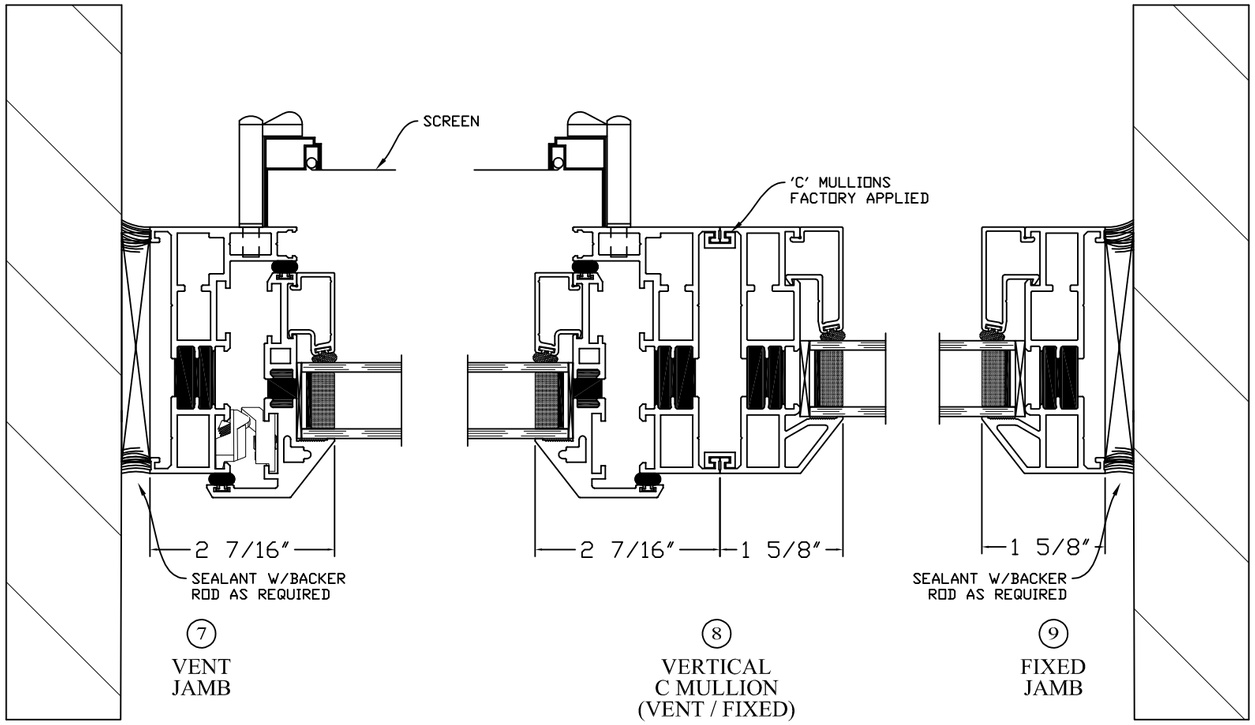


⑥ FIXED SILL

DRAWING DATE: 2022-04-18

SHEET NO. 401
SCALE: NO SCALE
REVISIONS
DRAWN BY: GHS
DATE: 4-7-2022
CHECK BY:
DATE:
PROJECT: MARLEIGH / HARRISON
INDIANAPOLIS, INDIANA
G2 Architectural Products, LLC.
Huntertown, Indiana
ORDER NO. XXX
DRAWING NO. XXX
SHEET NO. 401

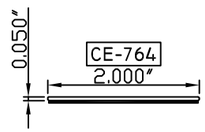
H450



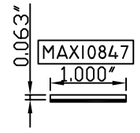
⑦ VENT JAMB

⑧ VERTICAL C MULLION (VENT / FIXED)

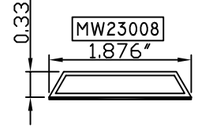
⑨ FIXED JAMB



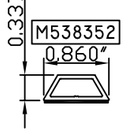
2"X1/16"
CE-764



1"X1/16"
MAX10847



1 7/8"X5/16"
MW23008



7/8"X5/16"
M538352



C-MULL
M6270

DRAWING DATE: 2022-04-18

SHEET NO. 402
SCALE: NO SCALE
REVISIONS
DRAWN BY: GHS
DATE: 4-7-2022
CHECK BY:
DATE:
PROJECT: MARLEIGH / HARRISON INDIANAPOLIS, INDIANA
G2 Architectural Products, LLC. Huntertown, Indiana
ORDER NO. XXX
DRAWING NO. XXX
SHEET NO. 402

2022-COA-075 (WD)

108 S. DELAWARE STREET

ATTACH THIS FORM TO THE ELECTRONIC COPY OF YOUR SUBMITTED DRAWINGS

- Drawings must be 11 x 17 and in color.
- Please make sure to include to-scale site plans, to-scale elevations with (directions appropriately marked; north, south, east, west, etc.,) streetscapes, 3-D drawings and other documentation as required by your reviewer.
- Drawings must be submitted by the documentation deadline of **APRIL 18, 2022** (unless otherwise directed by IHPC staff) no later than **5 PM**.

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

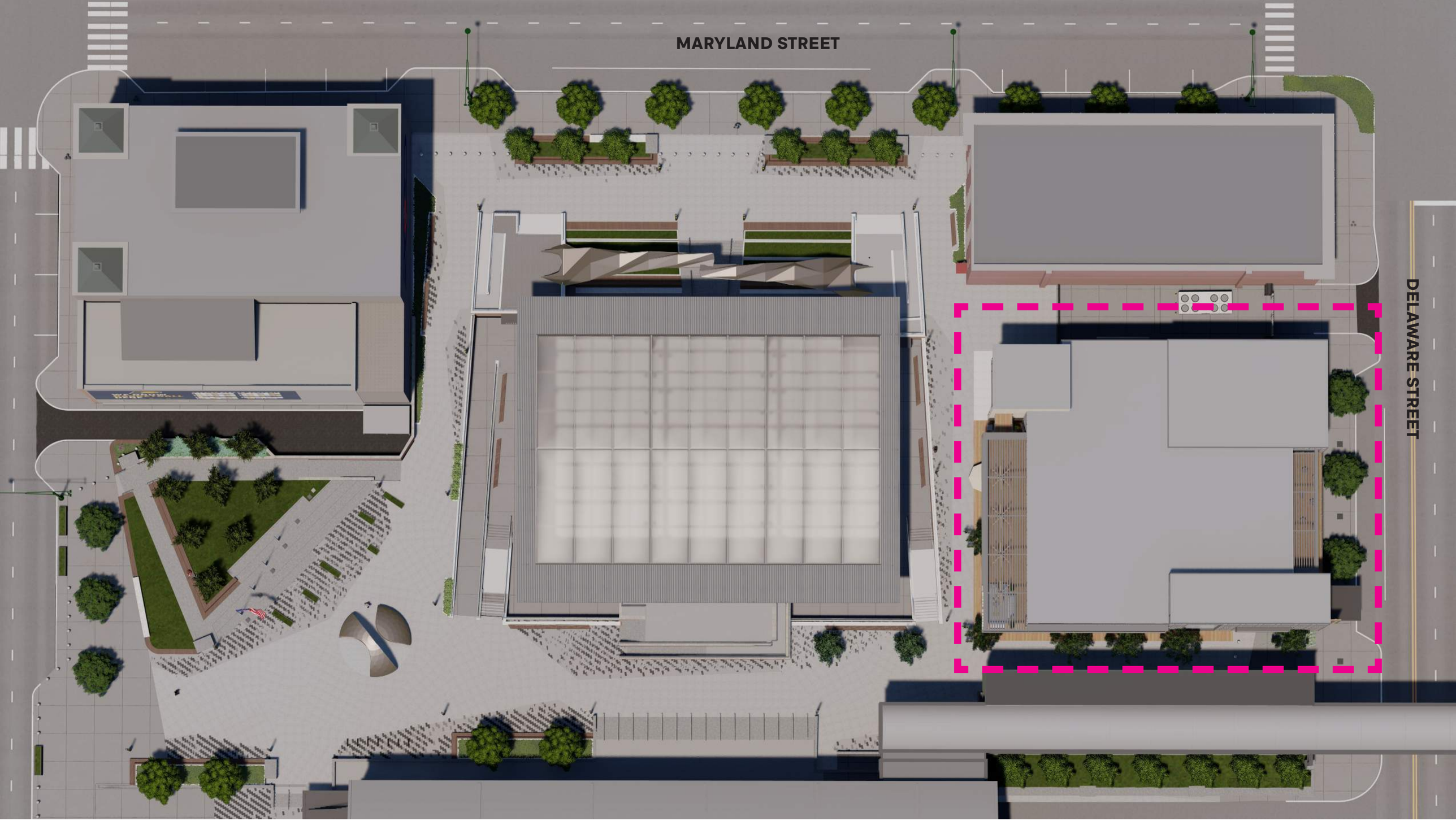
DATE RECEIVED	CASE INFORMATION
	2022-COA-075 (WD) COA NUMBER: **108 S. Delaware Street** ADDRESS WHERE WORK IS TO BE DONE: **Timothy Ochs** APPLICANT NAME: **MAY 4, 2022** HEARING DATE:

PLEASE BE SURE TO SEND AN ELECTRONIC COPY OF THESE PLANS WITH THIS COVER SHEET ATTACHED TO THE TOP TO IHPC@INDY.GOV

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



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PRESERVATION COMMISSION



SITE PLAN

BICENTENNIAL UNITY PLAZA ENTERTAIN

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APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

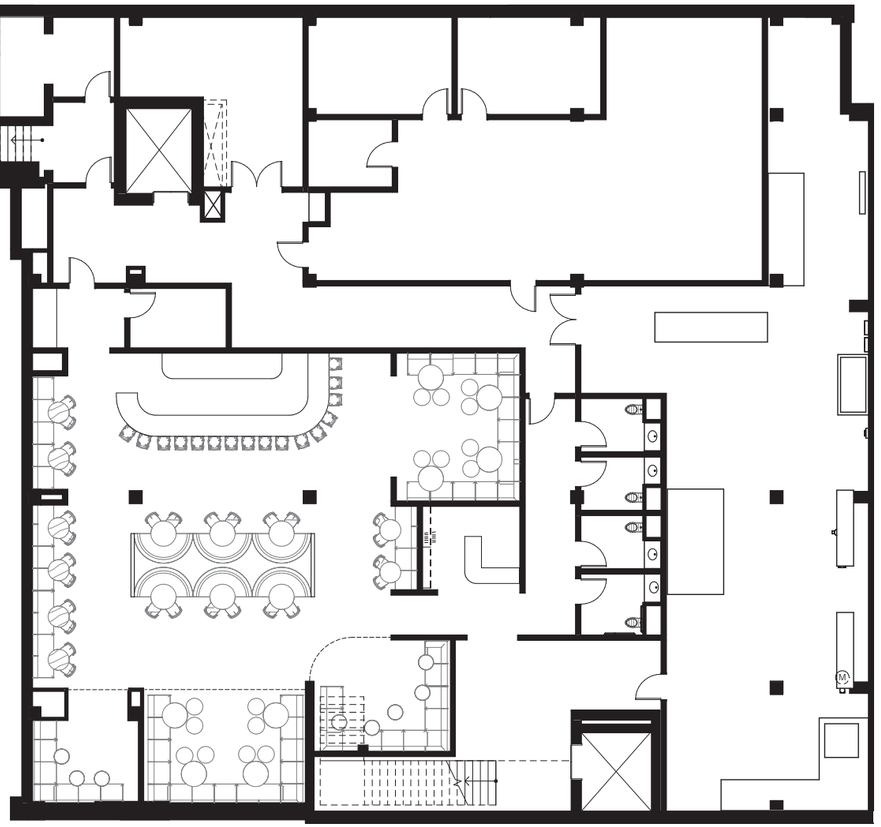
PROPOSED ENTERTAINMENT COMPLEX
-30,000sf
-2 LEVELS + BASEMENT
-DINING & EVENT SPACES



AERIAL VIEW

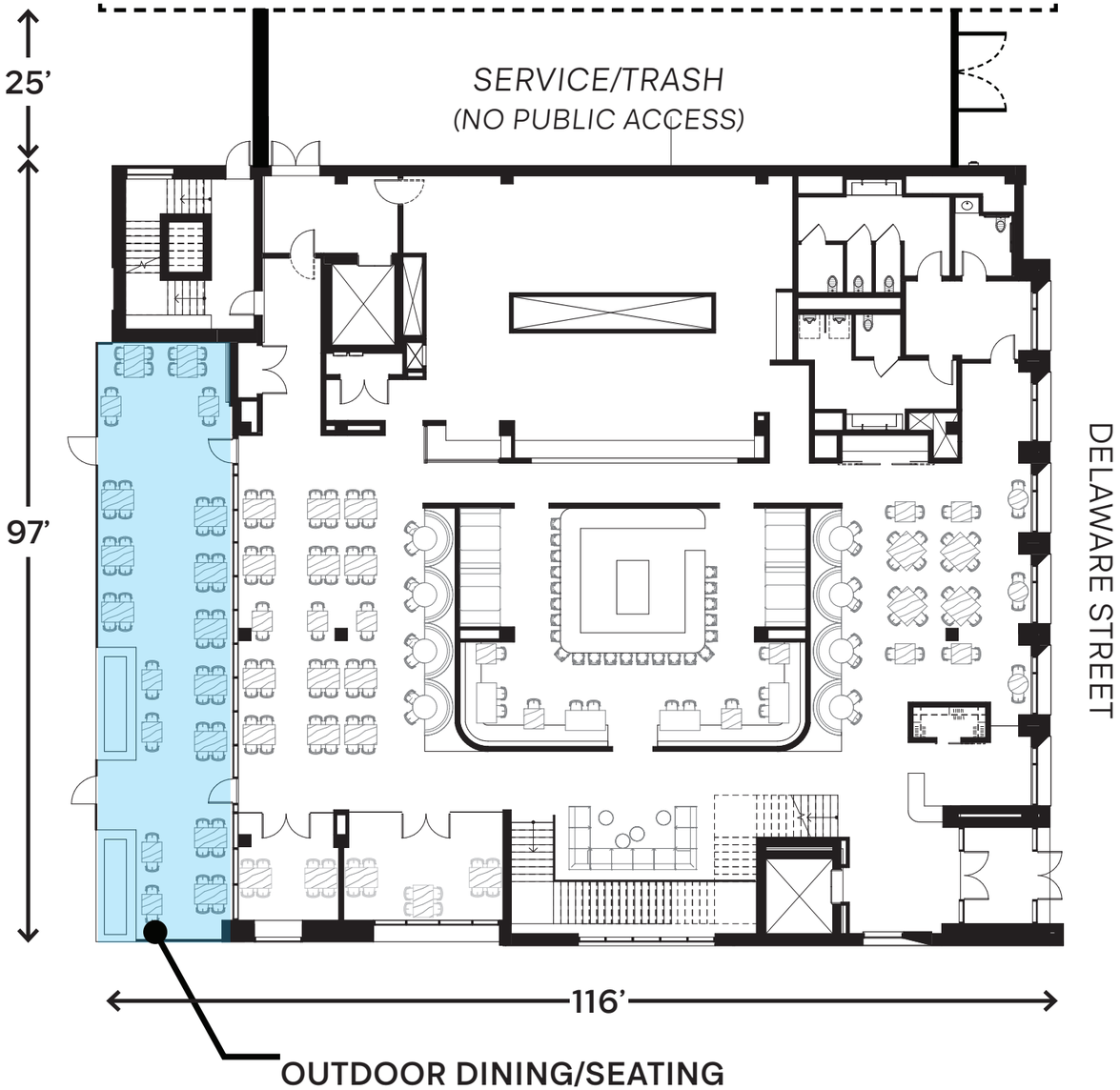
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PRESERVATION COMMISSION

PSE BUILDING FOOTPRINT



LOWER LEVEL

PSE BUILDING FOOTPRINT

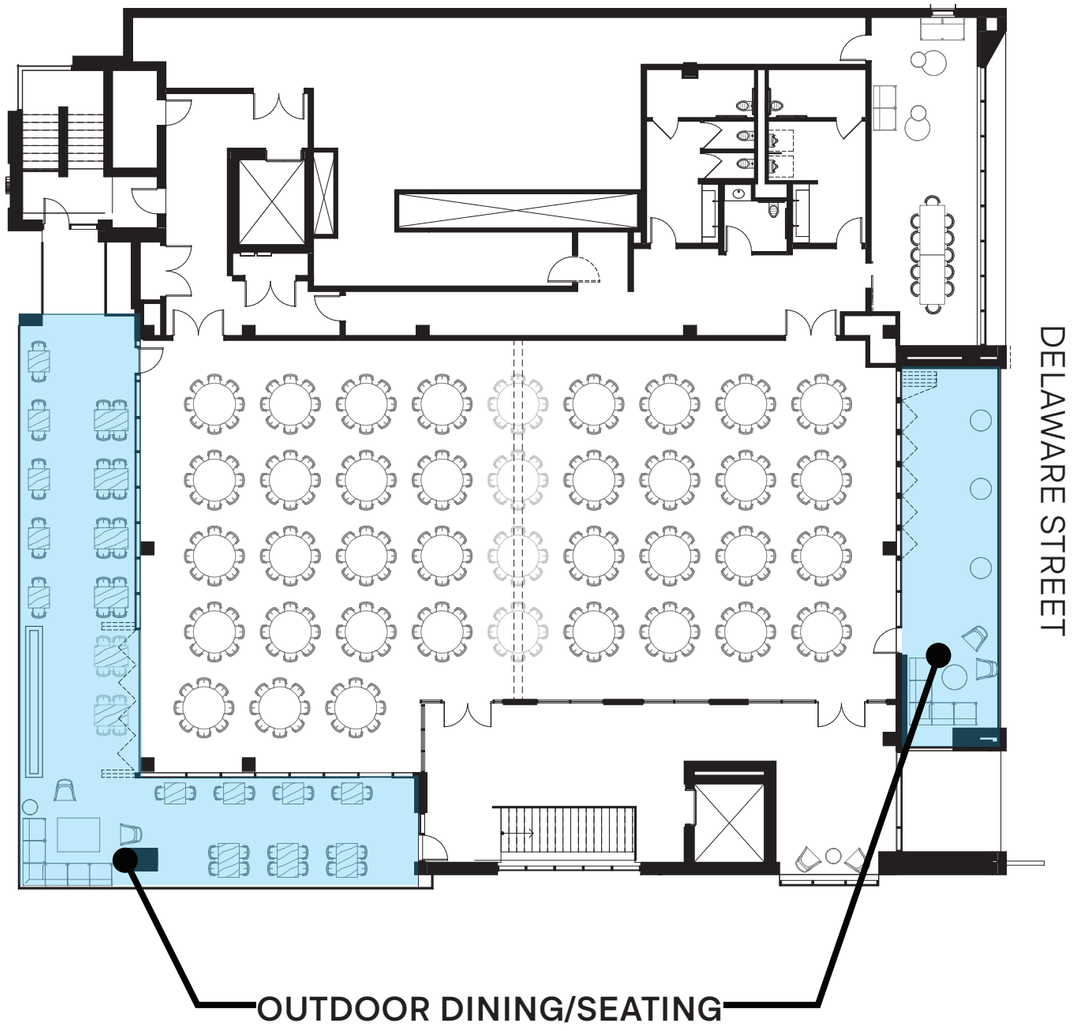


LEVEL 1

FLOOR PLANS

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PRESERVATION COMMISSION

PSE BUILDING FOOTPRINT



LEVEL 2

GAINBRIDGE FIELDHOUSE PEDESTRIAN BRIDGE

FLOOR PLAN

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APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

GAINBRIDGE FIELDHOUSE

ENTERTAINMENT COMPLEX

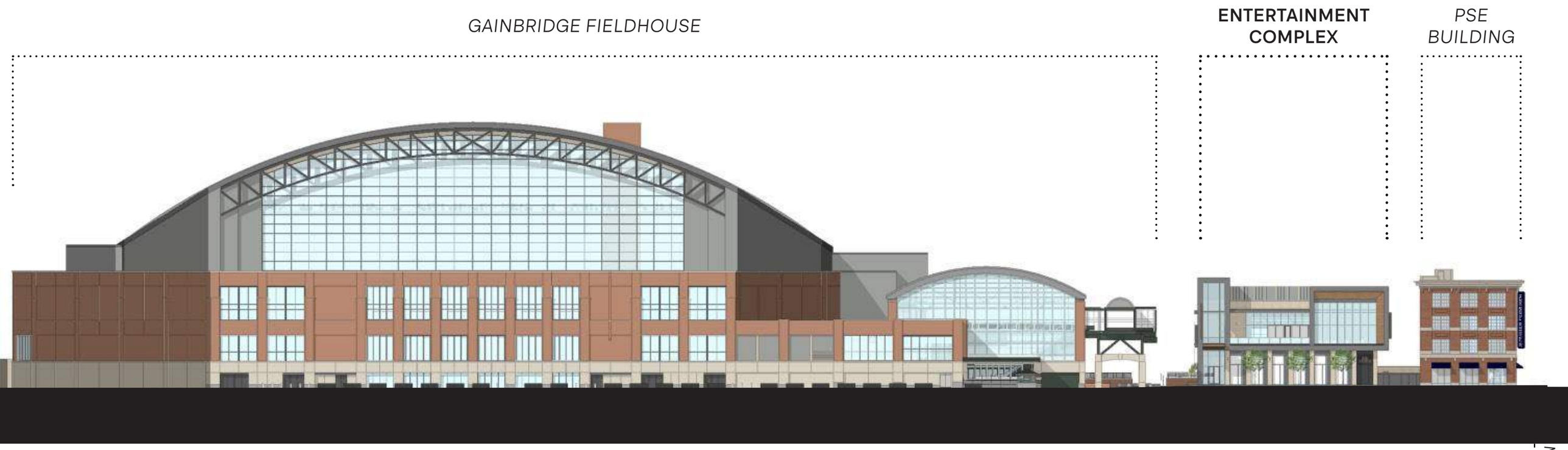
PSE BUILDING



MARYLAND STREET

PREVIOUS STREETSCAPE ELEVATION - LOOKING WEST ON DELAWARE STREET

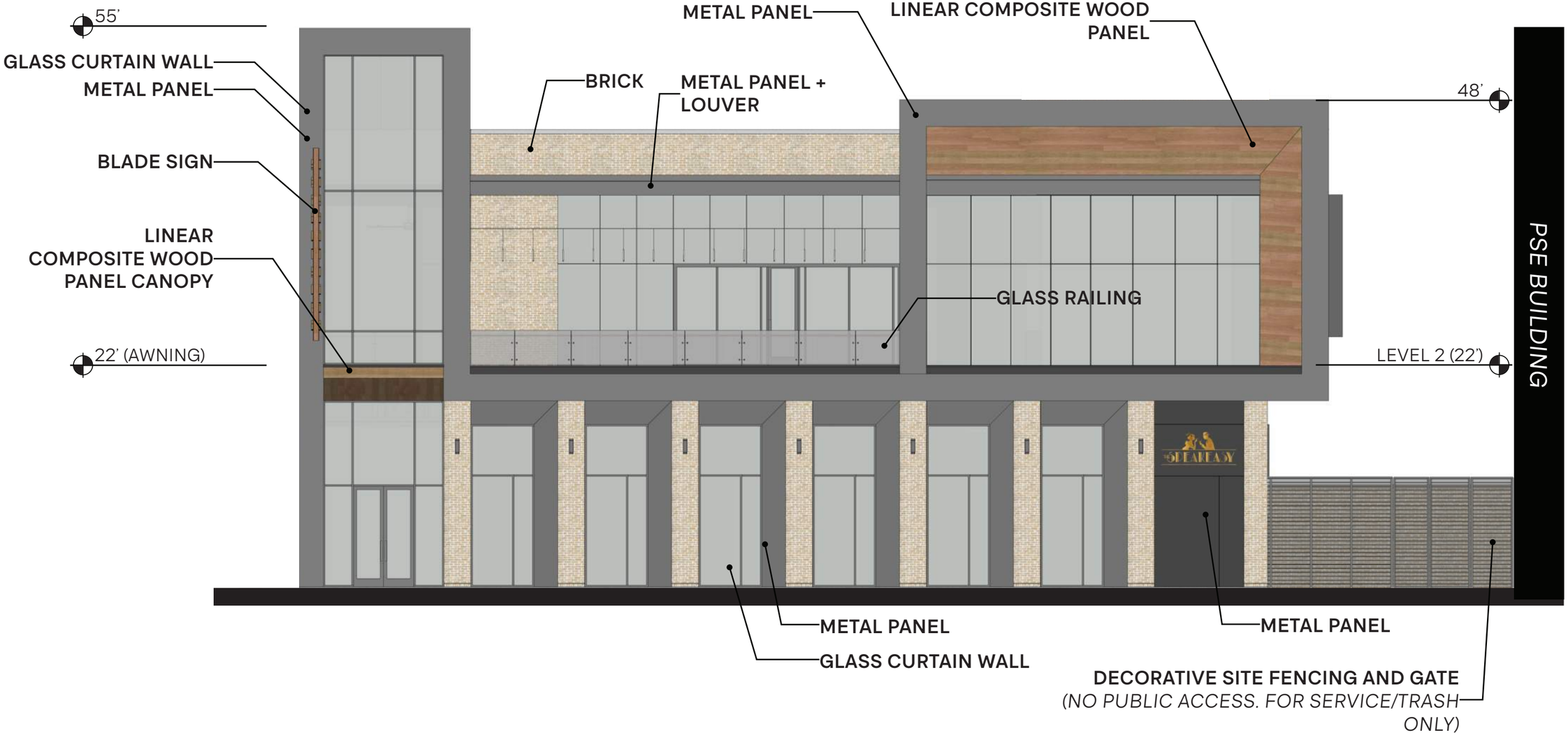
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APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



UPDATED STREETSCAPE ELEVATION - LOOKING WEST ON DELAWARE STREET

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

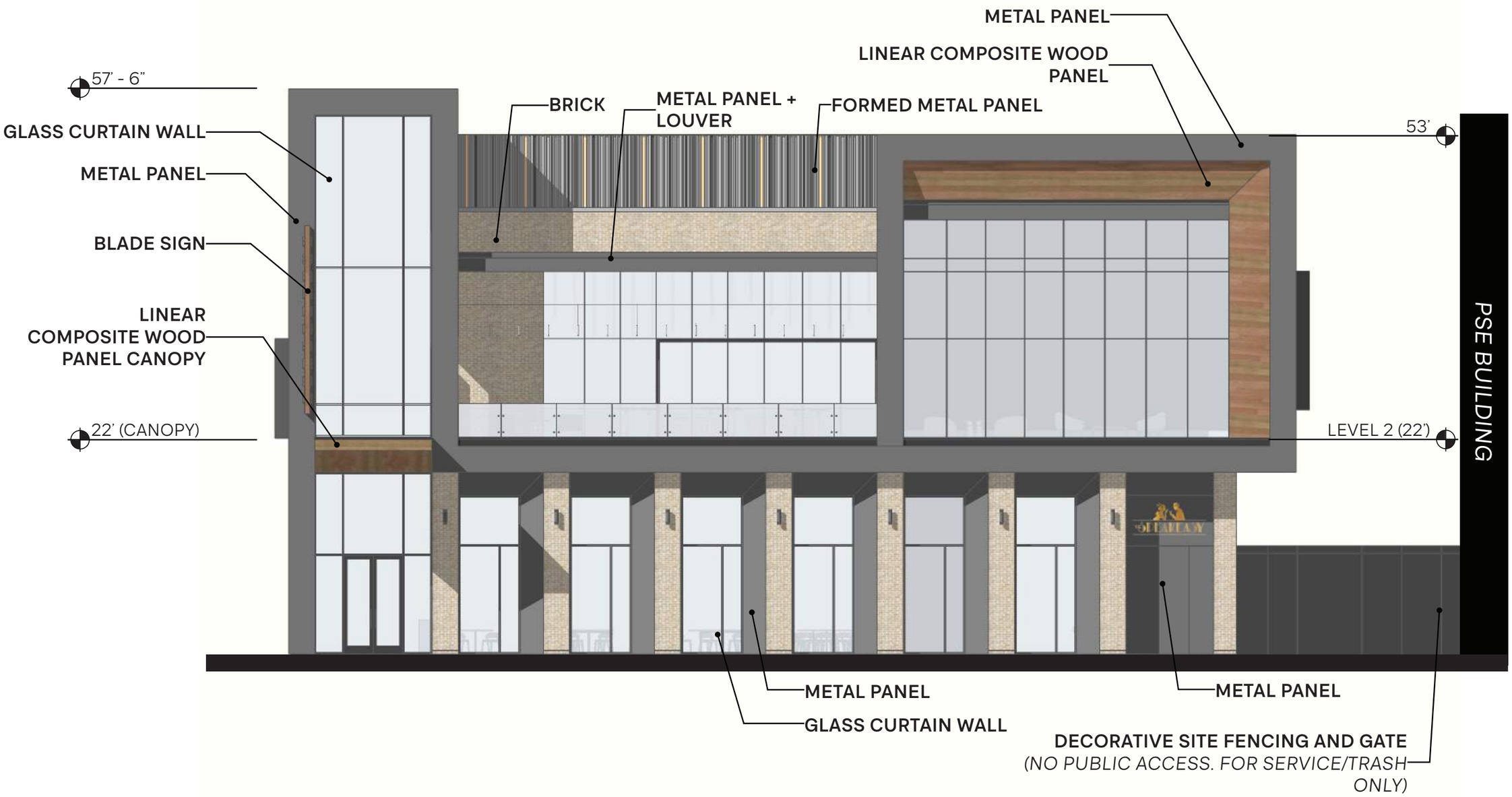
*ALL GLASS IS CLEAR U.N.O



PREVIOUS EAST ELEVATION 3/32” = 1’ - 0”

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

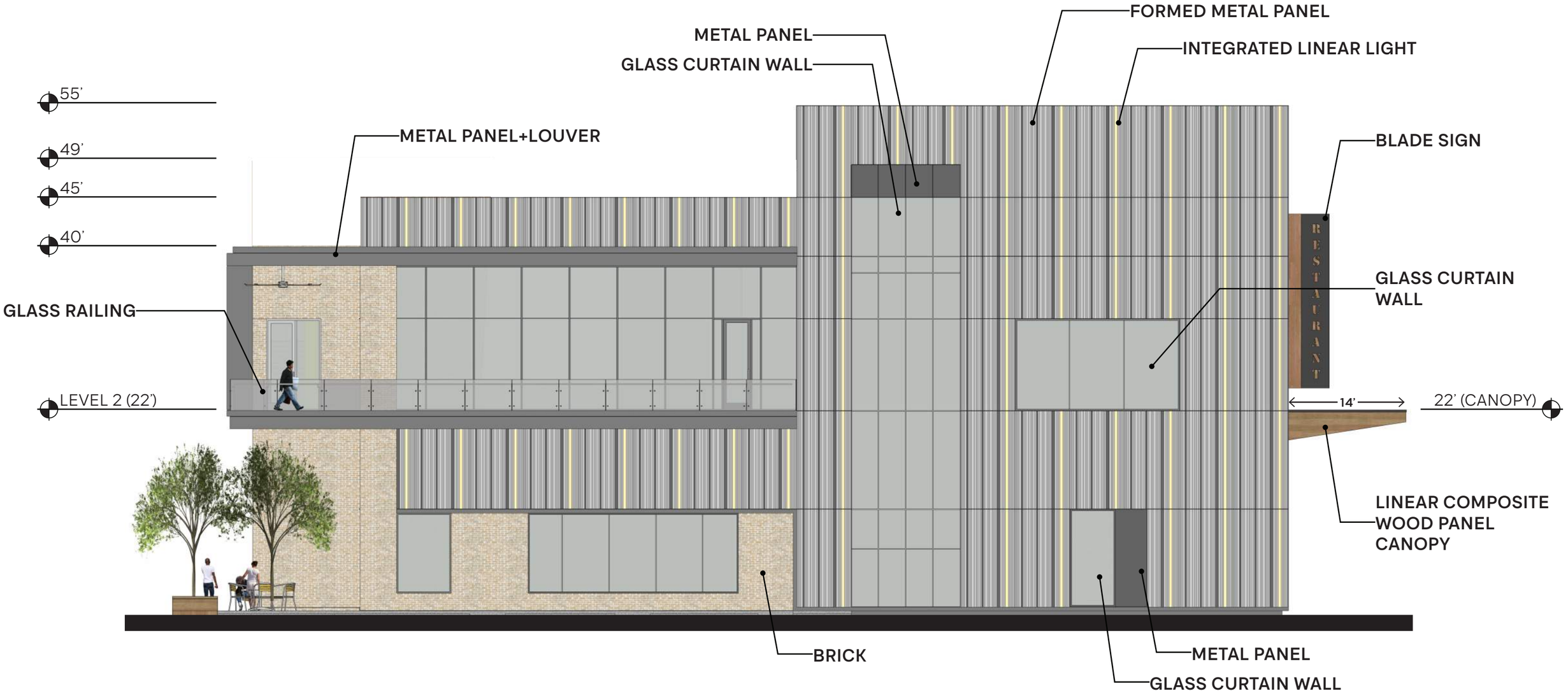
*ALL GLASS IS CLEAR U.N.O



UPDATED EAST ELEVATION 3/32” = 1’ - 0”

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

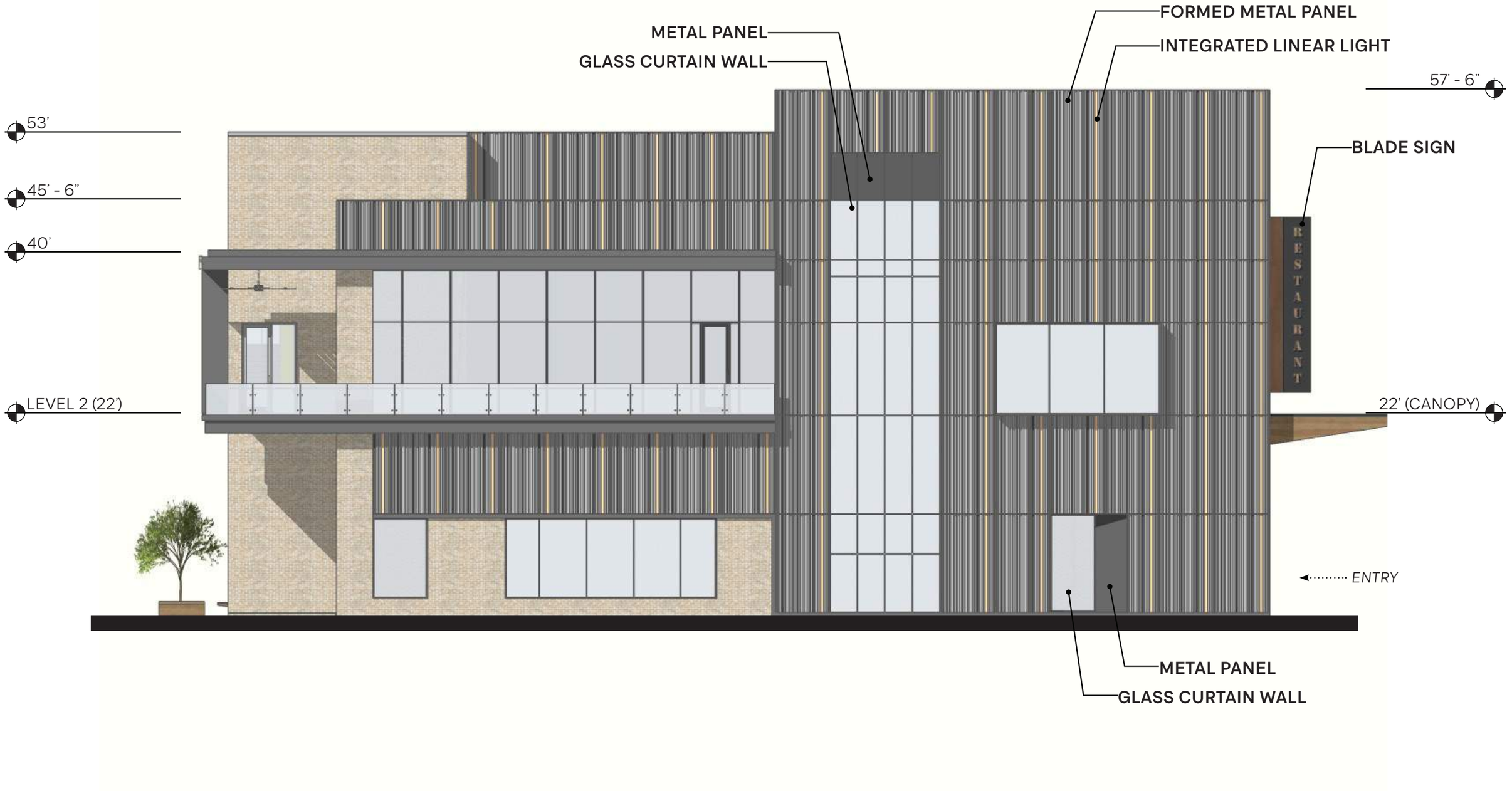
*ALL GLASS IS CLEAR U.N.O



PREVIOUS SOUTH ELEVATION 3/32" = 1' - 0"

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

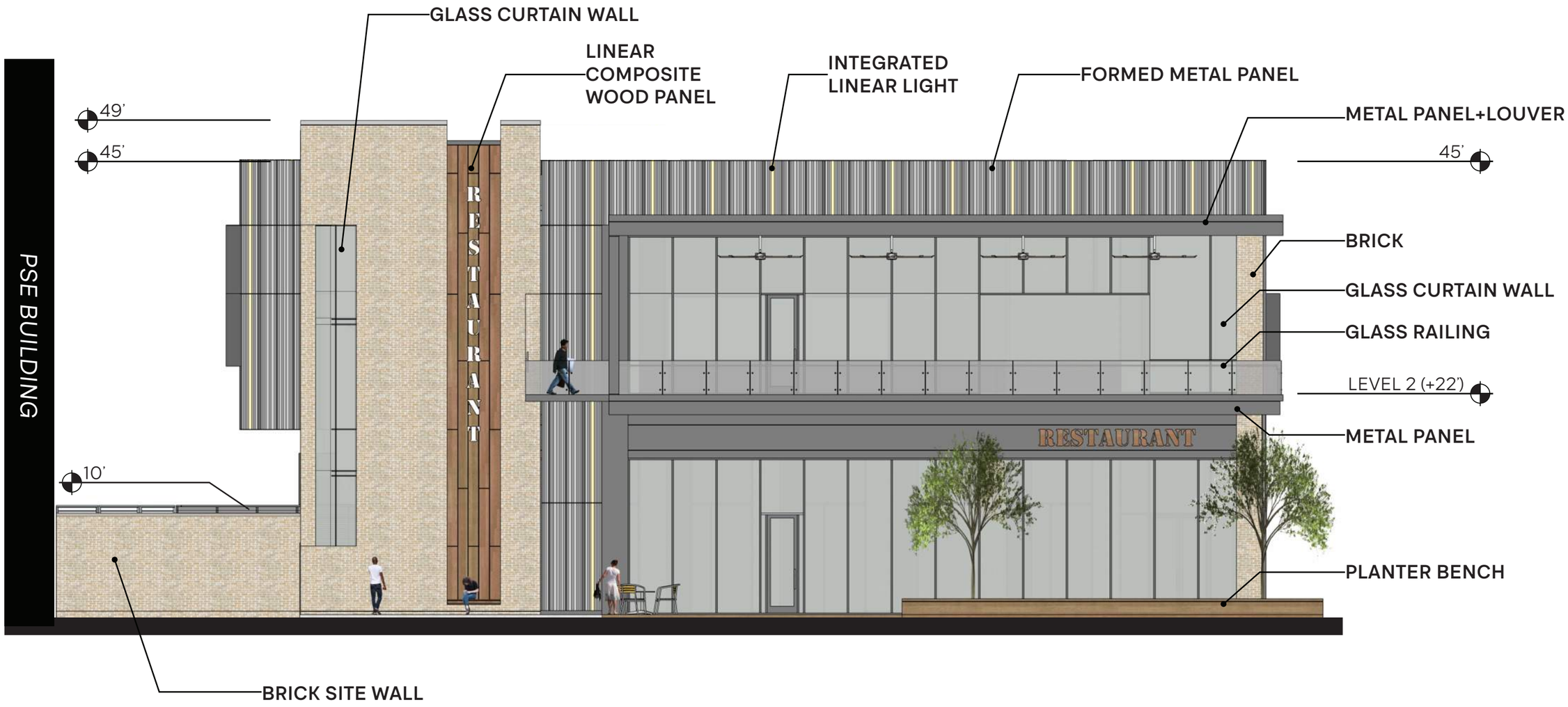
*ALL GLASS IS CLEAR U.N.O



UPDATED SOUTH ELEVATION 3/32" = 1' - 0"

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

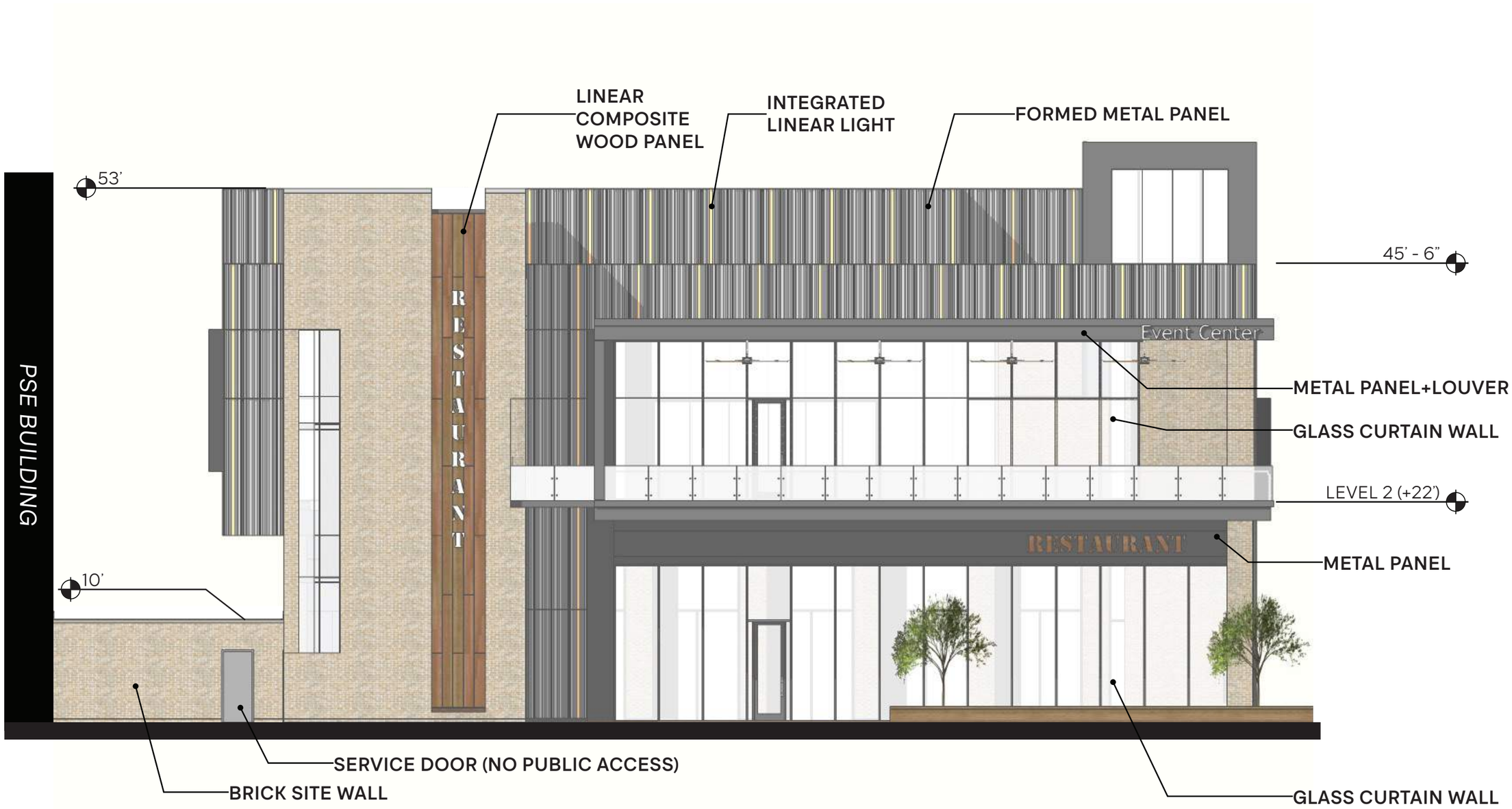
*ALL GLASS IS CLEAR U.N.O



PREVIOUS WEST ELEVATION 3/32" = 1' - 0"

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

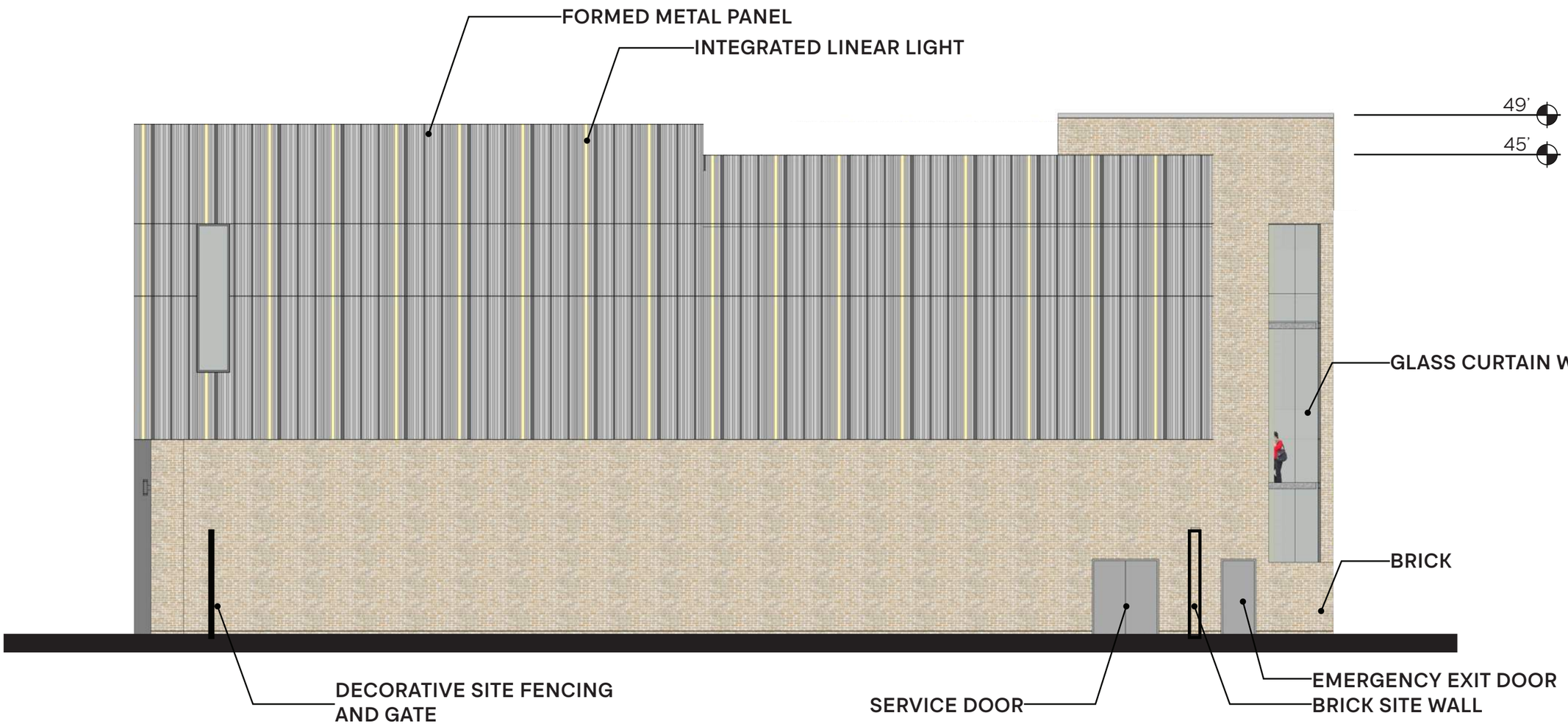
*ALL GLASS IS CLEAR U.N.O



UPDATED WEST ELEVATION 3/32" = 1' - 0"

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

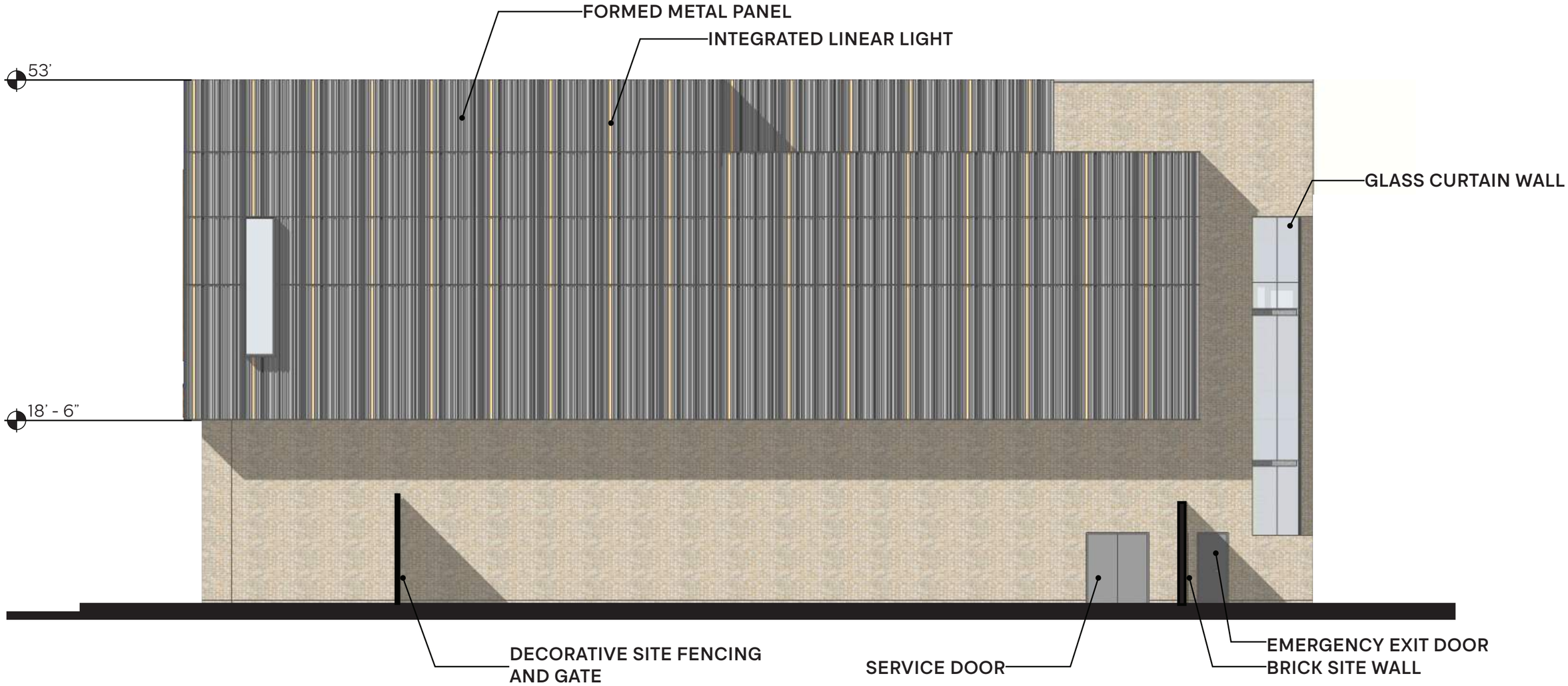
*ALL GLASS IS CLEAR U.N.O



PREVIOUS NORTH ELEVATION 3/32" = 1' - 0"

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APRIL 18, 2022
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

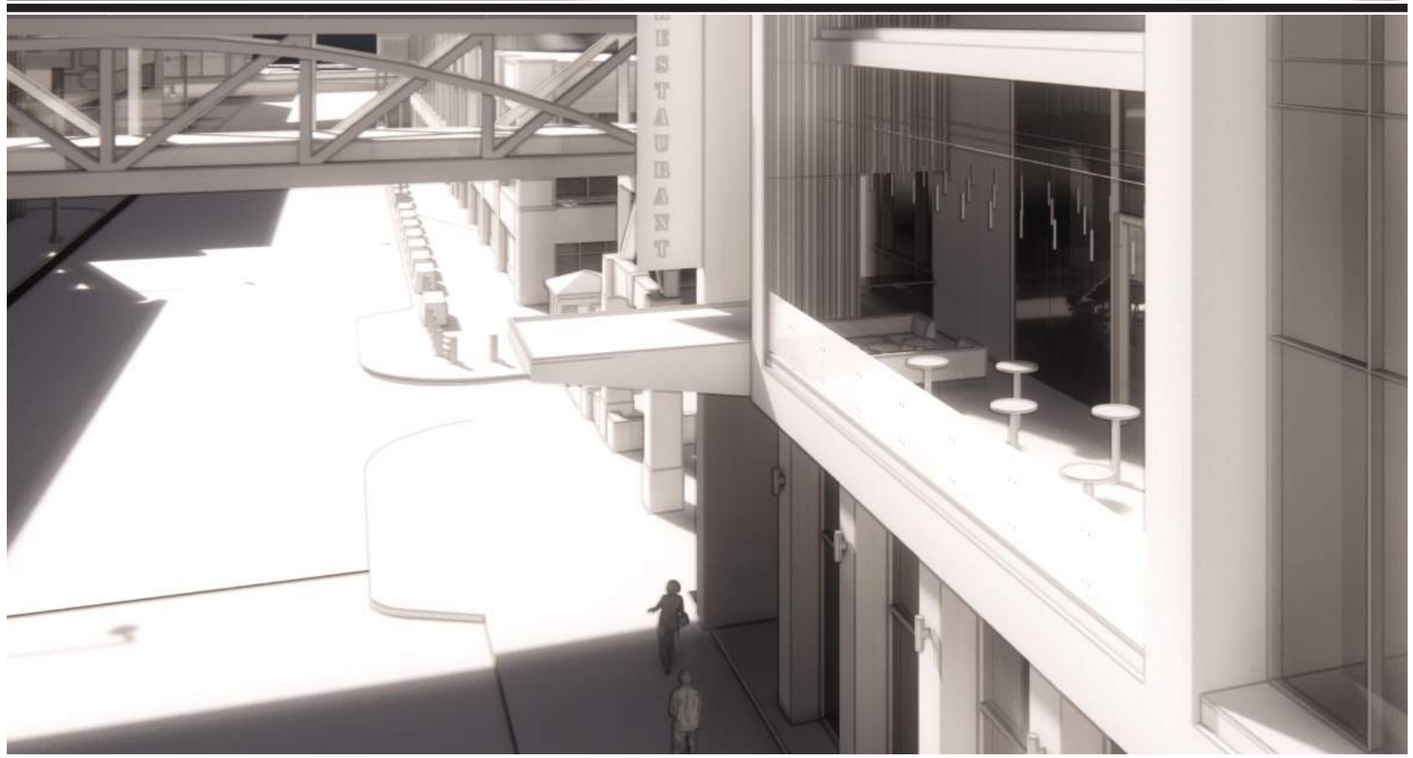
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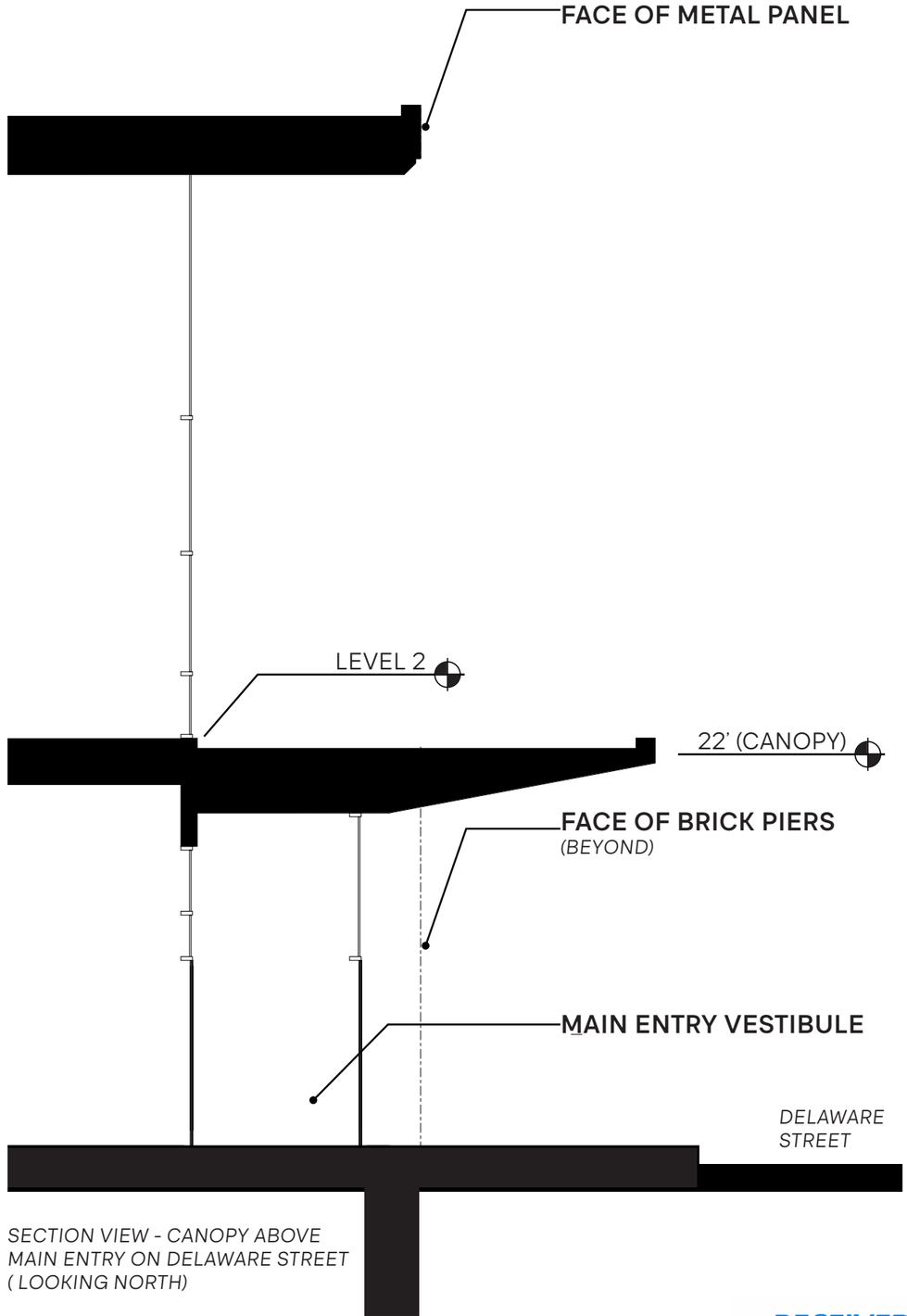


UPDATED NORTH ELEVATION 3/32” = 1’ - 0”

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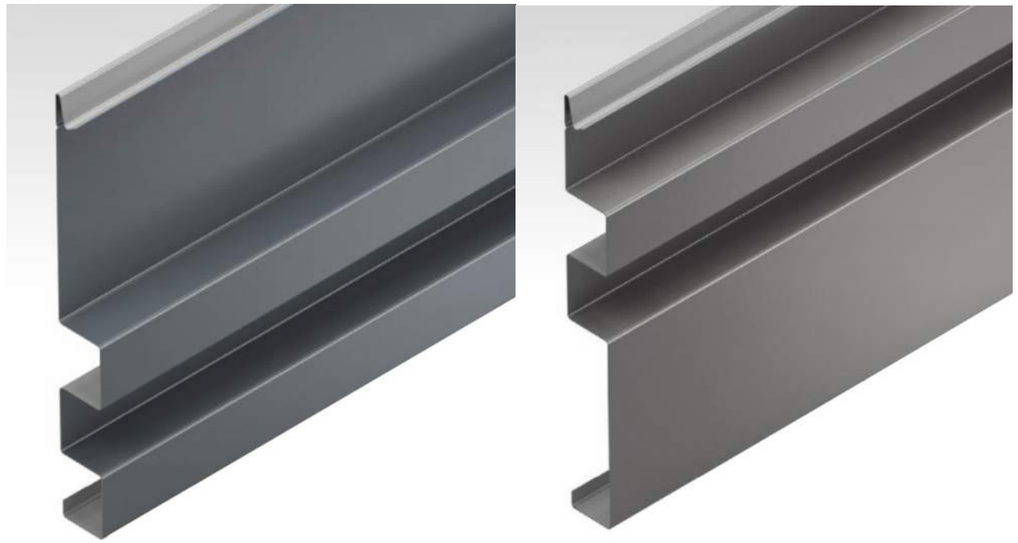
SECTION VIEW - CANOPY ABOVE
MAIN ENTRY ON DELAWARE STREET
(LOOKING NORTH)

MAIN ENTRY - DELAWARE STREET

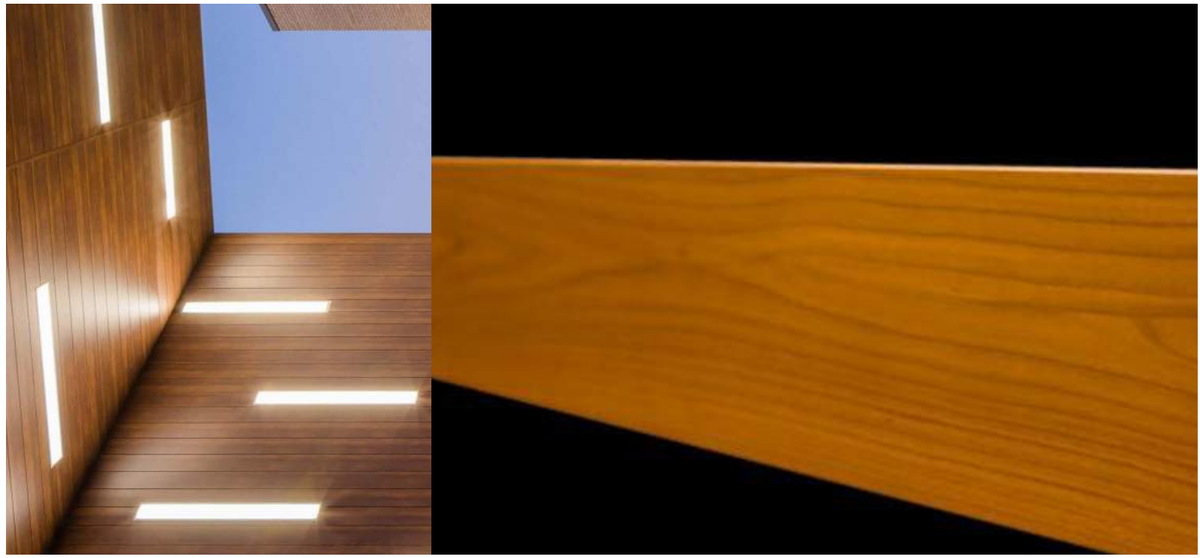
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BRICK



FORMED METAL PANEL



LINEAR COMPOSITE WOOD PANEL



METAL PANEL

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PREVIOUS PERSPECTIVE VIEW - FROM DELAWARE STREET

BICENTENNIAL UNITY PLAZA ENTERTAIN

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



<u>UPDATED</u> PERSPECTIVE VIEW - FROM DELAWARE STREET

BICENTENNIAL UNITY PLAZA ENTERTAIN

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PREVIOUS PERSPECTIVE VIEW - FROM DELAWARE STREET

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

UPDATED PERSPECTIVE VIEW - FROM DELAWARE STREET

RECEIVED
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PERSPECTIVE VIEW - FROM PLAZA

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PERSPECTIVE VIEW - FROM MARYLAND STREET

RECEIVED
APRIL 18, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

2022-COA-072 (IRV)

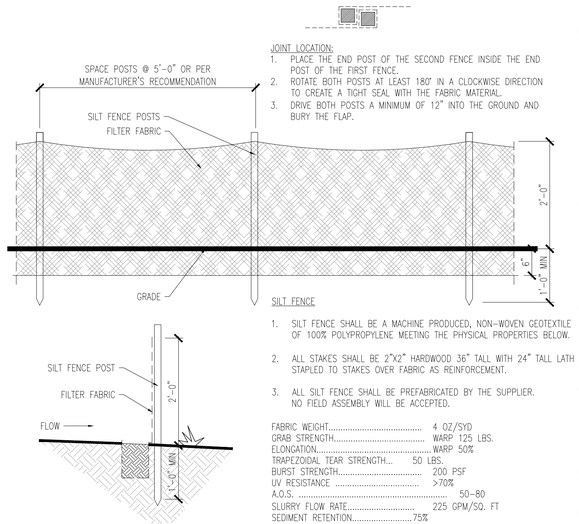
5911 BEECHWOOD AVENUE

5911 Beechwood Remodel

5911 Beechwood Ave, Indianapolis, IN 46219

Construction Documents: March 4th, 2022

Architect: Demerly Architects
6500 Westfield Boulevard
Indianapolis, IN 46220



JOINT LOCATION:

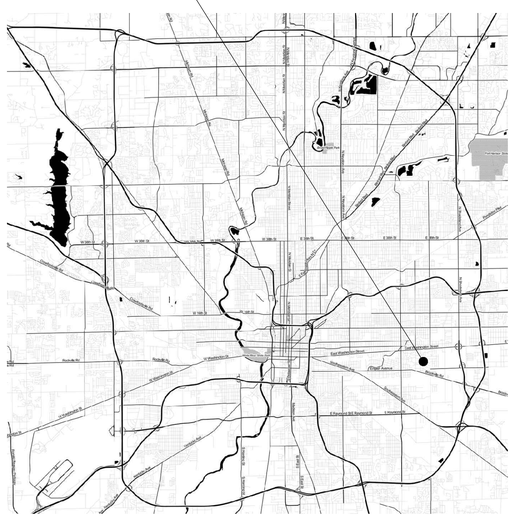
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 12" INTO THE GROUND AND BURY THE FLAP.

1. SILT FENCE SHALL BE A MACHINE PRODUCED, NON-WOVEN GEOTEXTILE OF 100% POLYPROPYLENE MEETING THE PHYSICAL PROPERTIES BELOW.
2. ALL STAKES SHALL BE 2"X2" HARDWOOD 36" TALL WITH 24" TALL LATH STAPLED TO STAKES OVER FABRIC AS REINFORCEMENT.
3. ALL SILT FENCE SHALL BE PREFABRICATED BY THE SUPPLIER. NO FIELD ASSEMBLY WILL BE ACCEPTED.

FABRIC WEIGHT	4 OZ/SYD
GRAB STRENGTH	WARP 125 LBS.
ELONGATION	WARP 50%
TRAPEZOIDAL TEAR STRENGTH	50 LBS.
BURST STRENGTH	200 PSF
UV RESISTANCE	>70%
A.O.S.	50-80
SLURRY FLOW RATE	225 GPM/SQ. FT
SEDIMENT RETENTION	75%

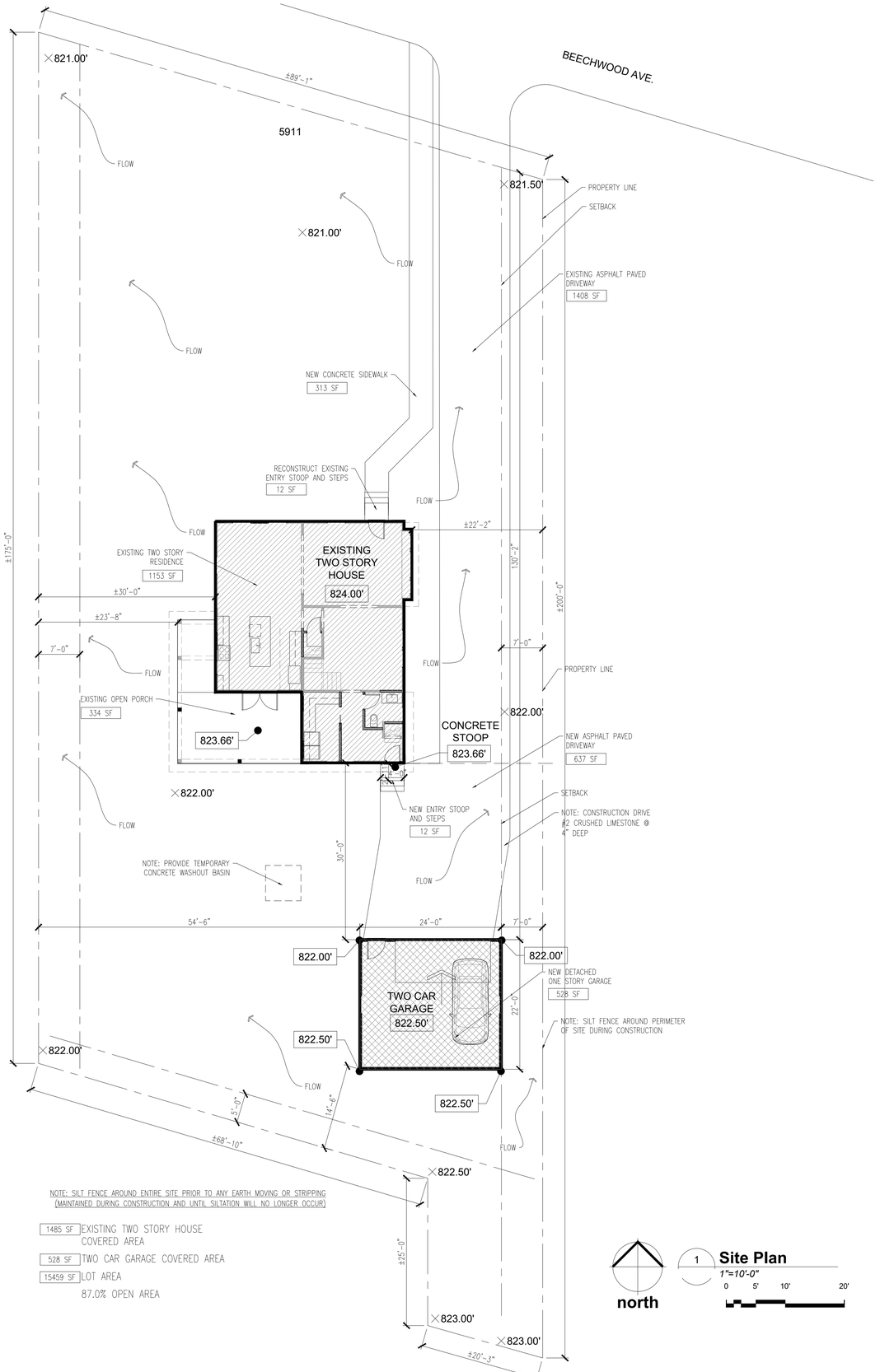
2 **Silt Fence Detail**
3/4"=1'-0"
0 5' 10' 20'

PROJECT LOCATION



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCES, SILT TRAPS, TREE PROTECTION AND INLET PROTECTION FOR EXISTING INLETS PRIOR TO THE START OF ANY EARTH MOVING OR STRIPPING.
2. CONTRACTOR SHALL INSTALL A STONE CONSTRUCTION ENTRANCE OR SOME OTHER DEVICE PRIOR TO THE START OF EARTHWORK AS NECESSARY TO PREVENT SOIL FROM BEING TRACKED OR WASHED INTO EXISTING ROADWAYS.
3. LAND ALTERATIONS WHICH STRIP THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. AS GRADING IS DONE, INSTALL SILT TRAPS, SILT FENCES, SLOPE DRAINS, TEMPORARY DIVERSIONS AND OTHER RUNOFF CONTROL MEASURES AT APPROPRIATE LOCATIONS TO KEEP SEDIMENT CONTAINED ON SITE.
4. ALL DISTURBED AREAS SHALL BE SEEDED AND STRAW MULCHED AS SHOWN ON THE PLANS IMMEDIATELY AFTER COMPLETION OF GROUND ACTIVITY. FOR LARGE PROJECTS, THIS SEEDING SHOULD BE COMPLETED IN PHASES AS THE DIFFERENT AREAS OF THE SITE ARE COMPLETED.
5. PERMANENT AND FINAL VEGETATION OR STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL UNDER THE CIRCUMSTANCES.
6. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM DEPENDING UPON THE WEATHER. IF CONSTRUCTION ACTIVITY IS TO CEASE FOR MORE THAN TWO WEEKS, THE DISTURBED AREAS SHALL BE TEMPORARILY SEEDED.
7. ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE PUT IN PLACE AT THE TIME EACH INLET IS CONSTRUCTED.
8. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING CONSTRUCTION AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
9. ONCE ONSITE EROSION AND SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES.
10. THESE GENERAL PROCEDURES MAY NOT COVER ALL SITUATIONS. REFER TO EROSION CONTROL PLANS FOR SPECIFIC NOTES AND ADDITIONAL DETAILS.
11. EROSION CONTROL TO COMPLY WITH INDIANA 327 IAC AND RULE #5, AND THE INDIANA STORM WATER QUALITY MANUAL.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
13. DIRT AND DEBRIS SHALL NOT BE TRACKED INTO THE ROADWAYS VIA CONSTRUCTION EQUIPMENT AND PERSONNEL.
14. SILT SOCKS SHALL BE INSTALLED AT ALL NEARBY STORM WATER INLETS.
15. All DIRT, DEBRIS, AND RUBBISH GENERATED TO BE HAULED OFF SITE.
16. ANY STOCKPILED SOILS SHALL BE STABILIZED WITH EROSION CONTROL MEASURES TO MINIMIZE RUNOFF AND WIND DISTRIBUTION.
17. CONCRETE WASH OUT BASIN TO BE PROVIDED AT SITE FOR CONCRETE PAVING AND RELATED CONSTRUCTION.



NOTE: SILT FENCE AROUND ENTIRE SITE PRIOR TO ANY EARTH MOVING OR STRIPPING (MAINTAINED DURING CONSTRUCTION AND UNTIL SILTATION WILL NO LONGER OCCUR)

1485 SF	EXISTING TWO STORY HOUSE COVERED AREA
528 SF	TWO CAR GARAGE COVERED AREA
15459 SF	LOT AREA
	87.0% OPEN AREA

north

1 **Site Plan**
1"=10'-0"
0 5' 10' 20'

GENERAL NOTES:

1. THE OWNER WILL NOT BE OCCUPYING THE RESIDENCE DURING CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE TO WITH THE 2020 INDIANA RESIDENTIAL CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. DIMENSIONS ARE TO FACE OF EXISTING CONSTRUCTION, NEW FRAMING OR MASONRY CONSTRUCTION, UNLESS OTHERWISE NOTED.

SHEET SCHEDULE

1. A001 – SITE PLAN
2. A101 – FIRST FLOOR PLAN
3. A102 – SECOND FLOOR PLAN
4. A103 – ROOF PLAN
5. E101 – FIRST AND SECOND FLOOR ELECTRICAL PLAN
6. A201 – EXTERIOR ELEVATIONS
7. A202 – EXTERIOR ELEVATIONS
8. A203 – EXTERIOR ELEVATIONS
9. A211 – INTERIOR ELEVATIONS
10. A301 – WALL SECTIONS
11. A302 – WALL SECTIONS
12. A401 – GENERAL DETAILS

DRAINAGE NOTES:

1. CONTRACTOR TO BERM SOIL AROUND FOUNDATION TO CREATE 6" FALL WITHIN 10'-0" OF BUILDING OR TO PROPERTY LINE.
2. SWALES TO BE CUT OR FORMED AS REQUIRED TO PREVENT WATER FROM BEING PUSHED ONTO NEIGHBORING PROPERTIES.
3. WHERE CONCRETE WALLS OR PAVED AREAS ARE PRESENT THEY ARE TO FOLLOW DRAINAGE CONTOURS.

ABBREVIATIONS:

±	–	PLUS OR MINUS
ø	–	DIAMETER
ACT	–	ACOUSTICAL CEILING TILE
AFF	–	ABOVE FINISHED FLOOR
BO	–	BY OWNER
CLG	–	CEILING
CT	–	CERAMIC TILE
℄	–	CENTERLINE
DIA	–	DIAMETER
EA	–	EACH
EF	–	EXHAUST FAN
EQ	–	EQUAL
GC	–	GENERAL CONTRACTOR
GYP	–	GYPSUM WALL BOARD
HB	–	HOSE BIB
LVL	–	LAMINATED VENEER LUMBER
MAX	–	MAXIMUM
MIN	–	MINIMUM
MIR	–	MIRRORED
NIB	–	NOT IN BID
OC	–	ON CENTER
OHD	–	OVERHEAD DOOR
PLAM	–	PLASTIC LAMINATE
PTD	–	PAINTED
REINF	–	REINFORCED
RO	–	ROUGH OPENING
S4S	–	SURFACED FOUR SIDES
SF	–	SQUARE FEET
SIM	–	SIMILAR
SS	–	STAINLESS STEEL
T&B	–	TOP AND BOTTOM
T&G	–	TONGUE AND GROOVE
TO	–	TOP OF
TYP	–	TYPICAL
UNO	–	UNLESS NOTED OTHERWISE
VIF	–	VERIFY IN FIELD
WD	–	WOOD

5911 Beechwood Remodel
5911 Beechwood Ave. Indianapolis 46219

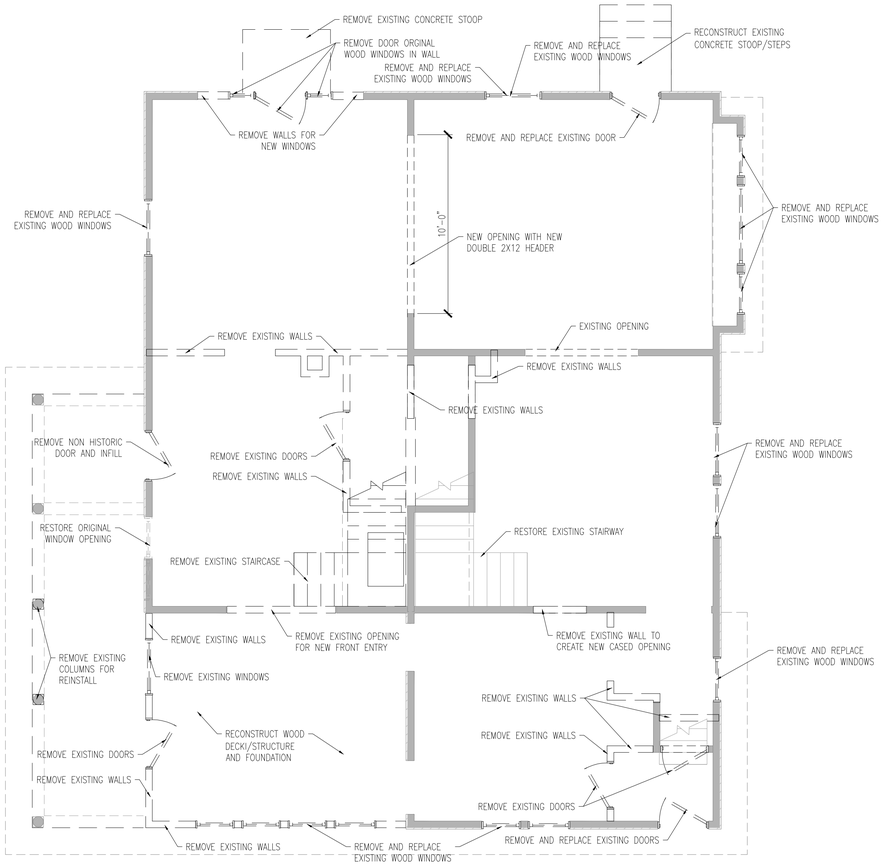
DemerlyArchitects
ARCHITECTURE / INTERIORS / PLANNING
6500 Westfield Blvd, Indianapolis, IN 46220
Tel 317.847.0774
Fax 317.251.2822
E.mail mark@demerlyarchitects.com

NOT FOR CONSTRUCTION
Date: 3/4/2022
Revise:

Scale: N/A

Cover Sheet

A001
Sheet: 1 of 12

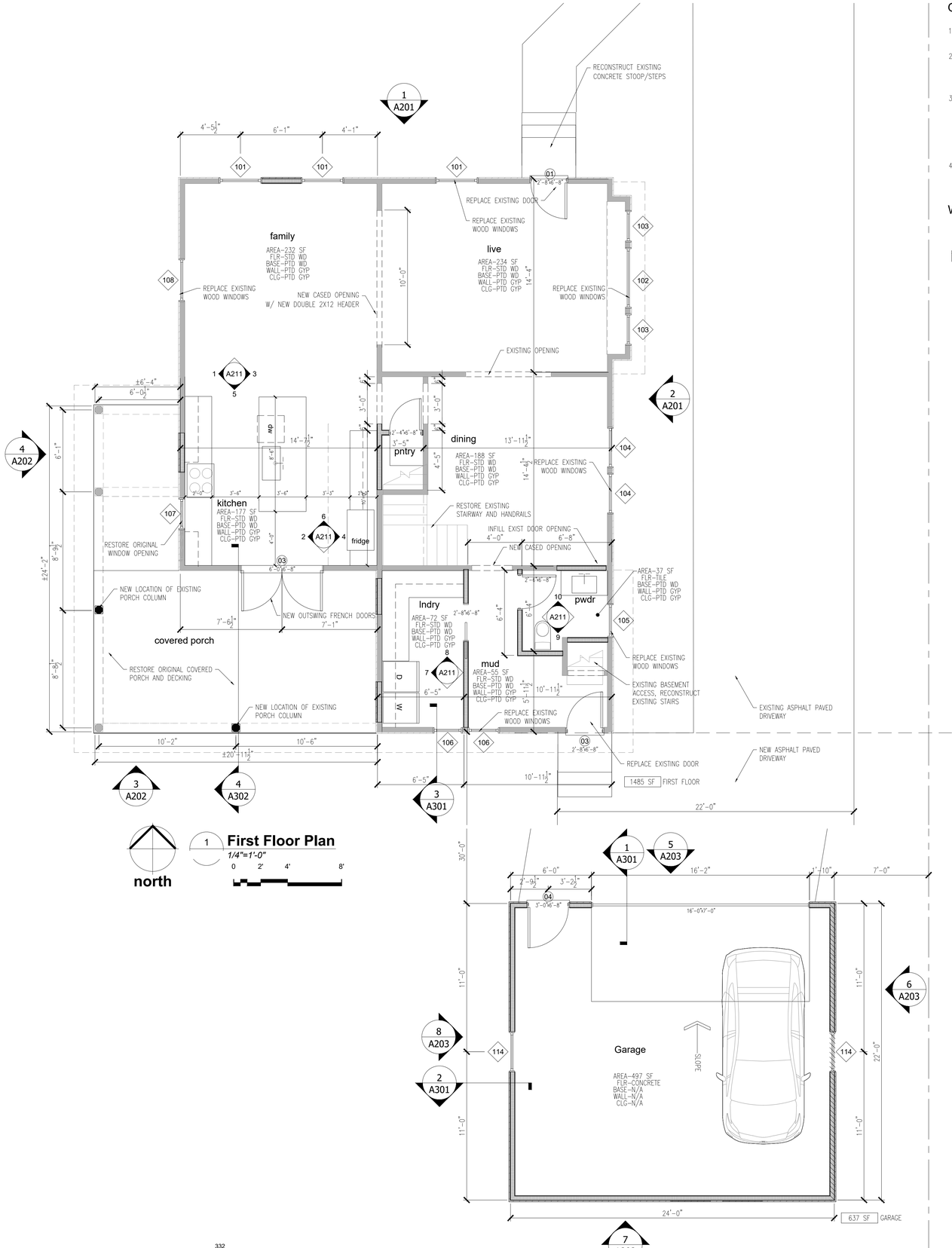


GENERAL DEMOLITION NOTES:

1. THE OWNER WILL NOT BE OCCUPYING THE RESIDENCE DURING CONSTRUCTION.
2. PROTECT ALL ADJACENT WALLS, FLOORS, CEILINGS AND FINISHES ADJACENT TO DEMOLITION.
3. PROVIDE TEMPORARY SHORING OF EXISTING CONSTRUCTION DURING DEMOLITION AS REQUIRED.
4. REMOVE EXISTING CARPET FLOORING IN ALL AREAS.
5. REMOVE EXISTING CERAMIC FLOOR, WALL & CEILING TILE IN ALL BATHROOMS AND INSTALL.
6. NEW BACKERBOARD IN WET AREAS & DRYWALL IN ALL DRY AREAS FOR NEW TILE.
7. REMOVE ALL EXISTING CABINETRY AND APPLIANCES AND SALVAGE PER OWNER'S DIRECTIONS.
8. REMOVE EXISTING PLUMBING FIXTURES, PLUMBING SUPPLIES AND DRAINS BACK TO MAIN BRANCH WHERE SHOWN ON THE DRAWINGS.
9. REMOVE EXISTING WINDOWS AS SHOWN ON THE DRAWINGS, AND EITHER INFILL THE OPENING OR WIDEN FOR NEW WINDOW AS SHOWN.
10. FRAME IN NEW OPENING FOR DOORS, WINDOWS, CASEWORK, ETC. AS SHOWN ON THE DRAWINGS

north

2 **First Floor Demo Plan**
1/4"=1'-0"
0 2' 4' 8'



north

1 **First Floor Plan**
1/4"=1'-0"
0 2' 4' 8'

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WINDOW & DOOR SCHEDULE:

MK	QTY	PRODUCT		NOMINAL SIZE
101	3	3068	HUNG	3'-0"W x 6'-8"H
102	1	(1)5020	FIXED	5'-0"W x 6'-0"H
		(1)5040	FIXED	
103	2	(1)2820	FIXED	2'-8"W X 6'-0"H
		(1)2840	HUNG	
104	2	29510	HUNG	2'-9"W x 5'-10"H
105	2	2536	HUNG	2'-5"W x 3'-6"H
106	2	2748	HUNG	2'-7"W x 4'-8"H
107	1	2549	HUNG	2'-5"W x 4'-9"H
108	1	2968	HUNG	2'-9"W x 6'-8"H
109	2	2550	HUNG	2'-5"W x 5'-0"H
110	2	2040	HUNG	2'-0"W x 4'-0"H
111	2	2949	HUNG	2'-9"W x 4'-9"H
112	1	2146	HUNG	2'-1"W x 4'-6"H
113	1	2540	HUNG	2'-5"W x 4'-0"H
114	2	3036	HUNG	3'-0"W X 3'-6"H

01	1	THERMATRU, 3/0 X 7/0 SMOOTH-STAR HINGED ENTRY WITH 3/0 X 1/4 TRANSOM
02	1	THERMATRU, 6/0 X 8/0 SMOOTH-STAR HINGED ENTRY
03	1	THERMATRU DOUBLE SLIDING GLASS DOOR, 3/0 X 8/4 SMOOTH-STAR HINGED ENTRY
04	1	THERMATRU, 3/0 X 6/8 SMOOTH-STAR HINGED ENTRY

NOTE: VERIFY ALL WINDOW SIZES IN FIELD AND MATCH EXISTING

ALL WINDOWS ARE JELD-WEN WOOD WINDOW UNITS WITH LOW-E INSULATED GLASS, EXTERIOR CLADDING, AND FOLDING HARDWARE FOR CASEMENTS. SEE EXTERIOR ELEVATIONS FOR OPERATION OF UNITS.

MARK W. DEMERLY REGISTERED 8602361 STATE OF INDIANA REGISTERED ARCHITECT

5911 Beechwood Remodel
5911 Beechwood Ave, Indianapolis 46219

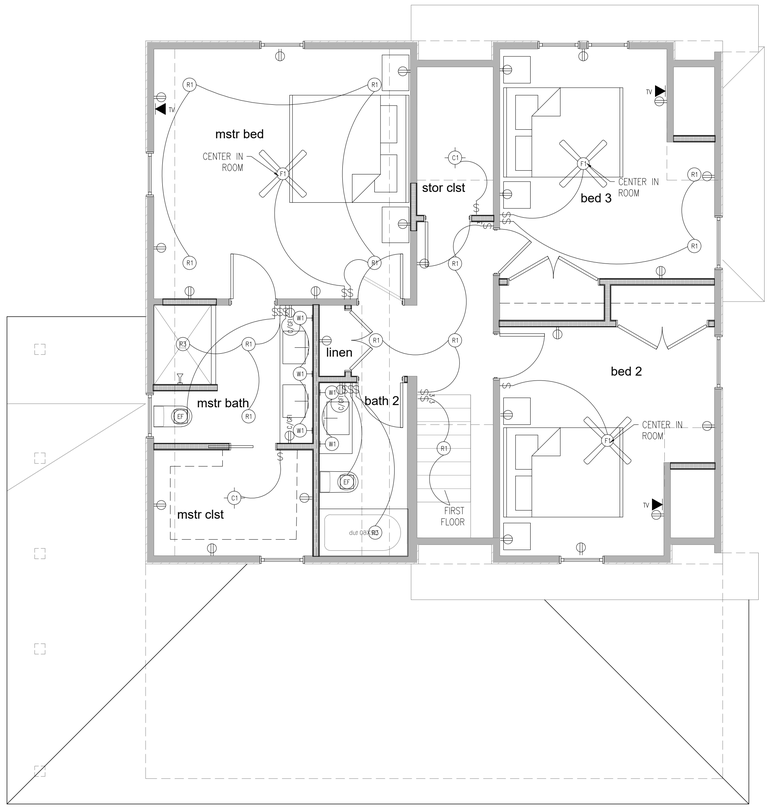
DemerlyArchitects
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E-mail mark@demerlyarchitects.com

NOT FOR CONSTRUCTION
Date: 3/4/2022
Revise:

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

First Floor Plan

A101
Sheet: 2 of 12

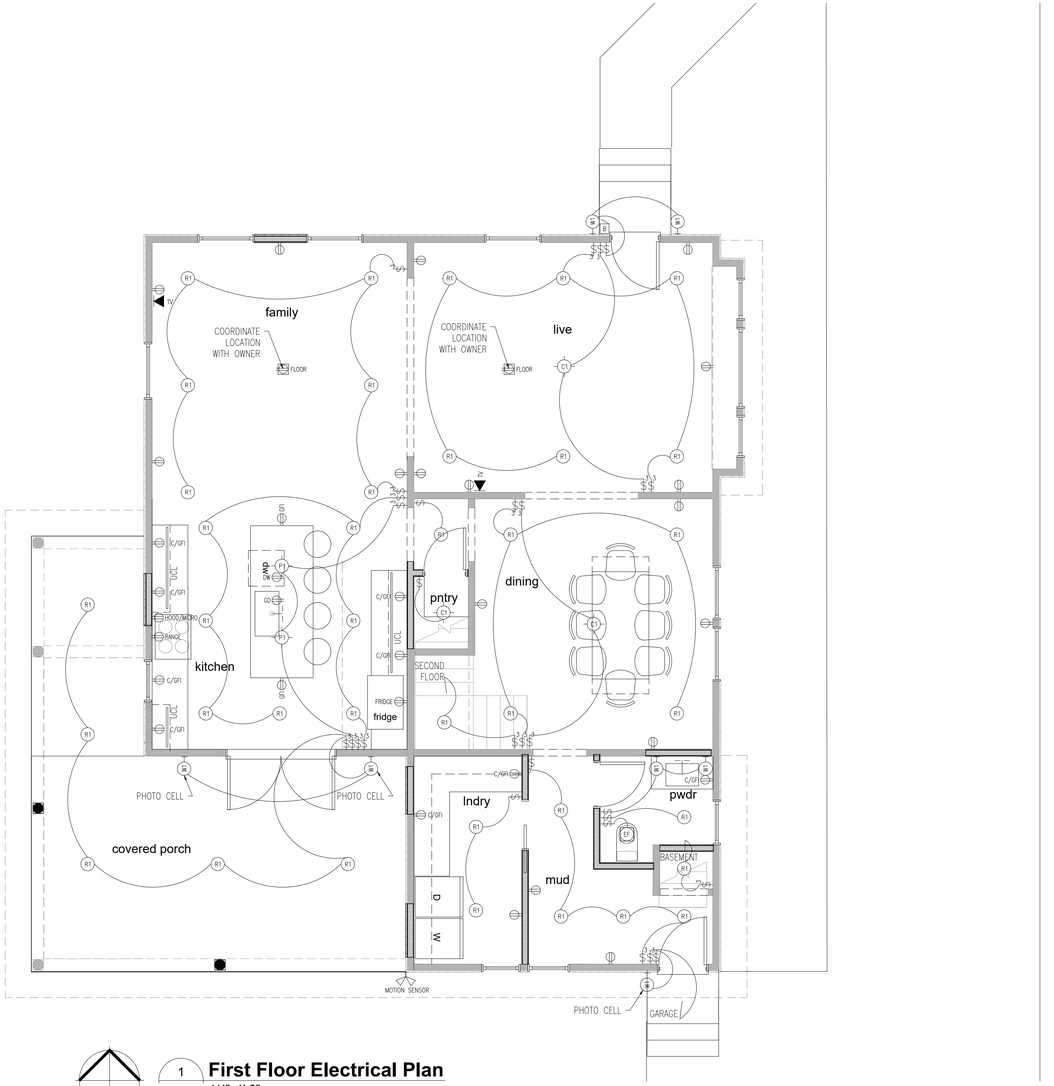


2 **Second Floor Electrical Plan**

1/4"=1'-0"

0 2' 4' 8'

north



1 **First Floor Electrical Plan**

1/4"=1'-0"

0 2' 4' 8'

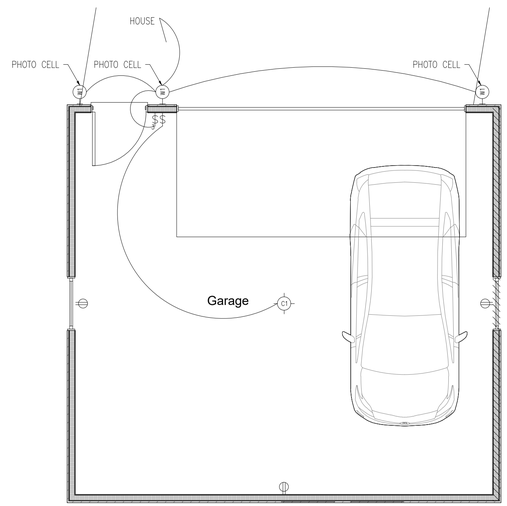
north

ELECTRICAL LEGEND:

ALL ELECTRICAL DEVICES TO BE WHITE STANDARD STYLE. DIMMERS ARE TO BE TOGGLE SWITCH W/ SLIDING EDGE DIMMER

- WALL SWITCH @ 42" AFF
- 36" WALL SWITCH @ SPECIFIED HEIGHT
- WALL SWITCH W/ DIMMER
- 3-WAY WALL SWITCH
- DOOR DOOR HINGE SWITCH
- HALF HALF SWITCHED OUTLET WALL SWITCH
- DUPLEX OUTLET
- 36" OUTLET @ SPECIFIED HEIGHT
- WP WATERPROOF EXTERIOR OUTLET
- C OUTLET @ 8" ABOVE COUNTERTOP
- H HALF SWITCHED OUTLET
- GFI GFI OUTLET
- FLOOR OUTLET
- QUAD QUAD OUTLET
- 220V 220V OUTLET
- DATA (1)CAT5/6 WITH ETHERNET TERMINATION
- TV (1)CAT6 & (1)RG-6 COAX
- PHONE (1)CAT5
- R1 4" LED RECESSED LIGHT-JUNO IC1-LEDT24 OR IC1R-LEDT24 W/ 4RLD-G3-09LM-30K-90CRI-120-FRPC-WWH-M6 WHITE TRIM
- R2 4" LED RECESSED LIGHT-JUNO IC1-LEDT24 OR IC1R-LEDT24 W/ 4RLA-G2-06LM-30K-90CRI-WFL-120FRPC-WWH-ADJ WHITE TRIM
- R3 4" LED RECESSED LIGHT-JUNO IC1-LEDT24 OR IC1R-LEDT24 W/ 4RLD-G3-06LM-30K-90CRI-120-FRPC-WWH-M6 WHITE TRIM

- C1 DECORATIVE CEILING LIGHT SELECTED BY OWNER TYPE "C1"
- P1 DECORATIVE PENDANT LIGHT SELECTED BY OWNER TYPE "P1"
- K KEYLESS LIGHT FIXTURE
- W1 WALL SCONCE LIGHT SELECTED BY OWNER TYPE "W1"
- HP HOCKEY PUCK STYLE UNDERCABINET LIGHT
- UCL UNDERCABINET STRIP LIGHTS
- STEP STEP LIGHT
- FLOOD LIGHT FIXTURE
- F1 CEILING FAN SELECTED BY OWNER
- EF BATHROOM EXHAUST FAN - PANASONIC WHISPERFIT FV-08-11VF5
- FL BATHROOM FAN/LIGHT - PANASONIC WHISPER RECESSED FV-08VRE2
- HEAT HEAT LAMP
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- DB DOORBELL SWITCH - LOW VOLTAGE & CAT5
- CH DOORBELL CHIME
- SP CEILING SPEAKER
- M ELECTRICAL METER
- 200 AMP PANEL ELECTRICAL PANEL
- DISCONNECT SWITCH



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108	1	2968	HUNG	2'-9"W x 6'-8"H
109	2	2550	HUNG	2'-5"W x 5'-0"H
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04	1	THERMATRU, 3/0 X 6/8 SMOOTH-STAR HINGED ENTRY

NOTE: VERIFY ALL WINDOW SIZES IN FIELD AND MATCH EXISTING

ALL WINDOWS ARE JELD-WEN WOOD WINDOW UNITS WITH LOW-E INSULATED GLASS, EXTERIOR CLADDING, AND FOLDING HARDWARE FOR CASEMENTS. SEE EXTERIOR ELEVATIONS FOR OPERATION OF UNITS.

5911 Beechwood Remodel
5911 Beechwood Ave, Indianapolis 46219

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6500 Westfield Blvd, Indianapolis IN 46220
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E-mail: mark@demerlyarchitects.com

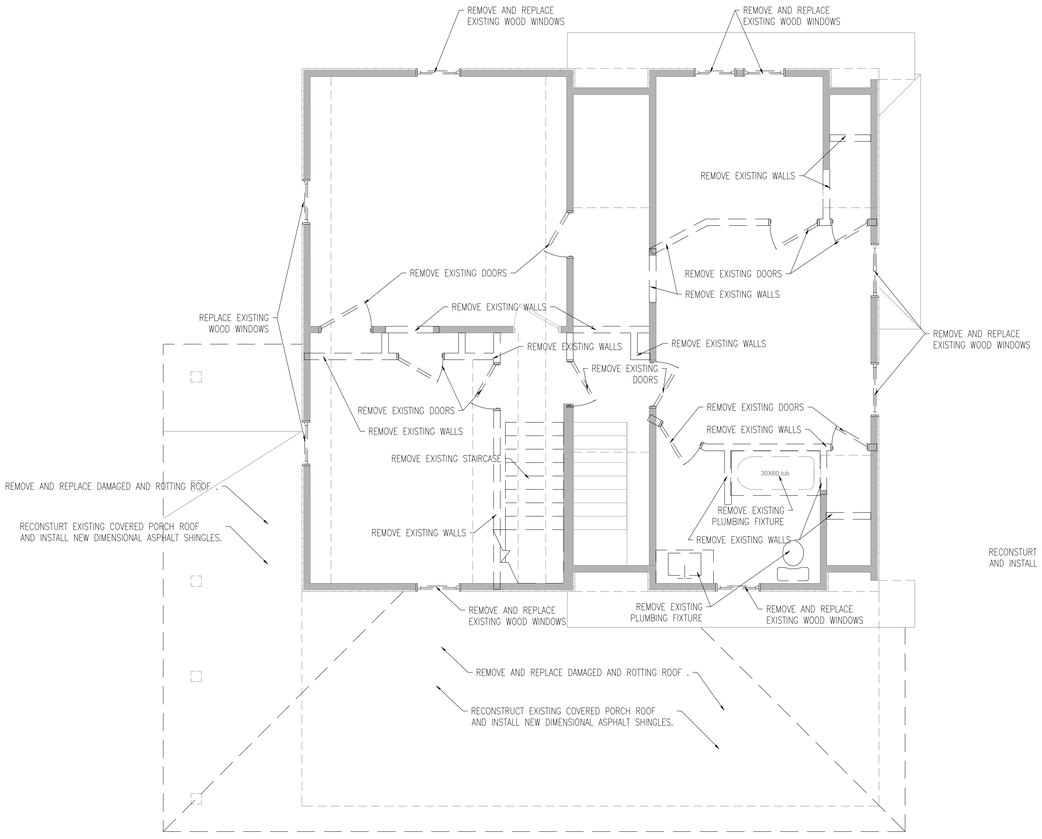
NOT FOR CONSTRUCTION

Date: 3/4/2022
Revise:

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

First And Second Floor Electrical Plan

E101
Sheet: 5 of 12

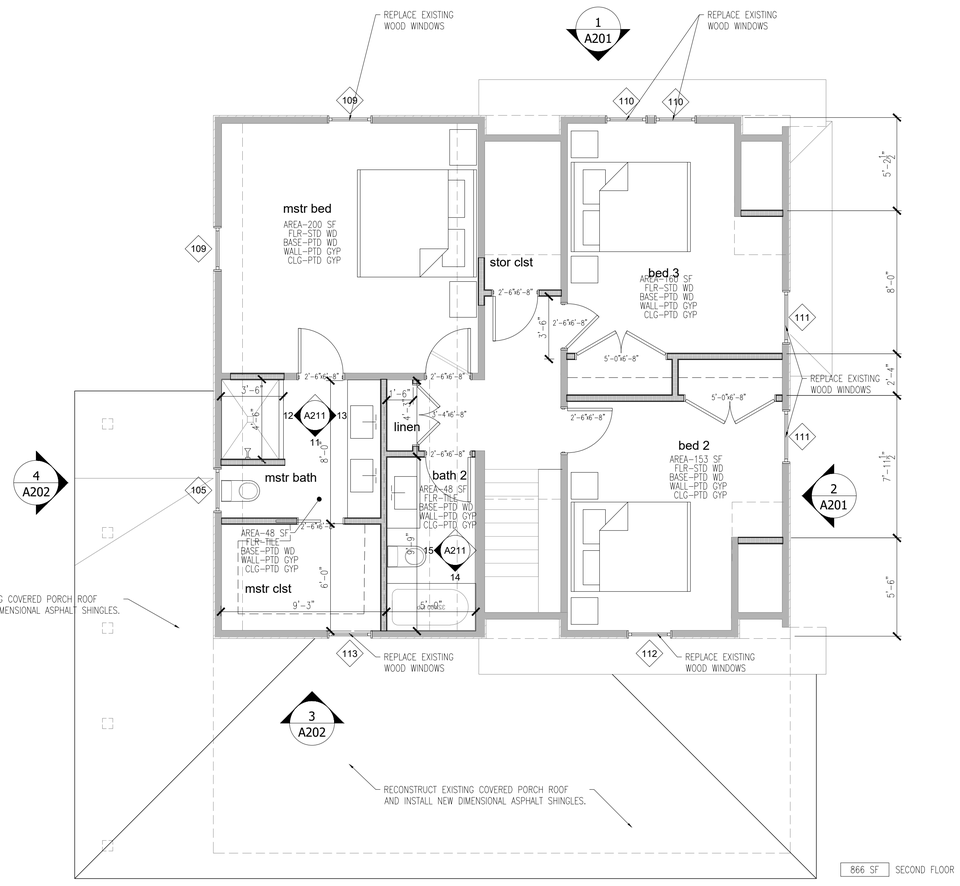


2 **Second Floor Demo Plan**

1/4"=1'-0"

0 2' 4' 8'

north



866 SF SECOND FLOOR

1 **Second Floor Plan**

1/4"=1'-0"

0 2' 4' 8'

north

GENERAL NOTES:

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4. DIMENSIONS ARE TO FACE OF EXISTING CONSTRUCTION, NEW FRAMING OR MASONRY CONSTRUCTION, UNLESS OTHERWISE NOTED.

WINDOW & DOOR SCHEDULE:

MK	QTY	PRODUCT		NOMINAL SIZE
101	3	3068	HUNG	3'-0"W x 6'-8"H
102	1	(1)5020	FIXED	5'-0"W x 6'-0"H
		(1)5040	FIXED	
103	2	(1)2820	FIXED	2'-8"W X 6'-0"H
		(1)2840	HUNG	
104	2	29510	HUNG	2'-9"W x 5'-10"H
105	2	2536	HUNG	2'-5"W x 3'-6"H
106	2	2748	HUNG	2'-7"W x 4'-8"H
107	1	2549	HUNG	2'-5"W x 4'-9"H
108	1	2968	HUNG	2'-9"W x 6'-8"H
109	2	2550	HUNG	2'-5"W x 5'-0"H
110	2	2040	HUNG	2'-0"W x 4'-0"H
111	2	2949	HUNG	2'-9"W x 4'-9"H
112	1	2146	HUNG	2'-1"W x 4'-6"H
113	1	2540	HUNG	2'-5"W x 4'-0"H
114	2	3036	HUNG	3'-0"W X 3'-6"H
01	1	THERMATRU, 3/0 X 7/0 SMOOTH-STAR HINGED ENTRY WITH 3/0 X 1/4 TRANSOM		
02	1	THERMATRU, 6/0 X 8/0 SMOOTH-STAR HINGED ENTRY		
03	1	THERMATRU DOUBLE SLIDING GLASS DOOR, 3/0 X 8/4 SMOOTH-STAR HINGED ENTRY		
04	1	THERMATRU, 3/0 X 6/8 SMOOTH-STAR HINGED ENTRY		

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GENERAL DEMOLITION NOTES:

1. THE OWNER WILL NOT BE OCCUPYING THE RESIDENCE DURING CONSTRUCTION.
2. PROTECT ALL ADJACENT WALLS, FLOORS, CEILINGS AND FINISHES ADJACENT TO DEMOLITION.
3. PROVIDE TEMPORARY SHORING OF EXISTING CONSTRUCTION DURING DEMOLITION AS REQUIRED.
4. REMOVE EXISTING CARPET FLOORING IN ALL AREAS.
5. REMOVE EXISTING CERAMIC FLOOR, WALL & CEILING TILE IN ALL BATHROOMS AND INSTALL.
6. NEW BACKERBOARD IN WET AREAS & DRYWALL IN ALL DRY AREAS FOR NEW TILE.
7. REMOVE ALL EXISTING CABINETRY AND APPLIANCES AND SALVAGE PER OWNER'S DIRECTIONS.
8. REMOVE EXISTING PLUMBING FIXTURES, PLUMBING SUPPLIES AND DRAINS BACK TO MAIN BRANCH WHERE SHOWN ON THE DRAWINGS.
9. REMOVE EXISTING WINDOWS AS SHOWN ON THE DRAWINGS, AND EITHER INFILL THE OPENING OR WIDEN FOR NEW WINDOW AS SHOWN.
10. FRAME IN NEW OPENING FOR DOORS, WINDOWS, CASEWORK, ETC. AS SHOWN ON THE DRAWINGS

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NOT FOR CONSTRUCTION

Date: 3/4/2022
Revise:

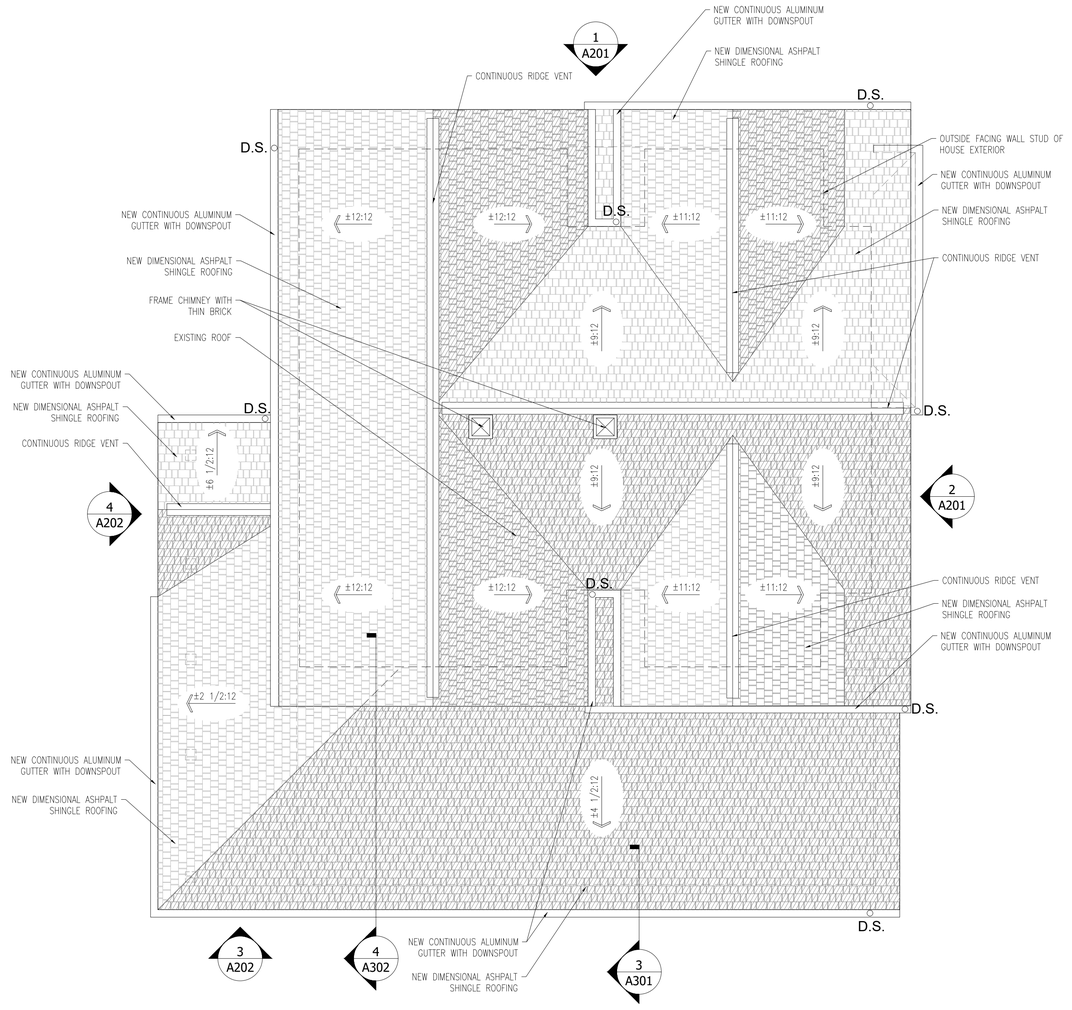
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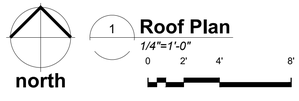
Second Floor Plan

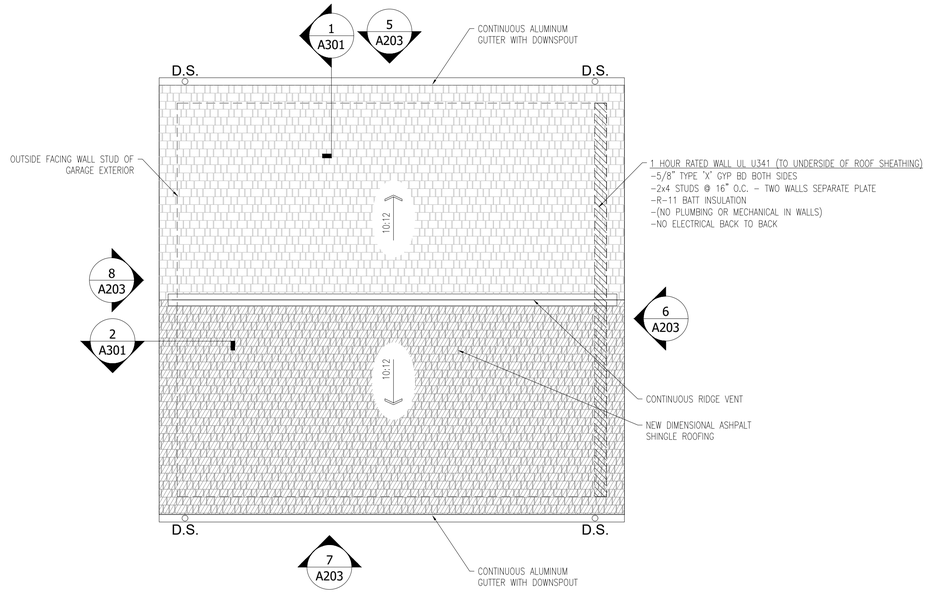
A102
Sheet: 3 of 12

GENERAL NOTES:

1. THE OWNER WILL NOT BE OCCUPYING THE RESIDENCE DURING CONSTRUCTION.
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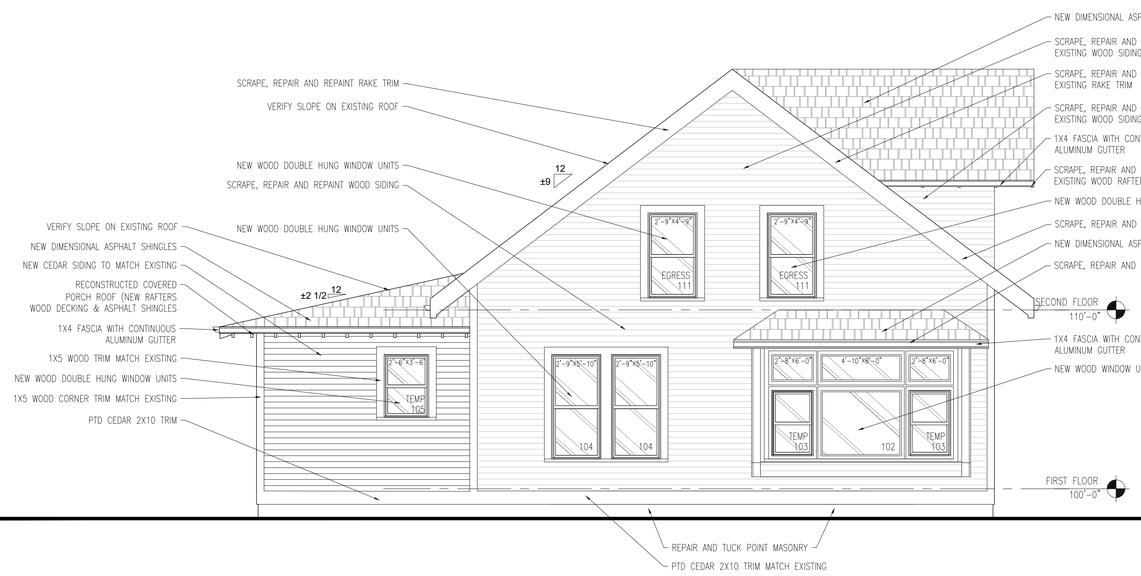
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6260 Westfield Blvd, Indianapolis IN 46220
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E-mail mark@demerlyarchitects.com

NOT FOR CONSTRUCTION
Date: 3/4/2022
Revise:

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

Roof Plan

A103
Sheet: 4 of 12



East (Side)

2 Exterior Elevation

1/4"=1'-0"

0 2' 4' 8'



North (Front)

1 Exterior Elevation

1/4"=1'-0"

0 2' 4' 8'





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101	3	3068	HUNG	3'-0"W x 6'-8"H
102	1	(1)5020 (1)5040	FIXED FIXED	5'-0"W x 6'-0"H
103	2	(1)2820 (1)2840	FIXED HUNG	2'-8"W X 6'-0"H
104	2	29510	HUNG	2'-9"W x 5'-10"H
105	2	2536	HUNG	2'-5"W x 3'-6"H
106	2	2748	HUNG	2'-7"W x 4'-8"H
107	1	2549	HUNG	2'-5"W x 4'-9"H
108	1	2968	HUNG	2'-9"W x 6'-8"H
109	2	2550	HUNG	2'-5"W x 5'-0"H
110	2	2040	HUNG	2'-0"W x 4'-0"H
111	2	2949	HUNG	2'-9"W x 4'-9"H
112	1	2146	HUNG	2'-1"W x 4'-6"H
113	1	2540	HUNG	2'-5"W x 4'-0"H
114	2	3036	HUNG	3'-0"W X 3'-6"H

01	1	THERMATRU, 3/0 X 7/0 SMOOTH-STAR HINGED ENTRY WITH 3/0 X 1/4 TRANSOM
02	1	THERMATRU, 6/0 X 8/0 SMOOTH-STAR HINGED ENTRY
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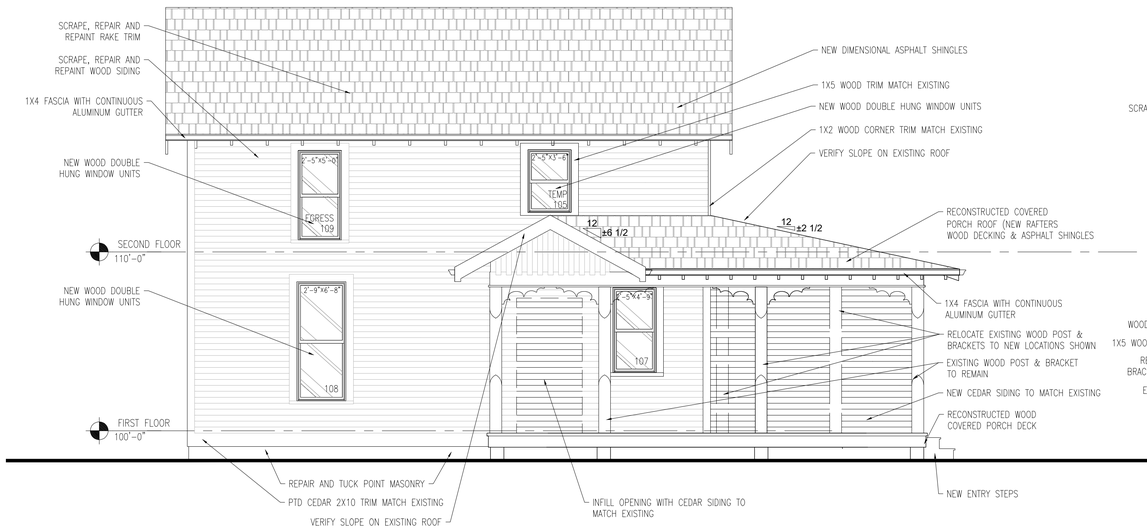
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Tel 317.845.0724
Fax 866.845.3911
E-mail mark@demerlyarchitects.com

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Date: 3/4/2022
Revise:

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

Exterior Elevations

A201
Sheet: 6 of 12

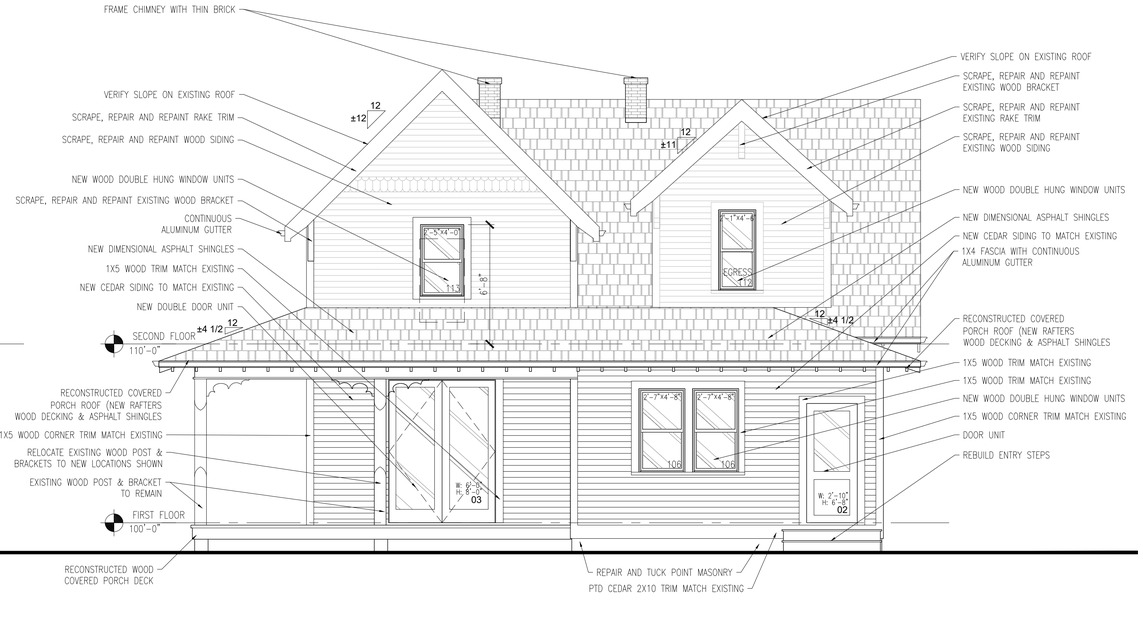


West (Side)

4 Exterior Elevation

1/4"=1'-0"

0 2' 4' 8'



South (Rear)

3 Exterior Elevation

1/4"=1'-0"

0 2' 4' 8'

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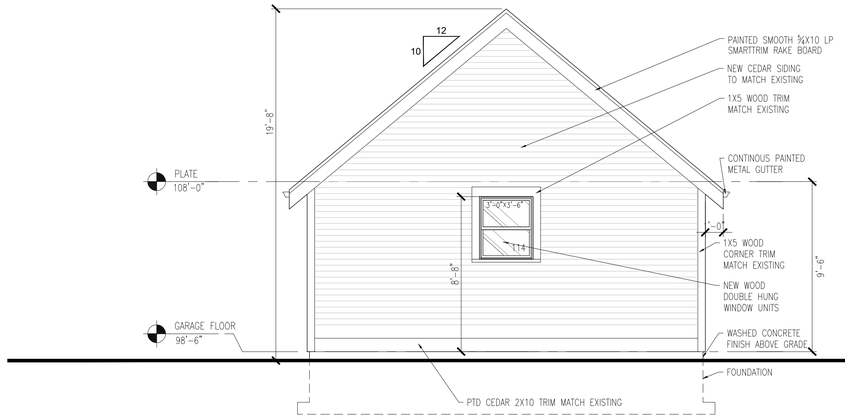
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Revise:

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

Exterior Elevations

A202
Sheet: 7 of 12

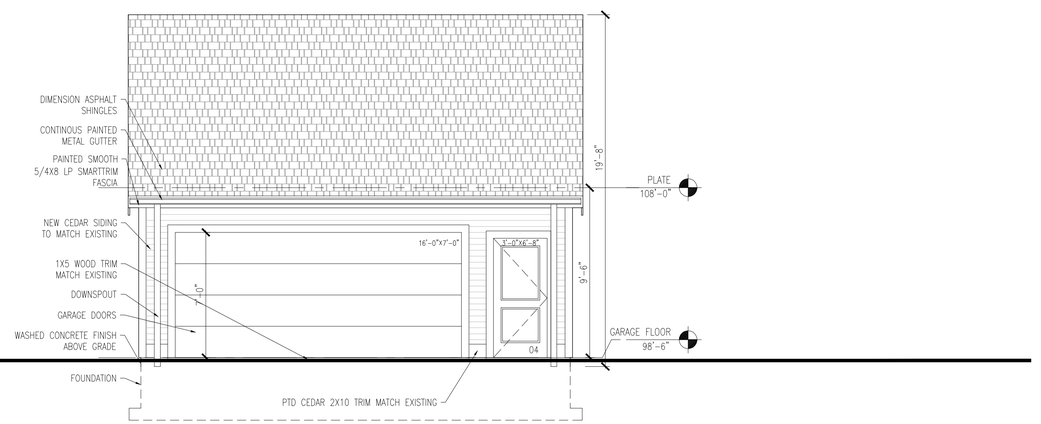


East (Side)

6 **Exterior Elevation**

1/4"=1'-0"

0 2' 4' 8'

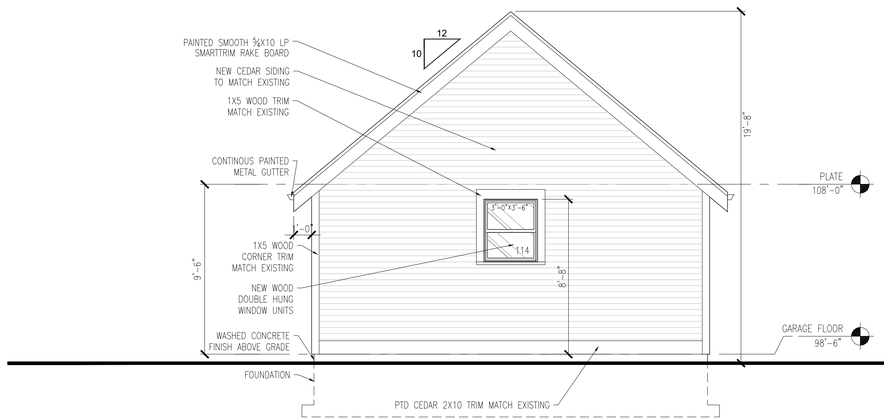


North (Front)

5 **Exterior Elevation**

1/4"=1'-0"

0 2' 4' 8'

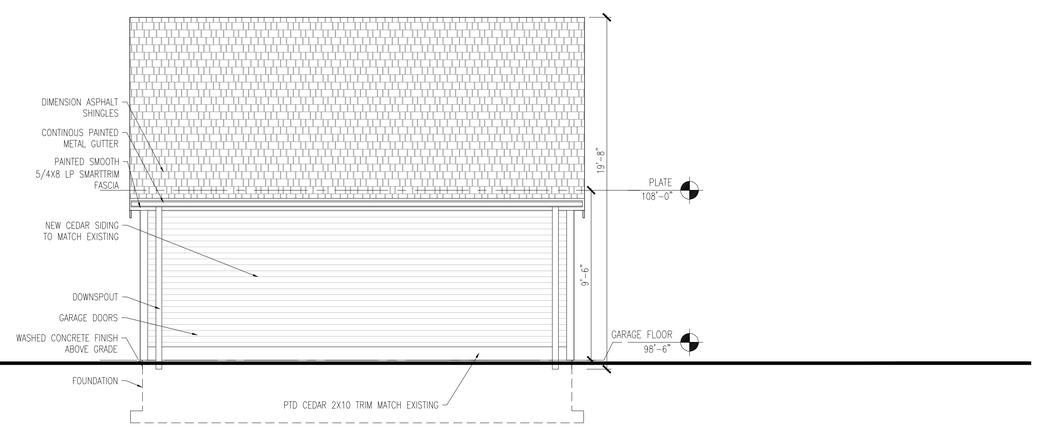


West (Side)

8 **Exterior Elevation**

1/4"=1'-0"

0 2' 4' 8'



South (Rear)

7 **Exterior Elevation**

1/4"=1'-0"

0 2' 4' 8'

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		(1)2840	HUNG	
104	2	29510	HUNG	2'-9"W x 5'-10"H
105	2	2536	HUNG	2'-5"W x 3'-6"H
106	2	2748	HUNG	2'-7"W x 4'-8"H
107	1	2549	HUNG	2'-5"W x 4'-9"H
108	1	2968	HUNG	2'-9"W x 6'-8"H
109	2	2550	HUNG	2'-5"W x 5'-0"H
110	2	2040	HUNG	2'-0"W x 4'-0"H
111	2	2949	HUNG	2'-9"W x 4'-9"H
112	1	2146	HUNG	2'-1"W x 4'-6"H
113	1	2540	HUNG	2'-5"W x 4'-0"H
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03	1	THERMATRU DOUBLE SLIDING GLASS DOOR, 3/0 X 8/4 SMOOTH-STAR HINGED ENTRY
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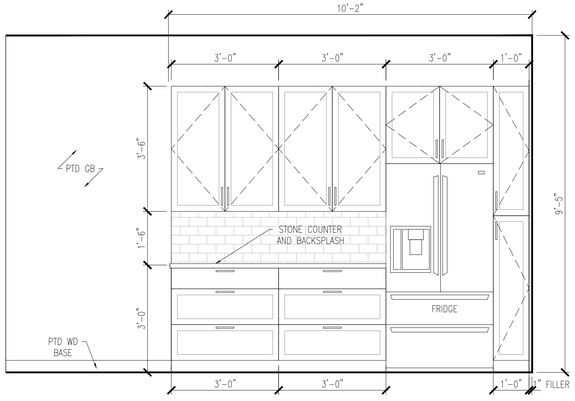
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Date: 3/4/2022
Revise:

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

Exterior Elevations

A203
Sheet: 8 of 12

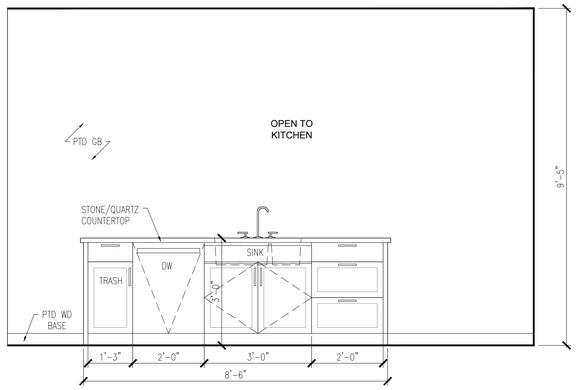


Kitchen

4 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

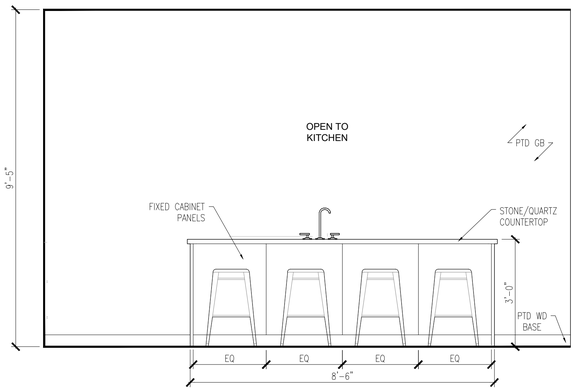


Kitchen

3 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

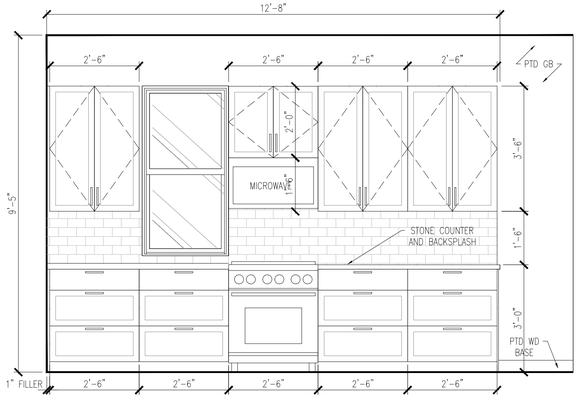


Kitchen

2 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

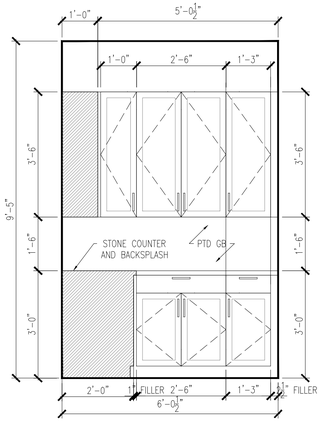


Kitchen

1 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

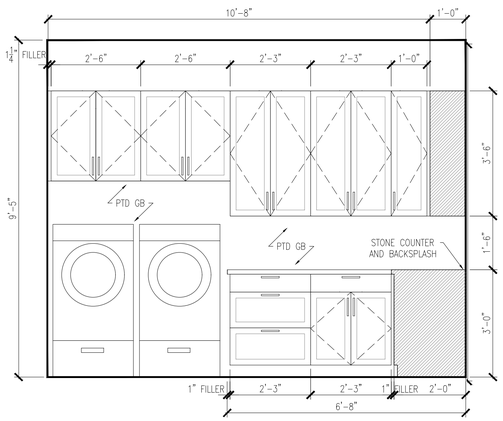


Laundry

8 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

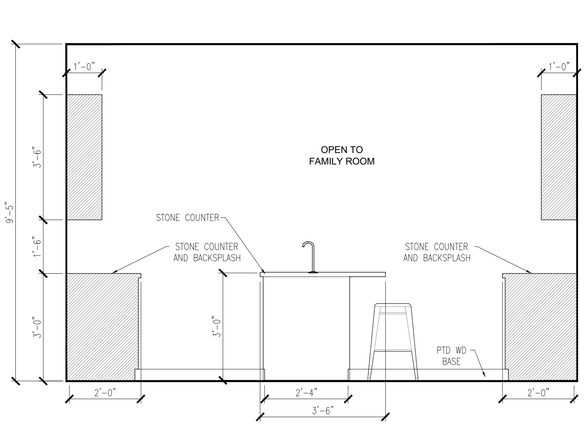


Laundry

7 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

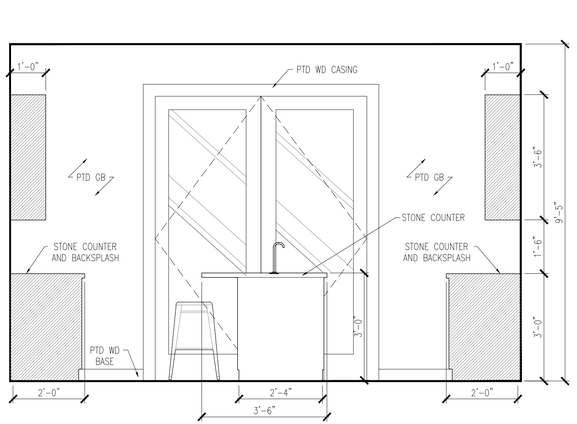


Kitchen

6 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

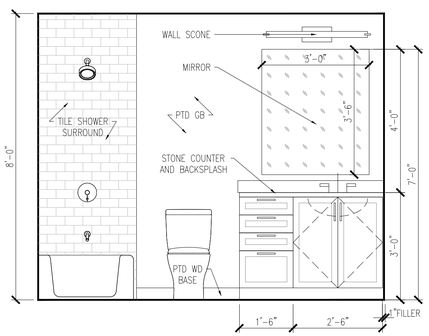


Kitchen

5 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

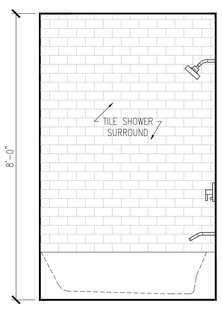


Bath 2

15 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

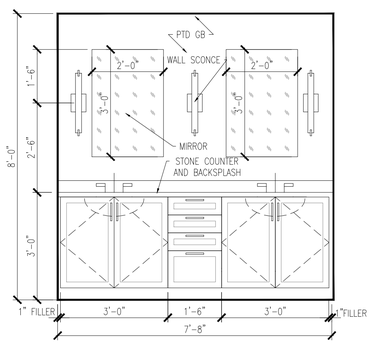


Bath 2

14 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

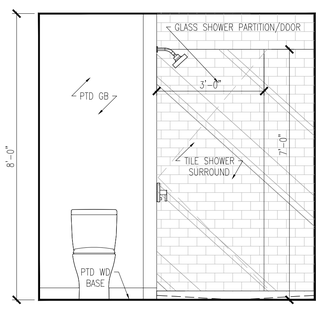


Master Bath

13 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

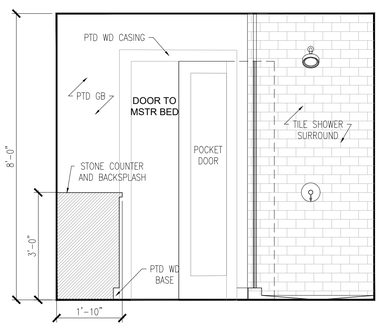


Master Bath

12 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

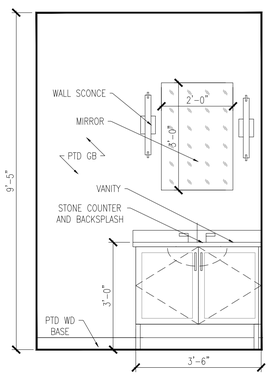


Master Bath

11 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

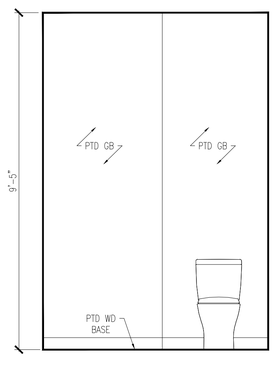


Powder

10 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'



Powder

9 Interior Elevation

1/2"=1'-0"

0 1' 2' 4'

5911 Beechwood Remodel

5911 Beechwood Ave, Indianapolis 46219

DemerlyArchitects
ARCHITECTURE / INTERIORS / PLANNING
6300 Westfield Blvd, Indianapolis IN 46220
Tel 317.847.0724
Fax 317.466.2552
E-mail mark@demerlyarchitects.com

NOT FOR CONSTRUCTION

Date: 3/4/2022
Revise:

Scale: 1/2"=1'-0"

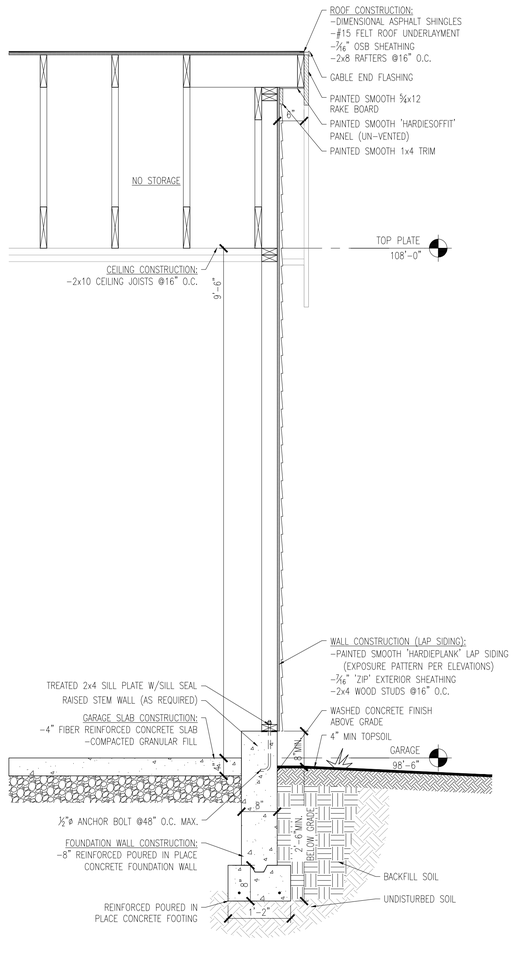
Interior Elevations

A211

Sheet: 9 of 12

GENERAL NOTES:

1. THE OWNER WILL NOT BE OCCUPYING THE RESIDENCE DURING CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE TO WITH THE 2020 INDIANA RESIDENTIAL CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. DIMENSIONS ARE TO FACE OF EXISTING CONSTRUCTION, NEW FRAMING OR MASONRY CONSTRUCTION, UNLESS OTHERWISE NOTED.

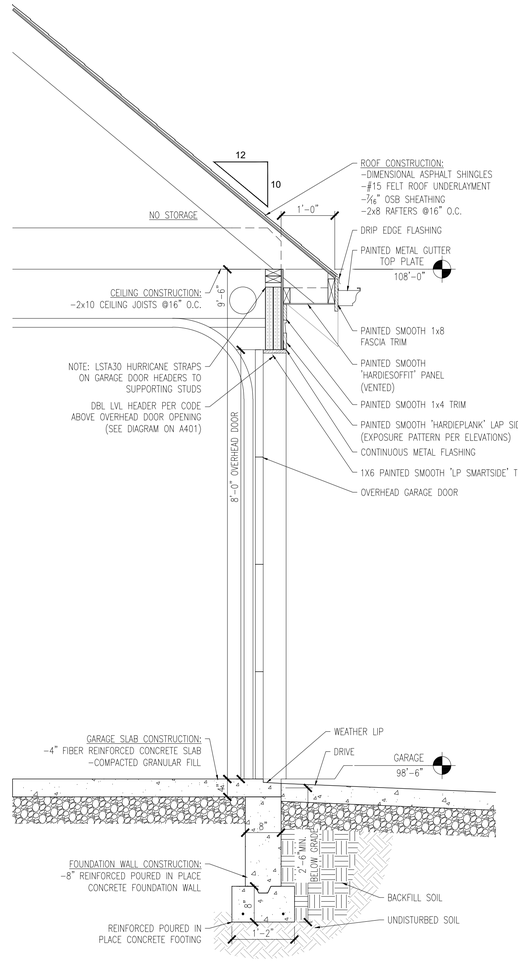


SEE FULL GARAGE SECTION

2 **Wall Section**

3/4"=1'-0"

0 6" 1' 2'



SEE FULL GARAGE SECTION

1 **Wall Section**

3/4"=1'-0"

0 6" 1' 2'

5911 Beechwood Remodel
5911 Beechwood Ave, Indianapolis 46219

DemerlyArchitects
ARCHITECTURE / INTERIORS / PLANNING
6300 Westfield Blvd, Indianapolis IN 46220
Tel 317.347.0724
Fax 866.803.7911
E-mail mark@demerlyarchitects.com

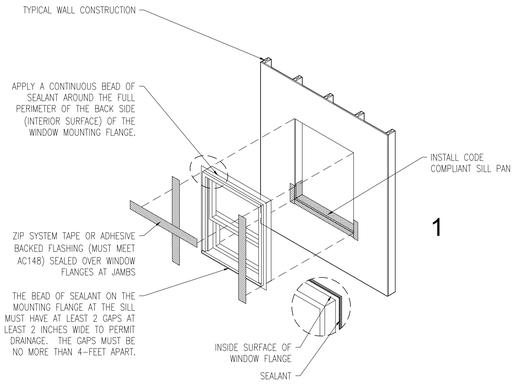
NOT FOR CONSTRUCTION

Date: 3/4/2022
Revise:

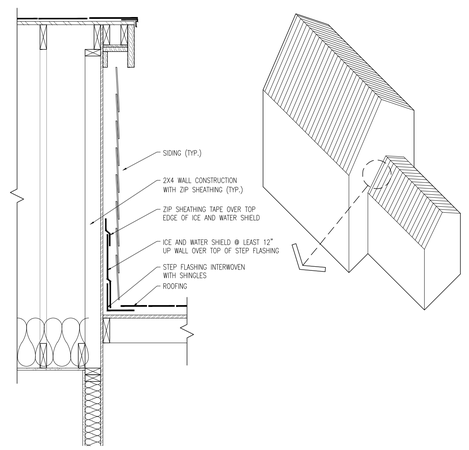
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Wall Sections

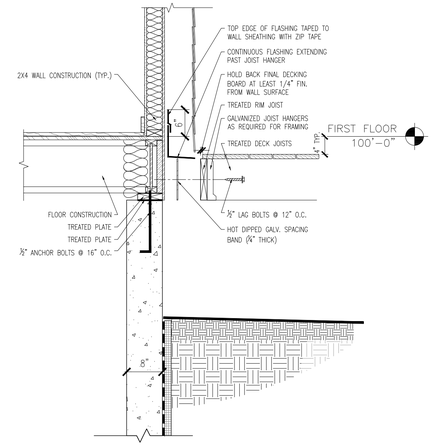
A301
Sheet: 10 of 12



Typical
4 Window Flashing & Install

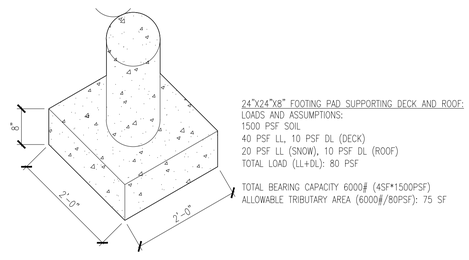


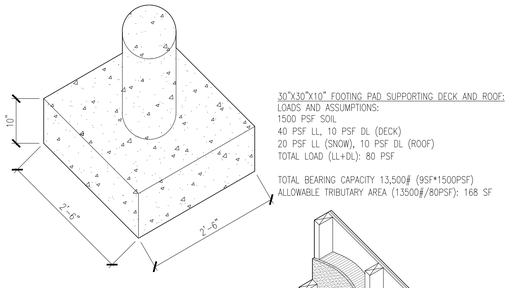
Typical
3 Roof/Wall Condition
3/4"=1'-0"
0 6" 1' 2'



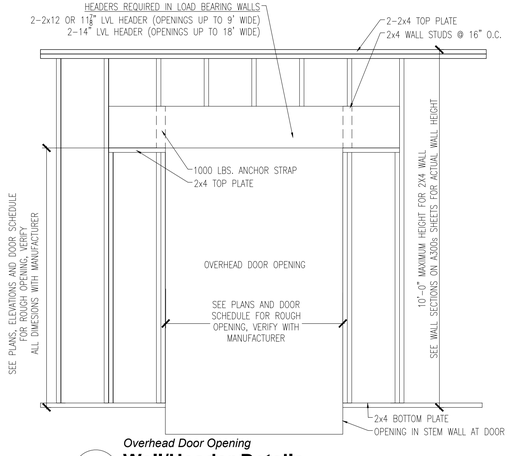
Typical
2 Exterior Deck Connection
3/4"=1'-0"
0 6" 1' 2'

Drain Tile Cross-Over
10 Wall Section
3/4"=1'-0"
0 6" 1' 2'

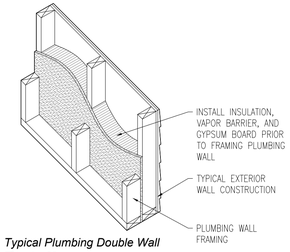




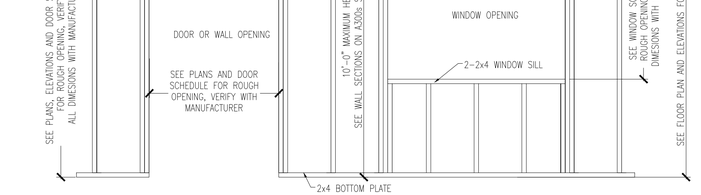
Typical Porch Foundations Supporting Roof
11 Detail
3/4"=1'-0"
0 6" 1' 2'



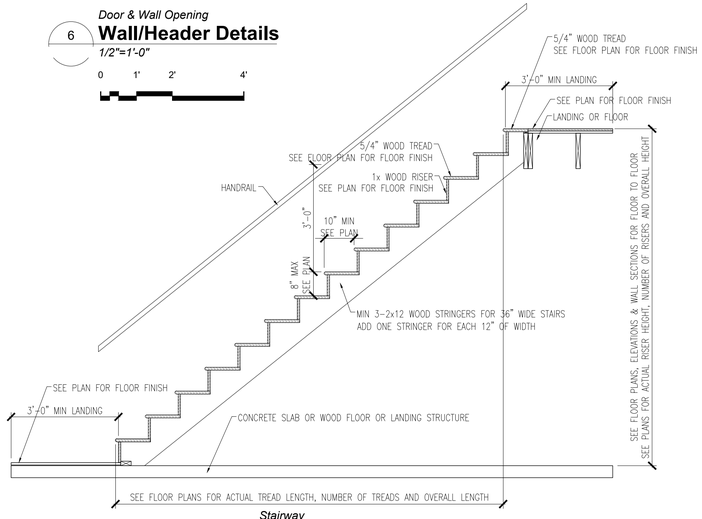
Overhead Door Opening
12 Wall/Header Details
1/2"=1'-0"
0 1' 2' 4'



Typical Plumbing Double Wall
8 Detail
3/4"=1'-0"
0 6" 1' 2'



Door & Wall Opening
6 Wall/Header Details
1/2"=1'-0"
0 1' 2' 4'



Stairway
7 Stair Section
1/2"=1'-0"
0 1' 2' 4'

Typical Egress Well
5 Wall Section
3/4"=1'-0"
0 6" 1' 2'

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5911 Beechwood Ave, Indianapolis 46219

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ARCHITECTURE / INTERIORS / PLANNING
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Fax 317.466.9552
E-mail mark@demerlyarchitects.com

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Date: 3/4/2022
Revise:

Scale: 3/4"=1'-0"

General Details

A401
Sheet: 12 of 12

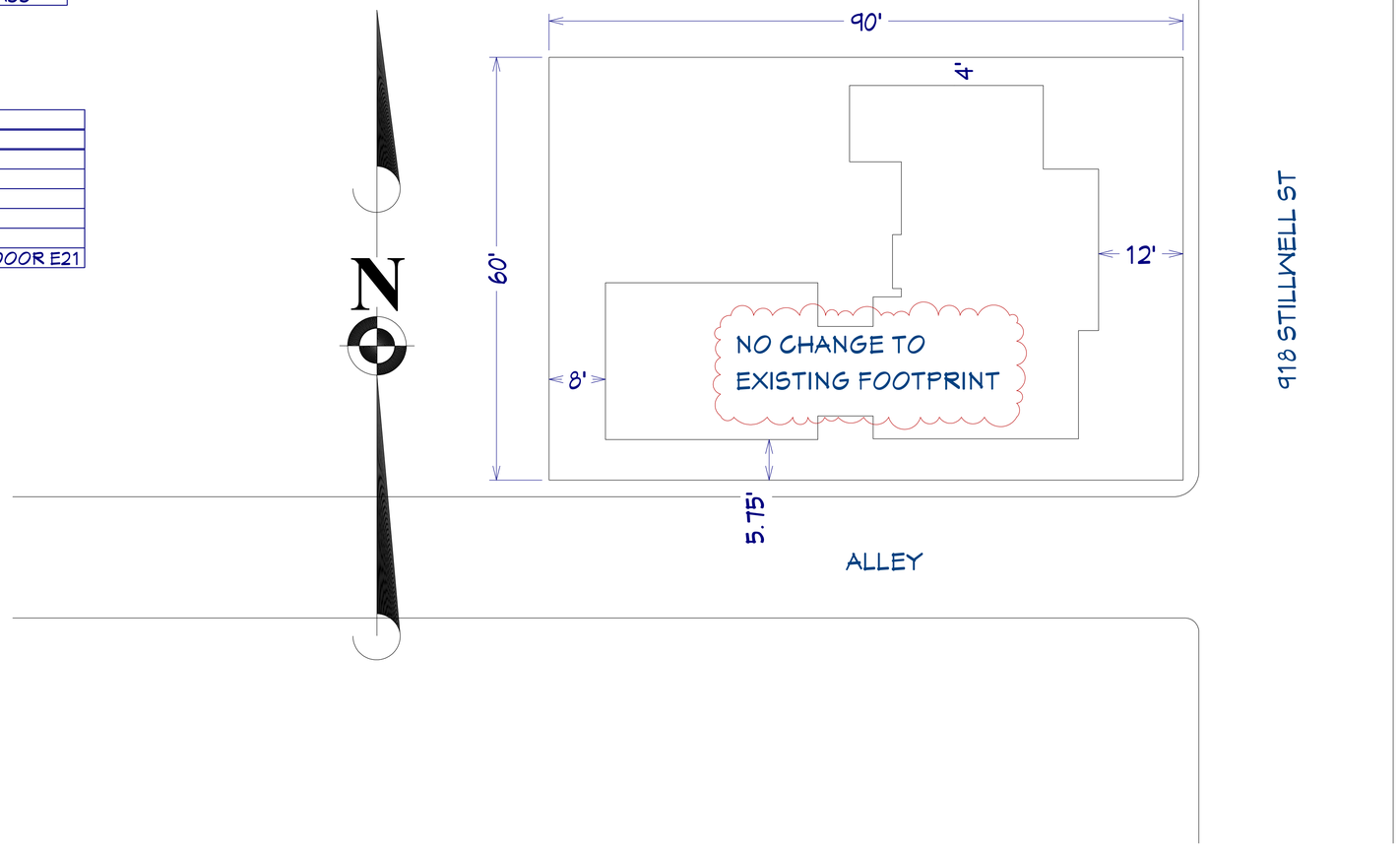
2022-COA-0108 (CH)

918 STILLWELL STREET

THIS PRINT TO SCALE IF PRINTED ON 24" X 36" PAPER

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	DESCRIPTION
W02	2446DH	1	3	27 9/16 "	54 "		DOUBLE HUNG
W03	2646DH	1	3	29 9/16 "	54 "		DOUBLE HUNG
W04	2846DH	2	3	32 "	54 "		DOUBLE HUNG
W05	2850DH	2	3	32 "	60 "		DOUBLE HUNG
W06	2929AW	1	1	33 "	33 "		SINGLE AWNING
W10	3355DH	6	2	39 "	65 "		DOUBLE HUNG
W11	5020FX	2	2	60 "	24 "		FIXED GLASS

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
D05	2668	3	2	30 "	80 "	POCKET-DOOR P04
D07	2668	1	2	30 "	80 "	HINGED-DOOR P04
D10	3068	4	2	36 "	80 "	HINGED-DOOR P04
D12	4868	1	2	56 "	80 "	SLIDER-DOOR P04
D14	5068	1	2	60 "	80 "	SLIDER-DOOR P04
D15	6068	1	1	72 "	80 "	EXT. DOUBLE HINGED-DOOR E21



SITE PLAN
SCALE 1"=10'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
MCCULLA REMODEL

DRAWINGS PROVIDED BY:
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DATE:
4/18/2022

SCALE:

SHEET:
A-1

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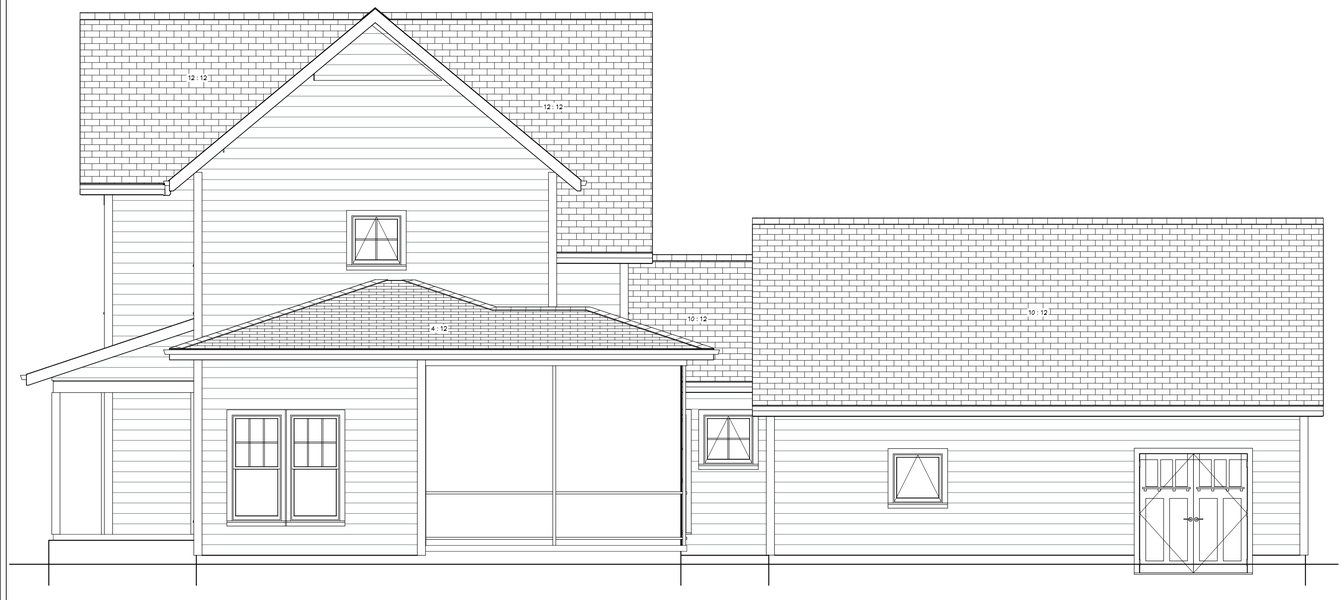
EXISTING EAST ELEVATION

SCALE 1/4"=1'



EXISTING SOUTH ELEVATION

SCALE 1/4"=1'



EXISTING NORTH ELEVATION

SCALE 1/4"=1'



EXISTING WEST ELEVATION

SCALE 1/4"=1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: ELEVATIONS

PROJECT DESCRIPTION: MCCULLA REMODEL

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SHEET: A-2

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PROPOSED EAST ELEVATION

SCALE 1/4"=1'



PROPOSED WEST ELEVATION

SCALE 1/4"=1'



PROPOSED NORTH ELEVATION

SCALE 1/4"=1'



PROPOSED WEST ELEVATION

SCALE 1/4"=1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: ELEVATIONS

PROJECT DESCRIPTION: MCCULLA REMODEL

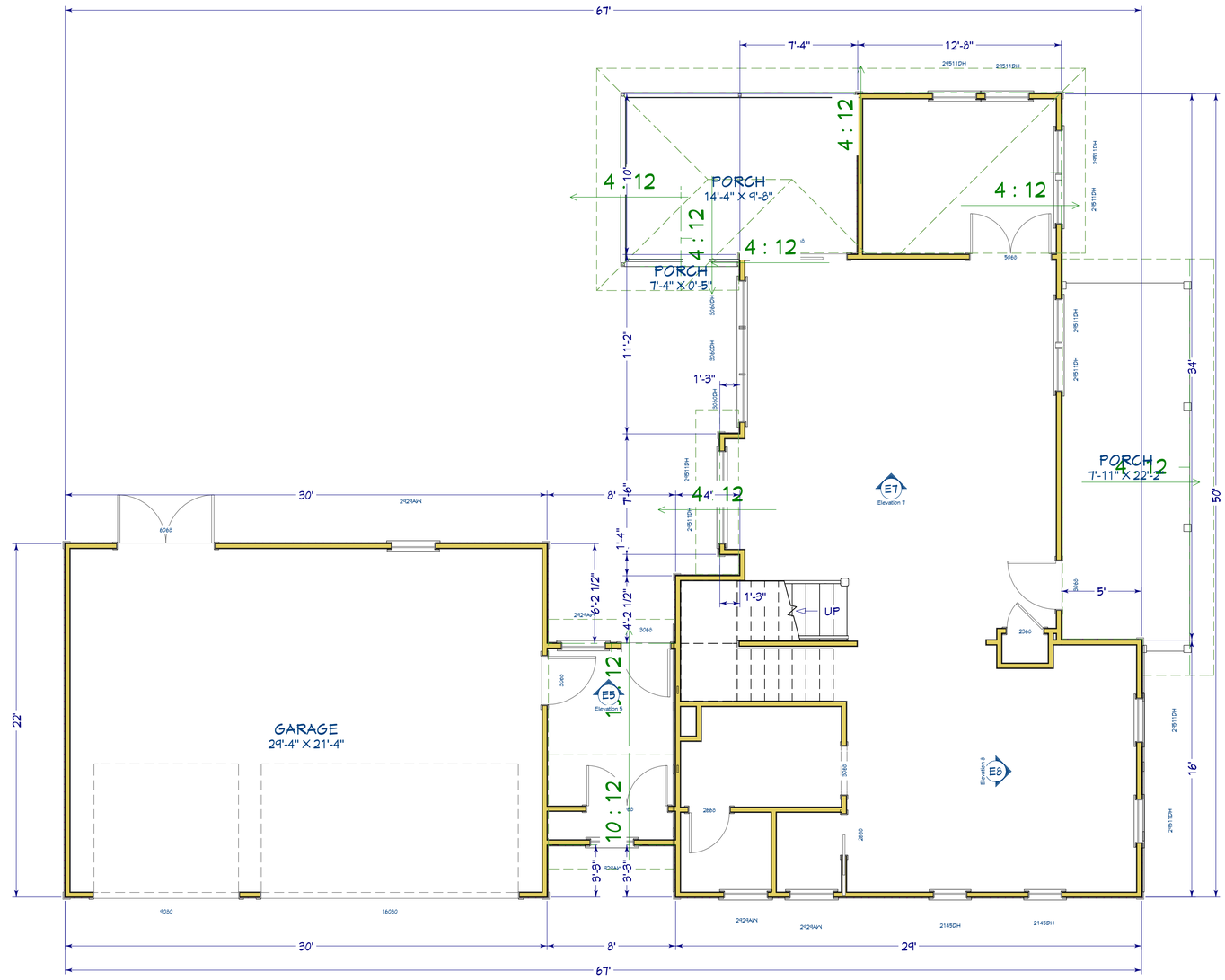
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LIVING AREA
1200 SQ FT

FIRST FLOOR PLAN
SCALE 1/4"=1'

346

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
1ST FLOOR PLAN

PROJECT DESCRIPTION:
MCCULLA REMODEL

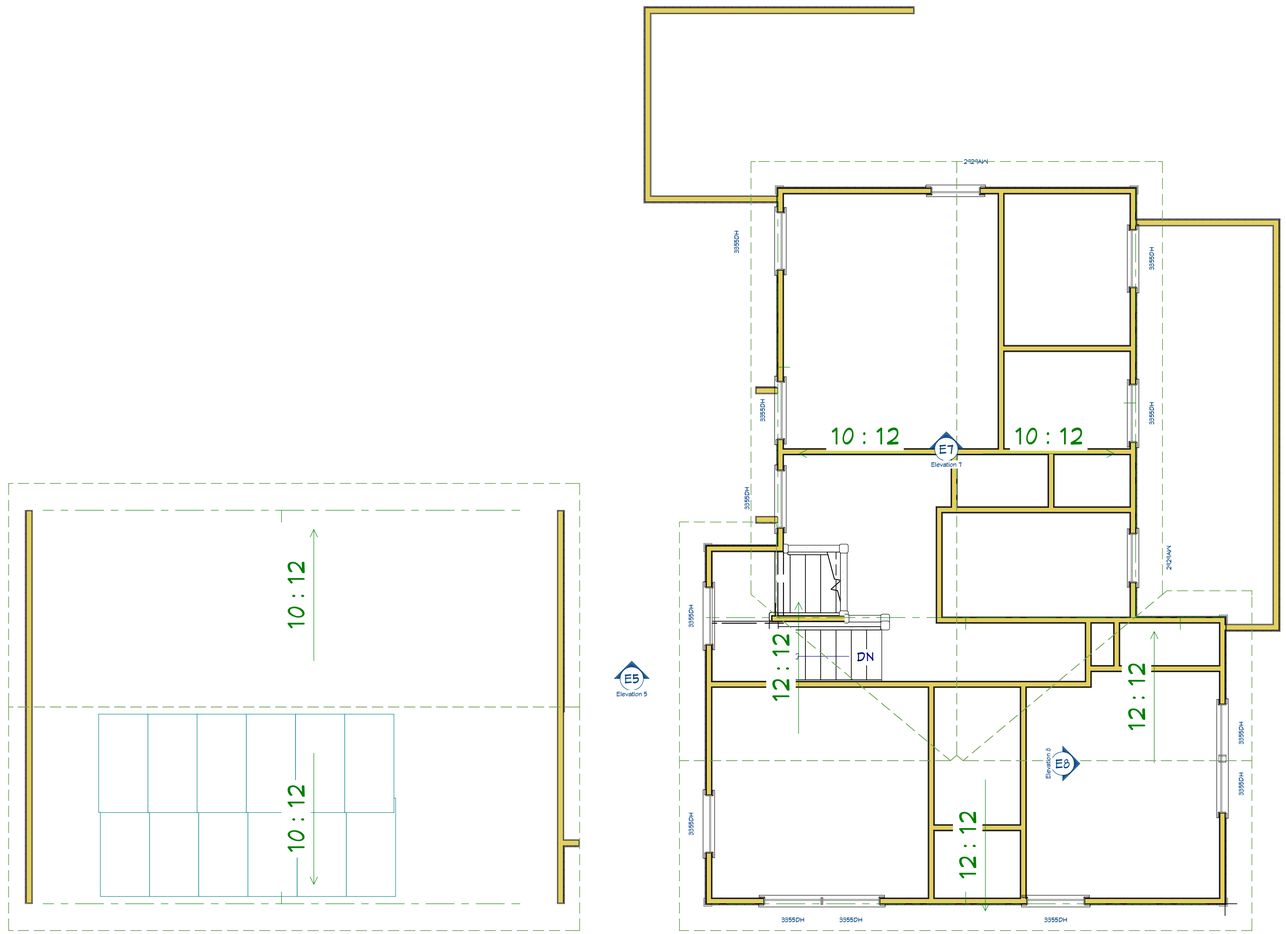
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SCALE:

SHEET:
A-5

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LIVING AREA
897 SQ FT

SECOND FLOOR PLAN

SCALE 1/4"=1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
2ND FLOOR PLAN

PROJECT DESCRIPTION:
MCCULLA REMODEL

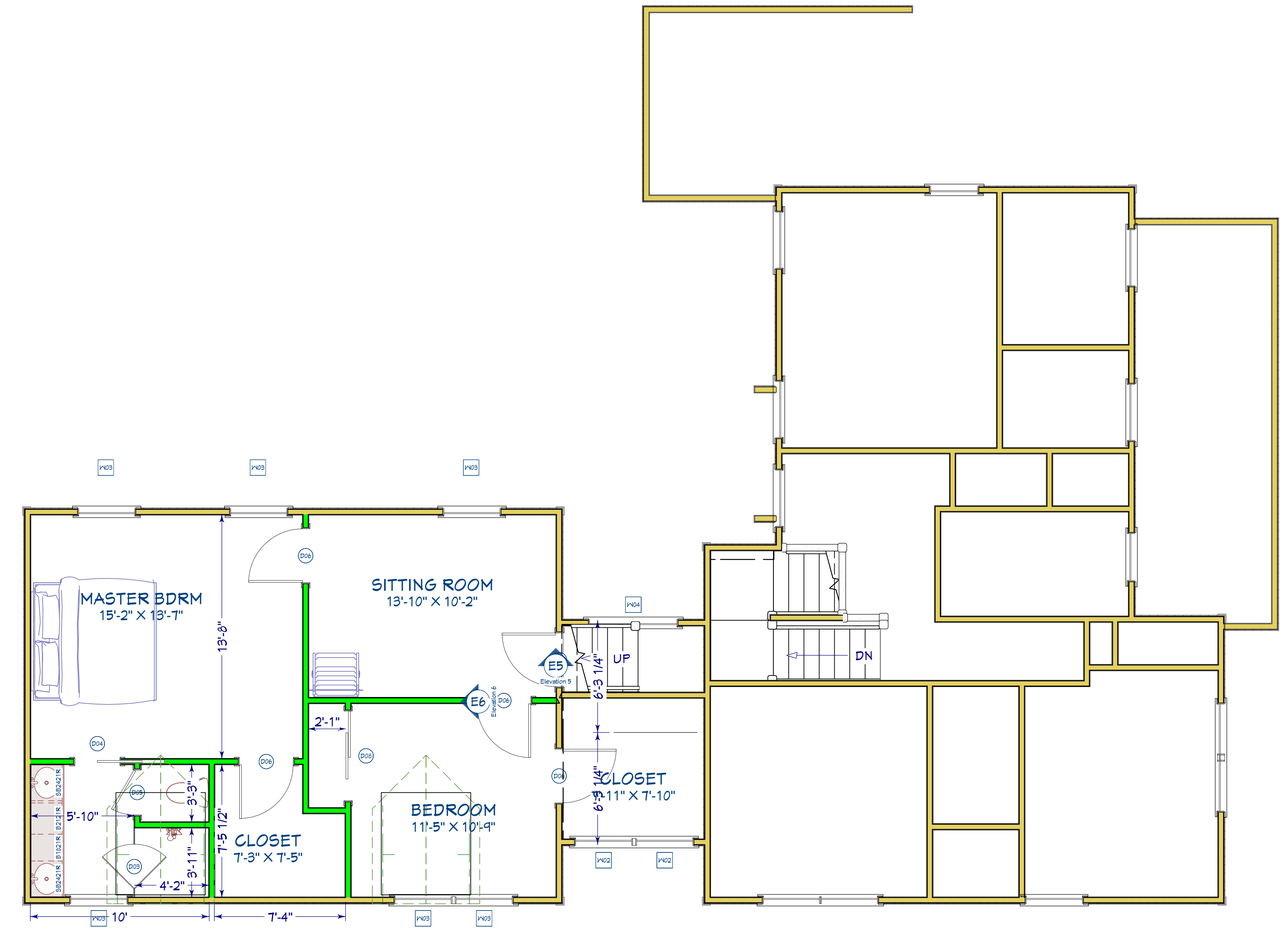
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DATE:
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SCALE:

SHEET:
A-6

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PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:

MCCULLA REMODEL

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SCALE:

SHEET:

A-7

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EXISTING

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
MCCULLA REMODEL

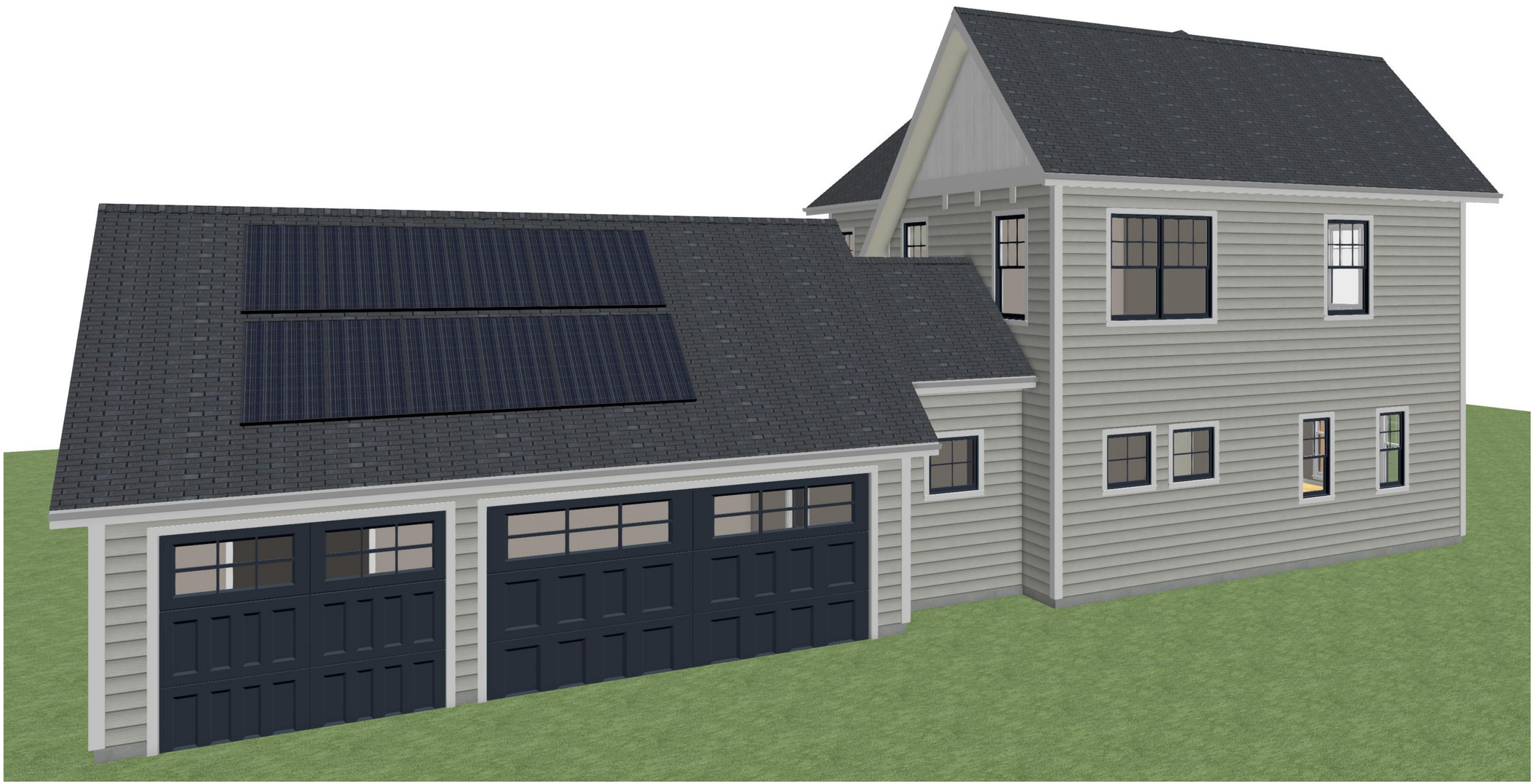
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DATE:
4/18/2022

SCALE:

SHEET:
A-8

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EXISTING

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
MCCULLA REMODEL

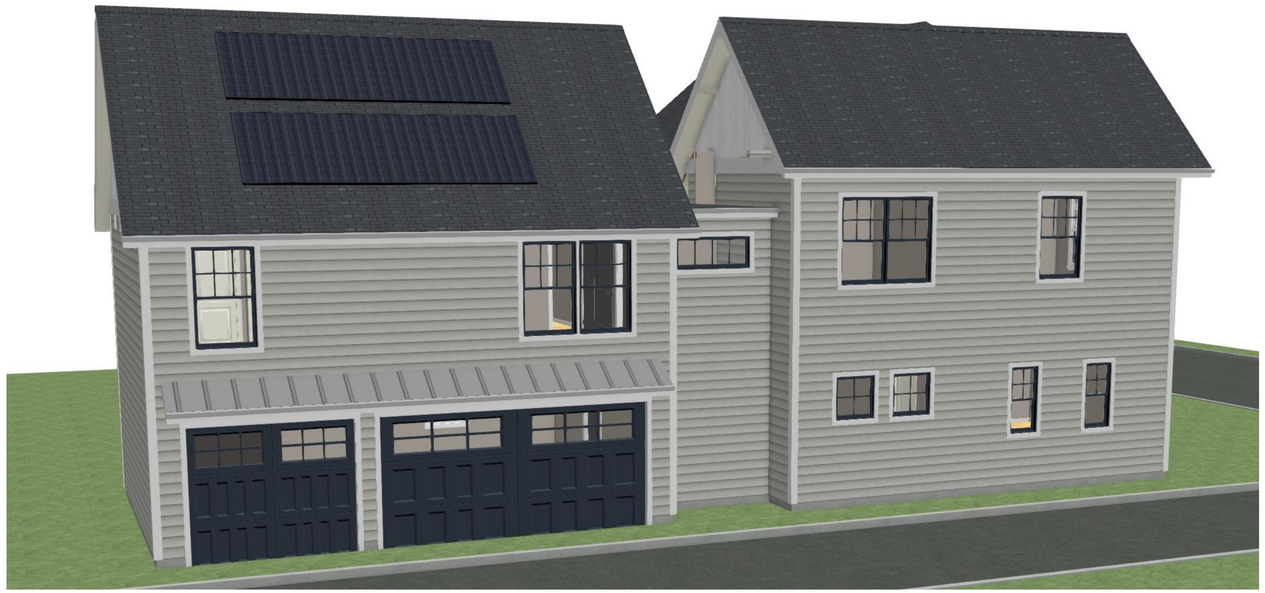
DRAWINGS PROVIDED BY:
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DATE:
4/18/2022

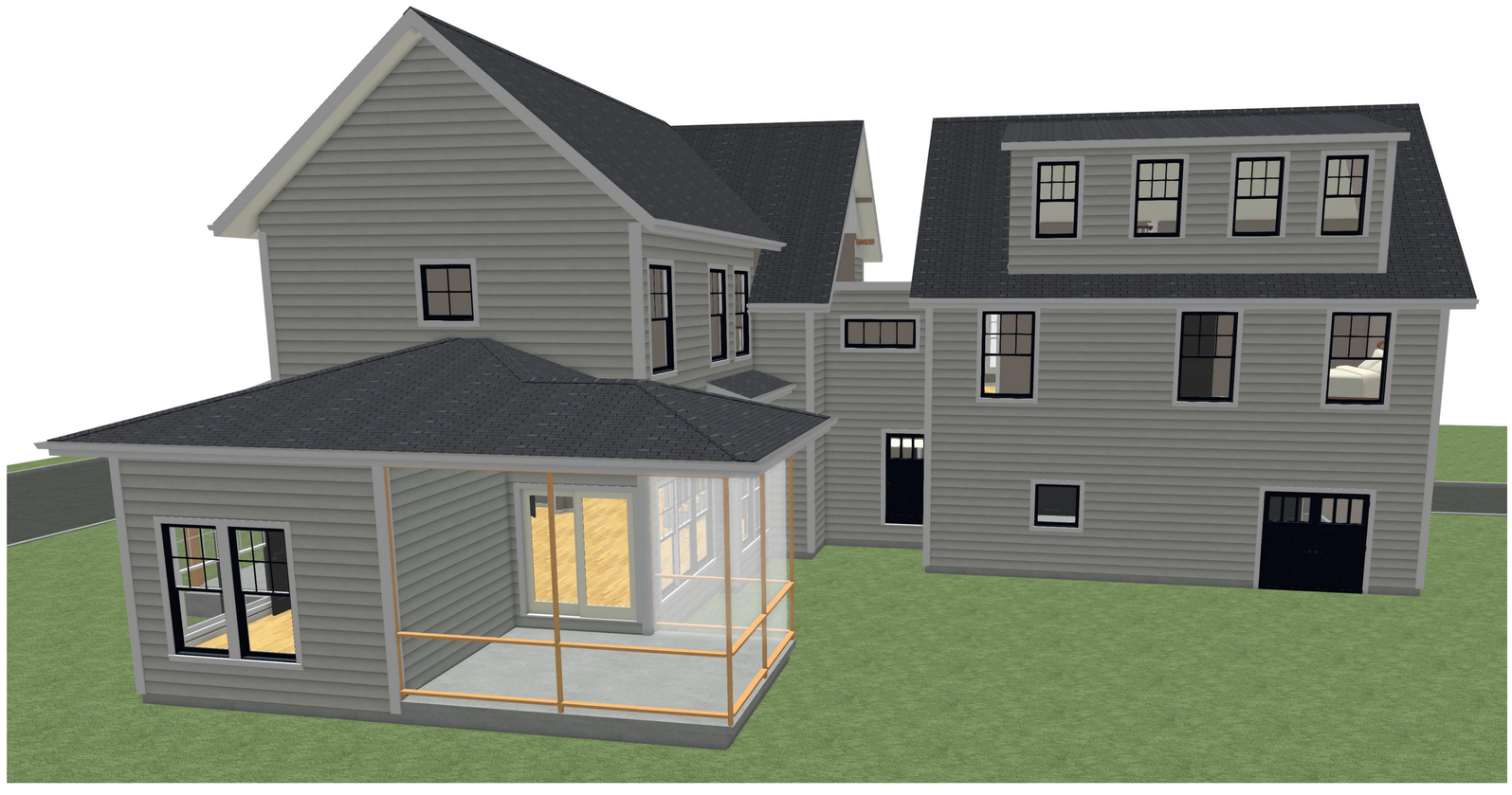
SCALE:

SHEET:
A-9

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PROPOSED



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:

MCCULLA REMODEL

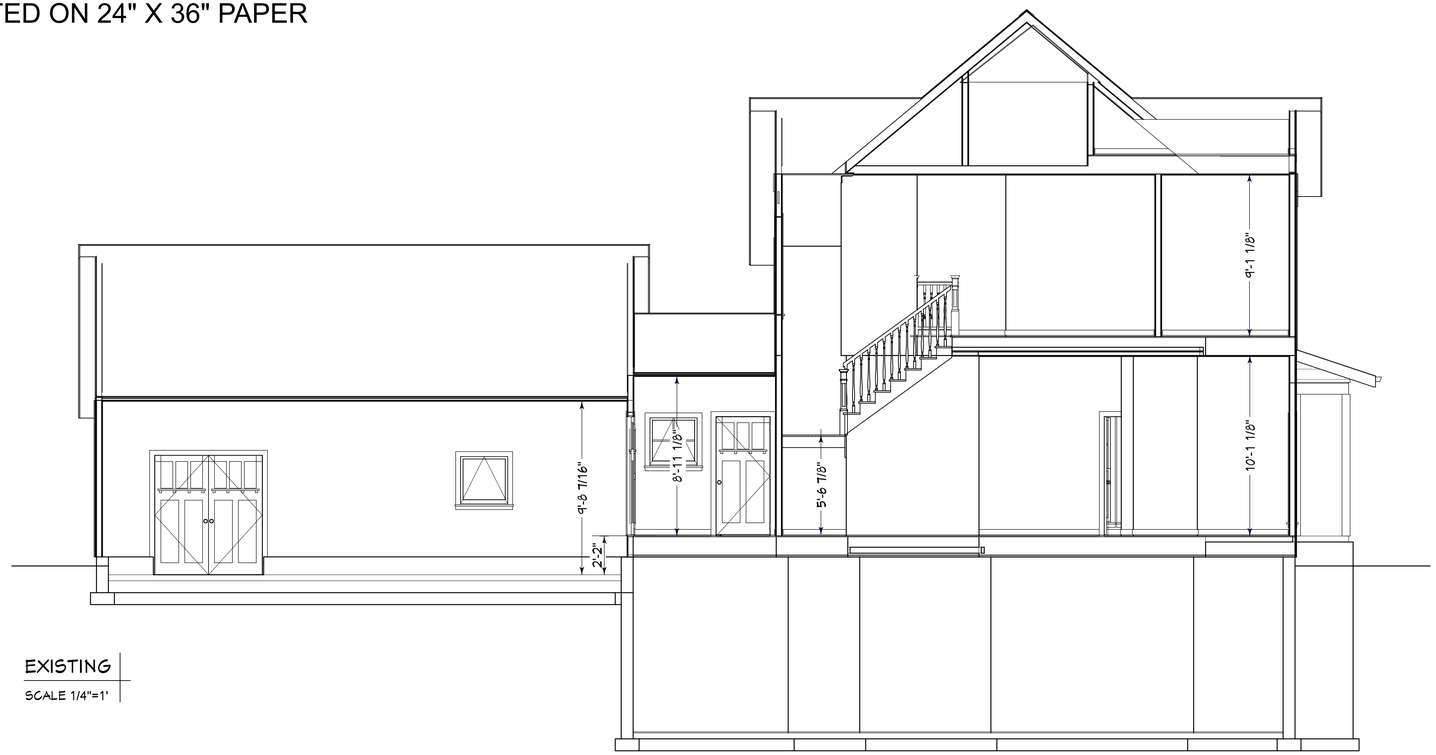
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DATE:
4/18/2022

SCALE:

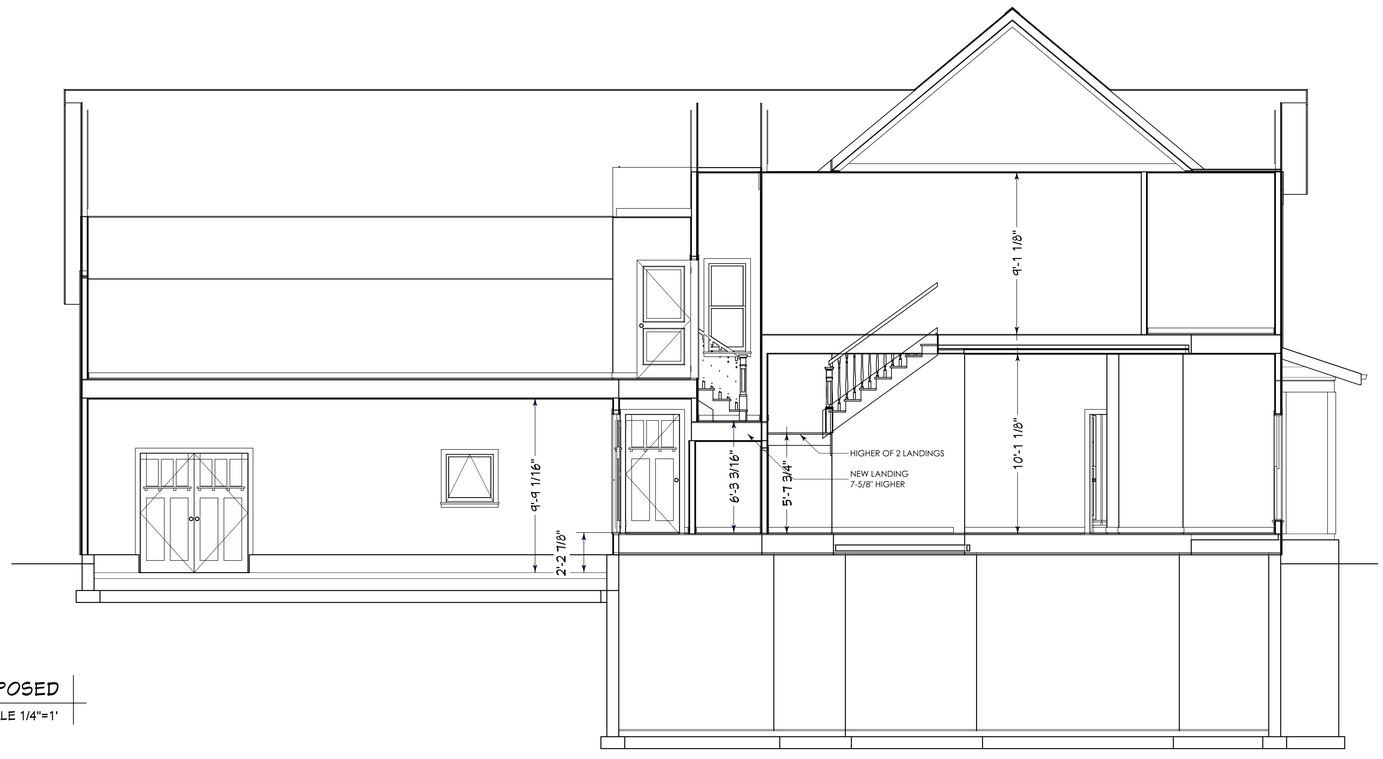
SHEET:
A-10

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EXISTING

SCALE 1/4"=1'



PROPOSED

SCALE 1/4"=1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:

MCCULLA REMODEL

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317-796-5973
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DATE:

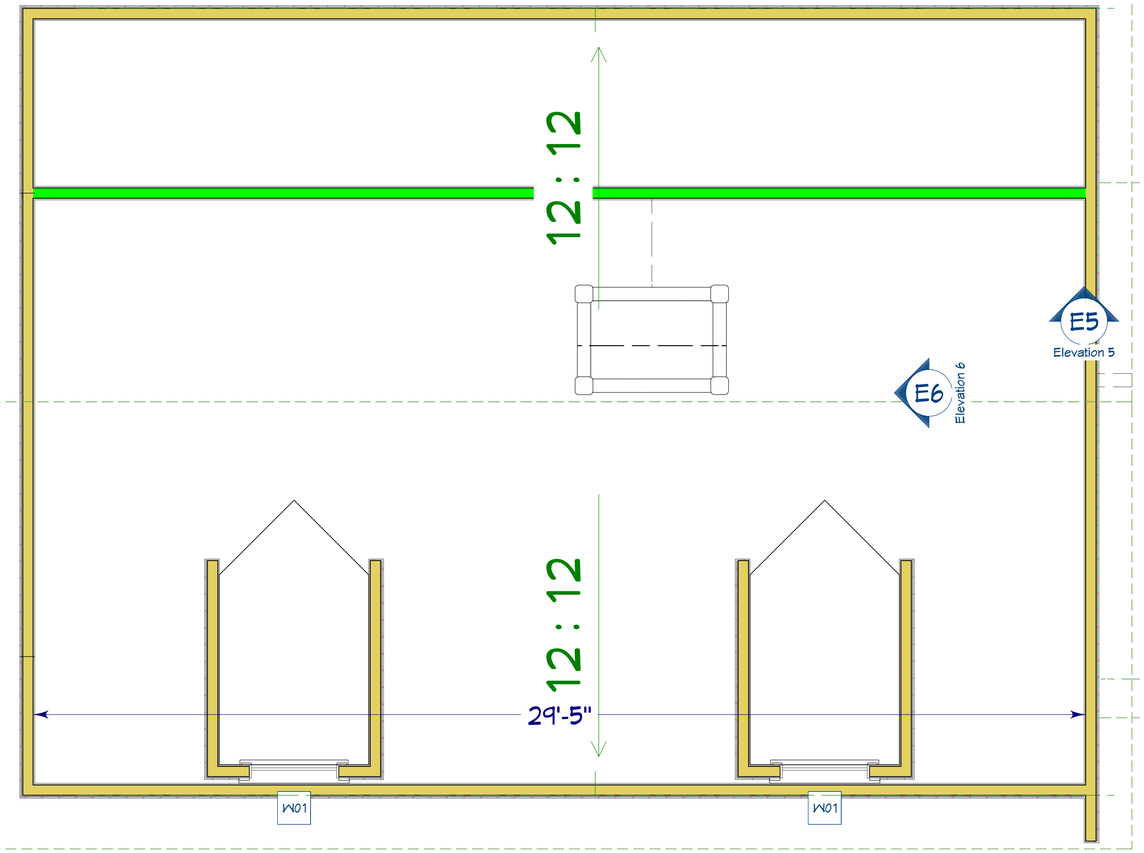
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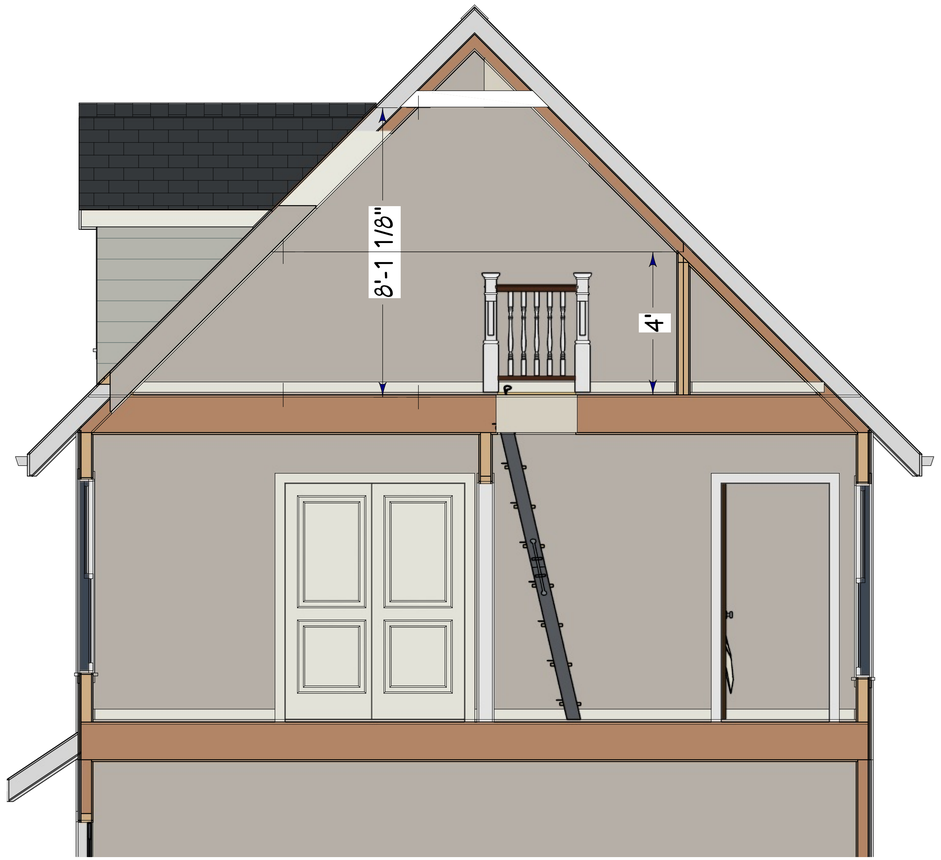
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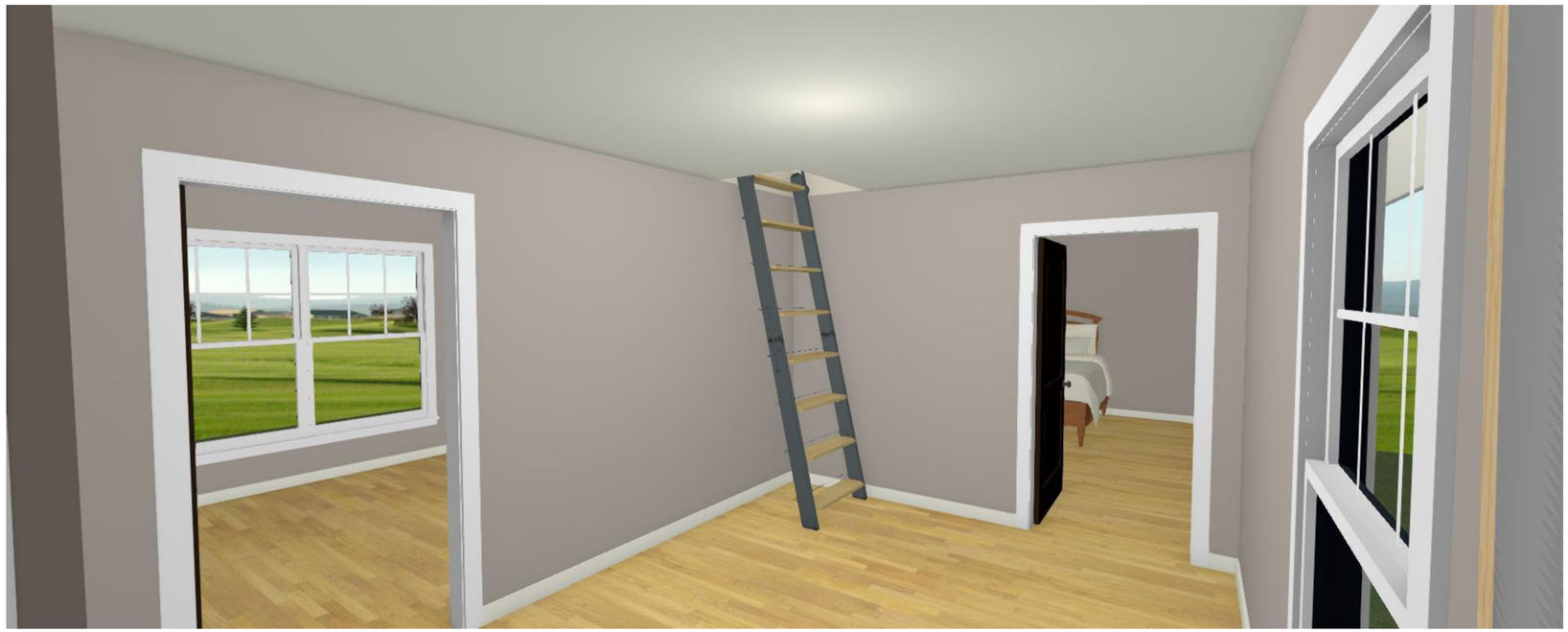
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A-11

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353

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

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4/18/2022

SCALE:

SHEET:
A-12

2022-COA-113 (WD)

230 S. PENNSYLVANIA STREET

ATTACH THIS FORM TO THE ELECTRONIC COPY OF YOUR SUBMITTED DRAWINGS

- Drawings must be 11 x 17 and in color.
- Please make sure to include to-scale site plans, to-scale elevations with (directions appropriately marked; north, south, east, west, etc.,) streetscapes, 3-D drawings and other documentation as required by your reviewer.
- Drawings must be submitted by the documentation deadline of **April 18, 2022** (unless otherwise directed by IHPC staff) no later than **5 PM**.

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

DATE RECEIVED	CASE INFORMATION
	2022-COA-113 (WD) COA NUMBER: **230 S. Pennsylvania St.** ADDRESS WHERE WORK IS TO BE DONE: **RATIO Architects** APPLICANT NAME: **May 4, 2022** HEARING DATE:

PLEASE BE SURE TO SEND AN ELECTRONIC COPY OF THESE PLANS WITH THIS COVER SHEET ATTACHED TO THE TOP TO IHPC@INDY.GOV





PROPOSAL FOR DEMOLITION & A NEW DEVELOPMENT OF THE CSX BUILDING SITE

APRIL 18, 2022

Indiana Terminal Warehouse Building
230 South Pennsylvania Street

The Wholesale District Historic Area Plan includes guidelines (justification) for the demolition of existing buildings located within the historic district. The IHPC shall approve a Certificate of Appropriateness (COA) if it finds the applicant/project meet one or more of four criteria: condition, significance, economics and replacement development. The Petitioner asserts that both the economics and the replacement development criteria are met and that the existing building can appropriately be demolished. The basis for this conclusion is as follows:

CONDITION

Though essentially vacant for many years and deteriorating, the building does not currently pose "an immediate and substantial threat to the safety of the public." Significant portions of the building have not been maintained and portions have been wholly neglected and are not habitable in its current condition.

ECONOMICS

"The structure cannot be put to any reasonable economically beneficial use for which it is or may be reasonable adapted without approval of demolition."

The Indianapolis Terminal Warehouse is a five-story building with a full basement. The building contains approximately 231,400 gross square feet, including 196,407 square feet above grade and 39,993 square feet in the basement. It is of reinforced concrete frame structure with an exterior cladding of brick veneer. The primary structural system is a pan joint slab system spanning east-west with girders in the north-south direction (The west portion of level two utilizes a flat plate system for reasons that are unclear). Column grids are nominally 19'-0" in each direction with 36" x 36"columns and the floor-to-floor height is approximately 11'-0" +/- on floors two through five. The first floor varies in height from the west to the east, with the west half being of similar height, and the east half having a taller clear height. The area at the south end of the building, above the loading dock, is open air and is approximately three stories in height. The basement height varies similarly to the first floor.

Recent Uses/Tenants

For the past several decades, the building's lone permanent use had been as a back-up CSX Dispatch Department which occupied approximately 11,000 square feet on the third floor. The space was not staffed, but sat vacant awaiting an out of service event at the main dispatch facility in Jacksonville, Florida. This use has since been relocated out of the building to another state. Other recent and current uses have been transient and sporadic in nature. The building has been a place for rail line workers doing maintenance on the nearby CSX tracks to get in out of the elements, for training classes and/or take a lunch break. Other recent uses of note were serendipitous and related to the proximity of the building to nearby events, including for an IMPD Public Safety Office for the 2012 Super Bowl festivities, a temporary construction field office during 2018-2019 for the dual Hyatt Hotel project across the street and as a temporary construction field office for the on-going Gainbridge Fieldhouse/Plaza projects.

Since 2010, RATIO has participated in six reuse studies on the existing building. These include

2000 Conrail CSX Building Study (00131.000)
RATIO/CC Brandt/Peine Engineering
Retail on the first floor with four floors of tenant open space above. The CSX Dispatch Department would remain on the third floor. Construction estimate: $10,353,109.

2015 CSX Building Inspection (M2015.082)
RATIO/Arsee Engineers/TEC
Proposal for Architectural/Engineering Study to assess condition and ability to add additional floor levels on the roof. The RATIO Team was not selected for this study.

2018 CSX Reuse Study (18154.000)
RATIO/FRP
Retail/residential lobby and interior secured parking on the first floor, offices on the second and third floors, residential apartments on the existing fourth and fifth floors with an additional four floors of residential apartments in a rooftop addition. New connected parking garage and 14-story, hotel constructed to the south.

2019 CSX Reuse (19103.000)
RATIO
Retail on the first floor with interior secured garage, and new free standing garage structure to the south. Three floors of tenant space, 5th floor office space and a roof top addition of conferencing and event space and roof top garden. Bridges would connect the building to the parking structure and the fieldhouse. Additional proposal of seven story addition on top of existing building – additional floors unspecified use.

2019 CSX Office Planning (19126.000)
RATIO
Test fit for co-working offices – one floor. 643 rentable office seats

2019 CSX Hotel Reuse (19131.000)
RATIO
Retail on the first floor with interior secured garage, four floors of hotel rooms most likely extended stay units, ranging from studio to three bedrooms. A small roof top amenity space also includes and outdoor rooftop area.

2019 31 East Georgia Street – Pre Design (19148.000)
RATIO
Basement and first floor self-storage, along with a hotel lobby, bar, and restaurant. Second through the fifth floor is split between self-storage and office tenant space, the sixth floor (roof) would be the amenities and meeting rooms for the hotel function, and the hotel rooms would be an addition tower, levels seven through twelve.

As you can see from the above, it has been generally understood that the standalone renovation of the existing building did not make economic sense as early as 2015. The subsequent studies all included floor level additions on top of the existing building and the expansion of the overall project to include new construction on the

southern lot. More recently, since 2019, it has been generally understood that retention of the existing building, in whatever manner and use, was not economically feasible either. Common issues cited with the existing building:

Floor-to Floor Heights – The first floor is at two different elevations and the first heights vary from as low as 10’0” to up to 13’0”. The floor-to-floor heights on the second through fifth floors are only 11’0’, which combined with the depth of the floor structure itself, gives approximately 9’0” to work with for new mechanical systems and lighting, which is considered too low for modern use.

Column Bay Spacing – The building’s structural grid spacing is 19’0” center line to center line with large columns (3’0” square), leaving only 16’0” clear between columns. Originally, the basement level accommodated indoor parking via a car lift off the western alley. Reactivating the indoor parking would be considered desirable as a feature of any renovation project. However, a new opening and vehicular ramp would be required to access the level from the street and alley levels above. The column spacing, leaving 16’0” clear, is too limiting for two normal sized vehicles to park adjacent to one another, thus creating an inefficient stall layout.

Building Depth - The floor plates are approximately 40,000 square feet, uniquely large for buildings of this age and in this district. They offer the flexibility for large single tenant occupancy or multiple tenant occupancy. However, because of the depth of the building, they lack adequate windows for full floor uses. To counter this, light courts would need to be created to bring daylight to the central portions of the floor plates. Any developer undertaking a rehabilitation project would pursue the federal tax credits (which would be essential in the economics), however the creation of open light courts has typically been discouraged by the NPS. Also, at the south end of the third floor is the two-story, open-air railcar siding which was accessed by the former concrete viaduct over Pennsylvania Street. This obsolete feature would likely be considered a character-defining feature by the NPS, and its infill/enclosure would need to be carefully considered, but it would be a challenge to identify a viable economic use without significant alteration of that area

Entrance/Circulation/Egress - The existing egress/fire stairs of the building would not meet the current applicable building codes for life safety requirements. Stair tread depths and riser heights are outside of the prescribed allowable dimensions of current building codes. Additionally, with added occupancy onto each floor, the current clear width of each stair run would not meet current standards required. Discharge out of the building also presents challenges with regard to the split elevation on the Ground Level. Currently, interior egress from the elevated zone of the Ground Level (western half of the floor) would be interrupted for any disabled persons attempting to exit out of the Georgia Street entry due to stairs making up the internal floor-to-floor elevation change.

Windowsill Heights – The existing windowsill heights on the 4th and 5th floor levels of the Georgia Street (north) and Pennsylvania Street (east) elevations are located approximately 5’0” above the finished floor level. This height makes these spaces very undesirable and effectively unrentable for office, residential, or hotel uses. Some original casement windows remain, but are in deteriorated condition. In the past, both the IHPC and the NPS have discouraged window alterations on primary elevations.

REPLACEMENT DEVELOPMENT

The original marketing effort by the current owner to sell the building was launched in 2018 using the national brokerage firm of JLL. JLL produced and widely distributed a marketing book and sent out an updated versioning 2021. The marketing books do not contain a listing price and the purchase contract has a confidentiality clause. The offering has been shopped nationwide to more than 4,800 investors/developers in the broker’s network and data base. The marketing efforts highlight the location on festive Georgia Street pedestrian mall, the booming local development market, the diverse local economy and the renovation and redevelopment opportunities. They initially received some interest because the property is also located within an Opportunity Zone but got no offers from all of that effort except the one offer from the petitioner.

The Indiana Terminal Warehouse Building continues to sit as a vacant building located on an important corner in the Indianapolis Wholesale Historic District and downtown Indianapolis. With the current real estate market for this type of warehouse space being highly desirable it would seem that this is exactly the type of building that could easily be rehabilitated and put back into service. However, the building was built for produce not people. The building’s design elements do not work for 21st century residential, hotel, office or retail uses because:

- The 40,000 floorplates with no light wells are too massive
- The ceiling heights are too low
- The fenestration for typical layouts is either too high or non-existent
- The column spacing and column widths are too tight

Had the building been originally designed to have some appropriate combination of smaller columns, a larger column grid, a higher floor to floor, larger windows with lower sills and a light well, its rehabilitation would have already occurred at this highly desirable real estate location.

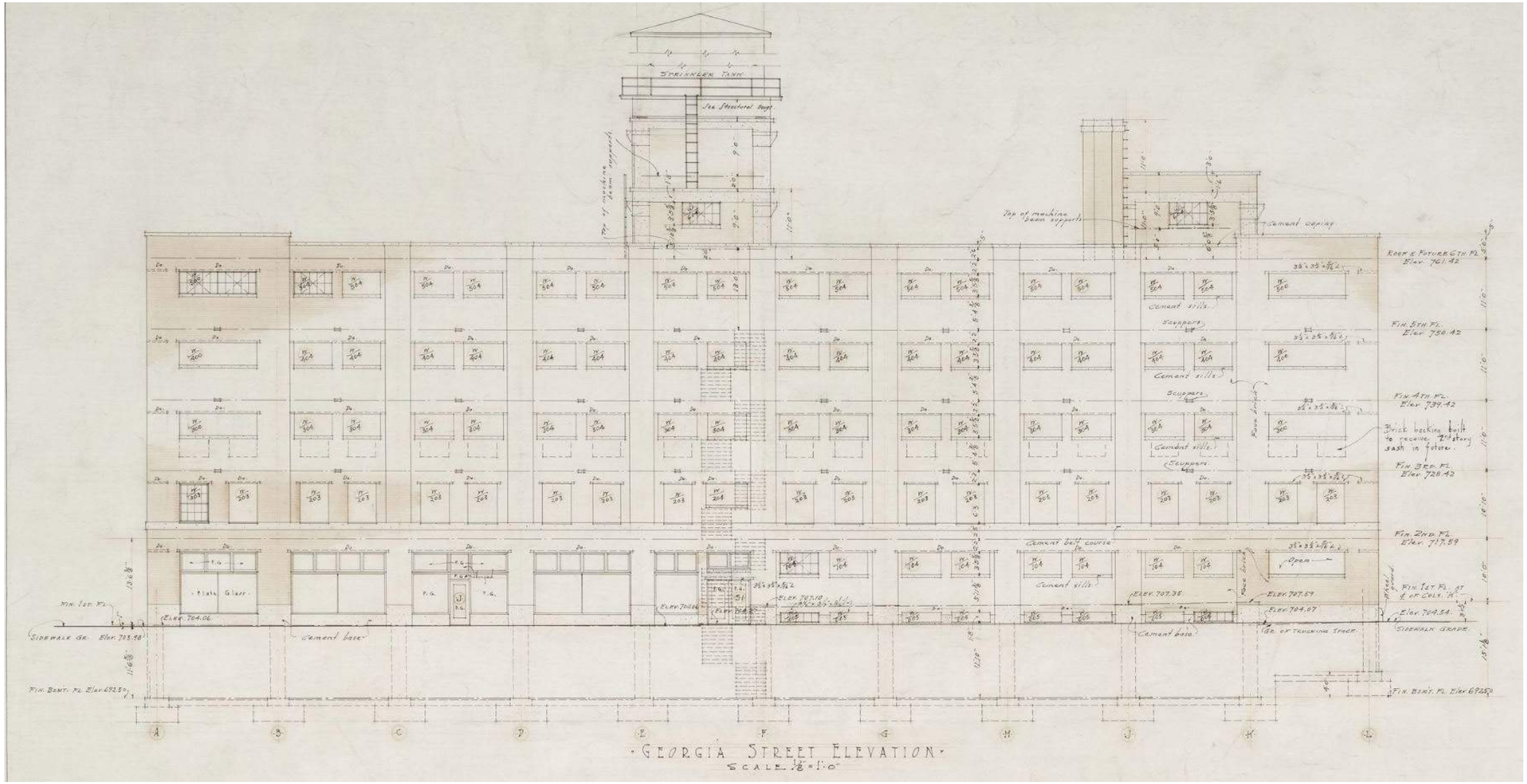
Notwithstanding those limitations the cost to purchase the building and adjacent property (the price of which is currently confidential) is rather significant. That acquisition cost, combined with anticipated rehabilitation costs to create a project that will be a substandard, non-competitive facility due to all of the physical limitations of the building does not provide for a reasonable return on investment even taking into account potential historic tax credits, tax increment financing and the benefits of the Opportunity Zone. In fact, multiple scenarios of the rehabilitation of the building all yield a negative return on investment (ROI). Having studied the rehabilitation of this building extensively, it is clear that the physical limitations of the building, coupled with the purchase price, render the building unusable from an economic standpoint.

However, a comprehensive repositing of the Indiana Terminal Warehouse block, such as this proposed redevelopment, do create the opportunity for a meaningfully positive re-use and activation of the footprint while generating an appropriate ROI due to the ability to overcome the design limitations and increase density to spread the acquisition price. This development proposal redevelops the entirety of the block as a mixed-use lifestyle center. A 16-story, 225-room hotel sits at the corner of Georgia and Pennsylvania, with the Georgia Street façade activated with over 18,000 SF of retail space. Above the shared drop off court on Pennsylvania, the second-floor hotel lobby connects to Gainbridge Fieldhouse via elevated bridge. The balance of the site includes a 700-car parking structure with 4,600 sf of ground floor retail. The parking structure is topped with a fully amenitized, 250-unit rental apartment building rising a combined twenty-six stories above Pennsylvania Street. The infusion of this type of development will have a significant economic impact on the Indianapolis Wholesale Historic District.

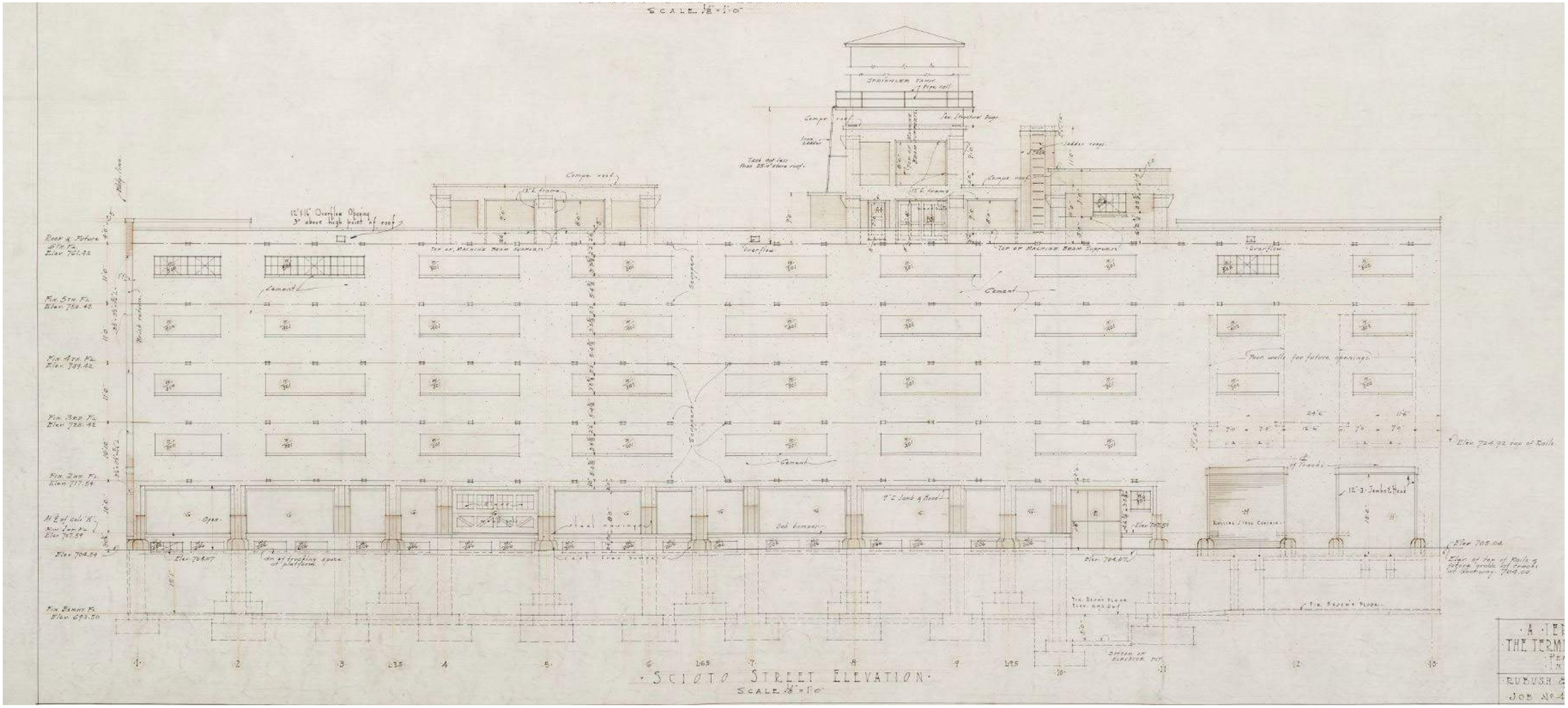
This building has run its course of viable use or reuse. Years of effort and numerous studies have proven this, as have the failed efforts to redevelop it as reflected by its vacant status. Its removal will make way for a significant investment in the downtown, resulting in a marked improvement to the district and

adding to the vitality of Georgia Street and the surrounding area. The Petitioneri's prepared to move forward with a proposed development similar in scope, scale, and quality to what is proposed subject to further consideration of details by the Commission and staff. The Petitioner recognizes that the demolition of the building is contingent upon the approval of a Certificate of Appropriateness for the proposed development. Rather than seeking final approval of the demolition at this time, the Petitioner seeks feedback from the Commission as to whether the demolition would be approved if a proposed development of the uses, scale and quality of that shown is presented in greater detail e in the near future to the Commission and staff. This tacit understanding on a timely basis is a critical element in the consideration of the proposed project, and will allow Petitioner to expend the resources necessary to complete the design of the proposed project and engage the Commission and staff on the details of that design..

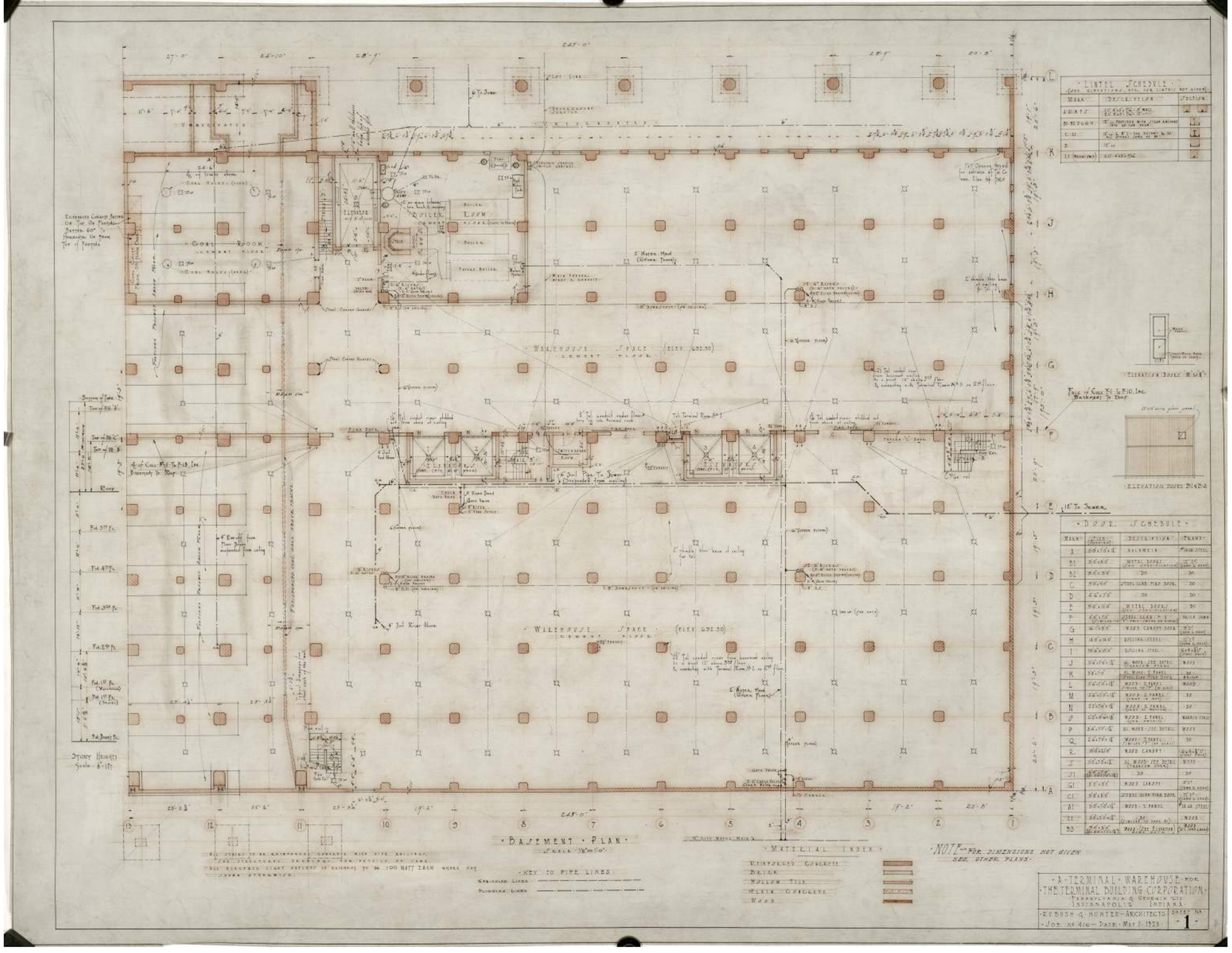
EXISTING SITE AND BUILDING EVALUATION - SECTION 5 OF 5



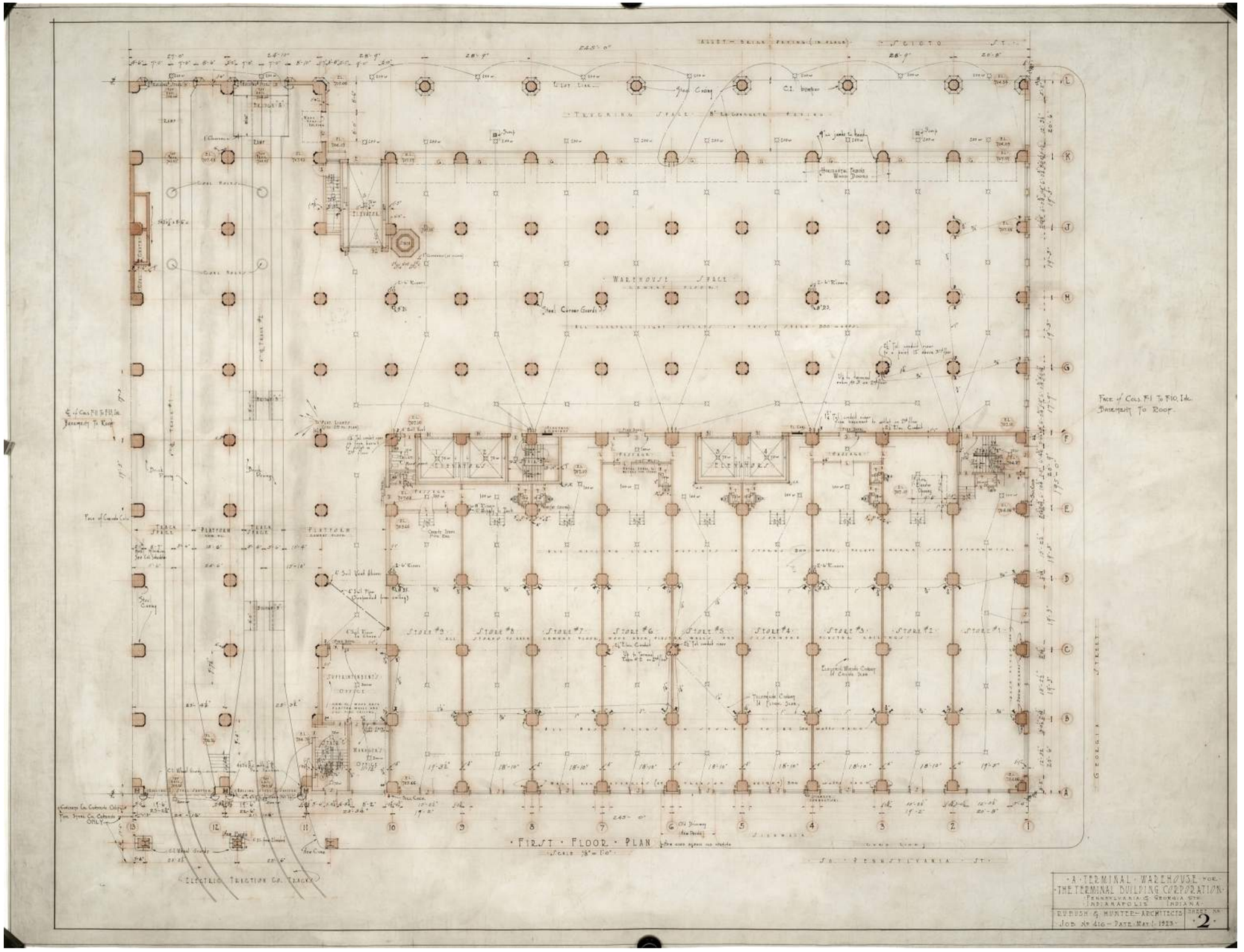
GEORGIA STREET ELEVATION - 1923



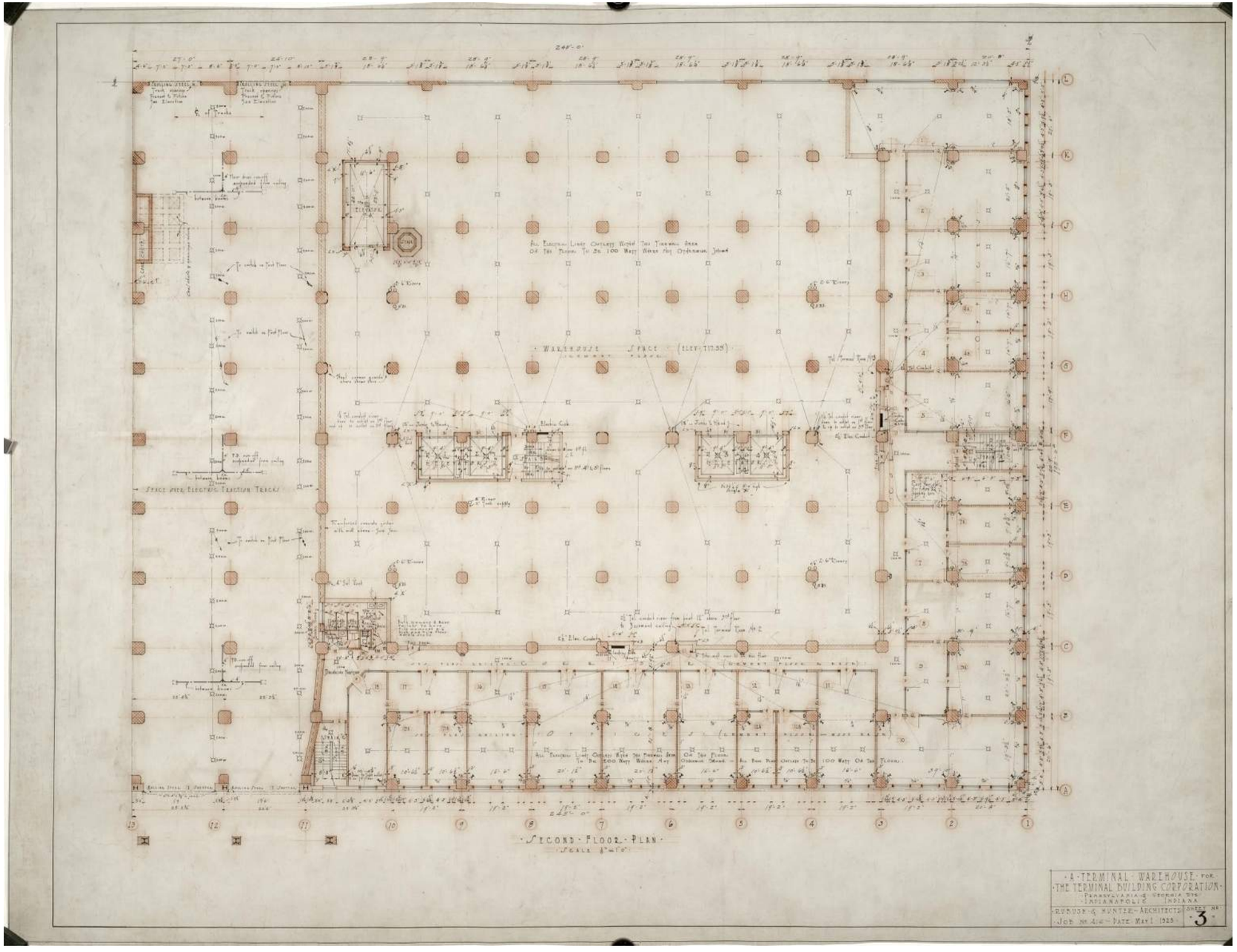
SCIOTO STREET ELEVATION - 1923



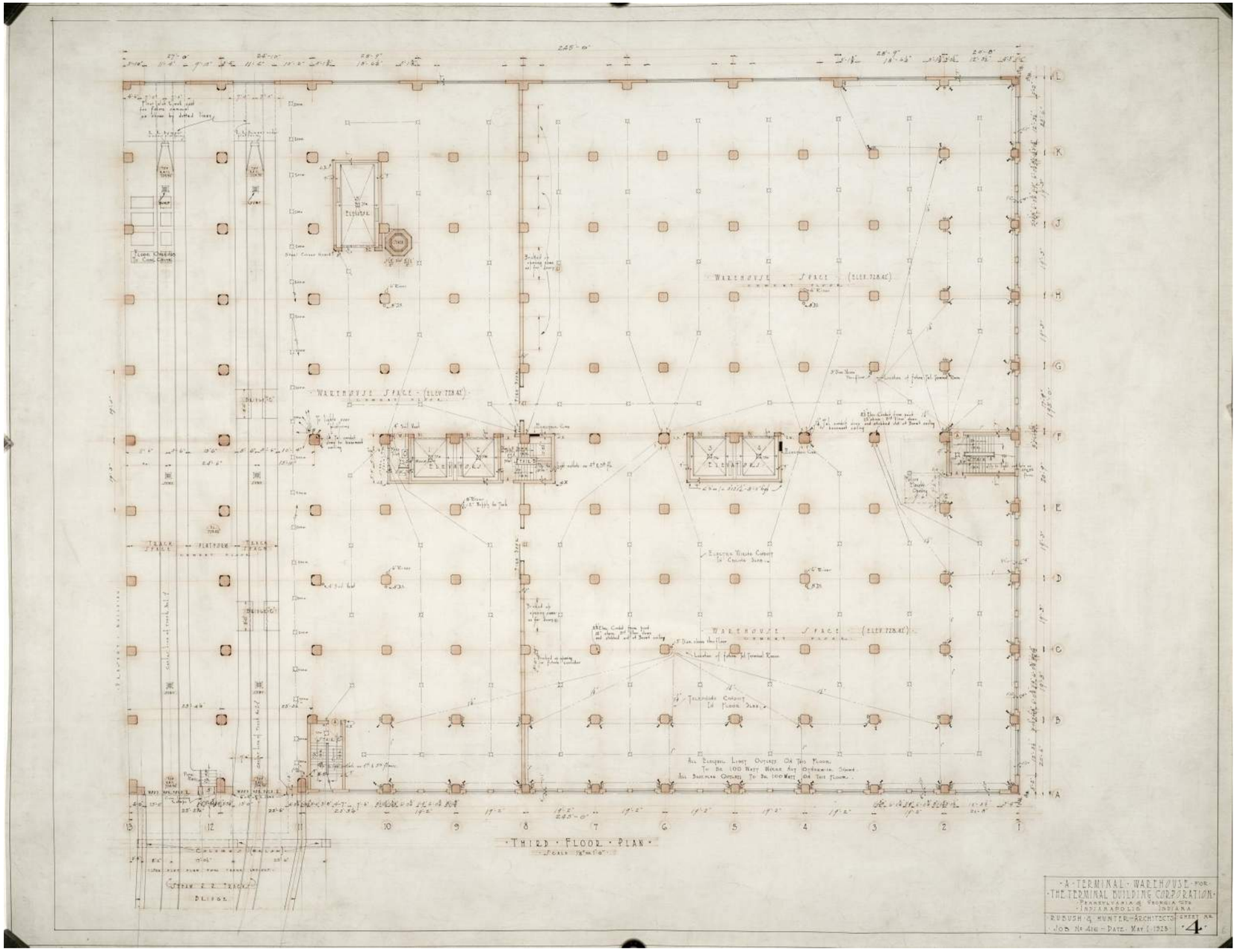
BASEMENT LEVEL FLOOR PLAN - 1923



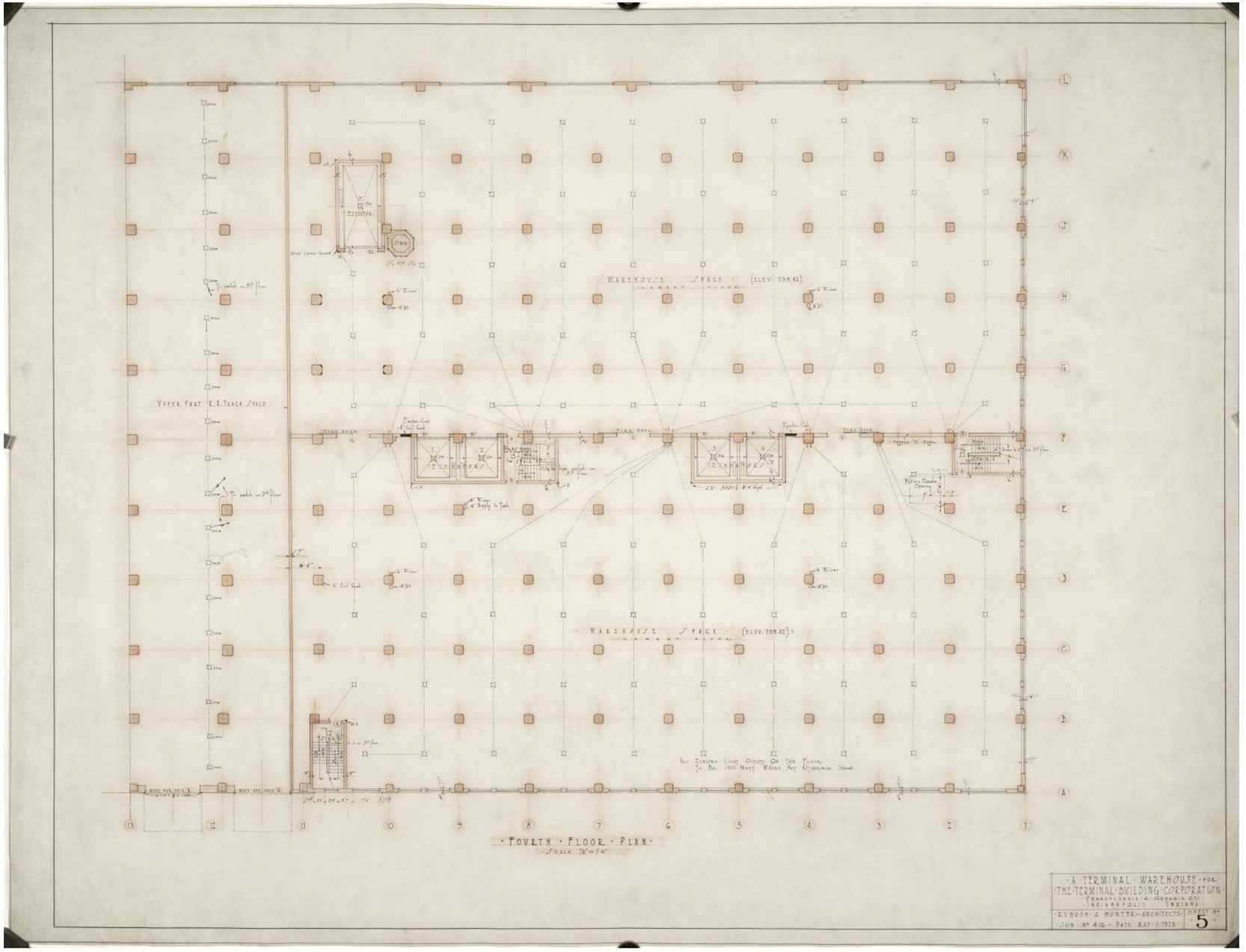
GROUND LEVEL FLOOR PLAN - 1923



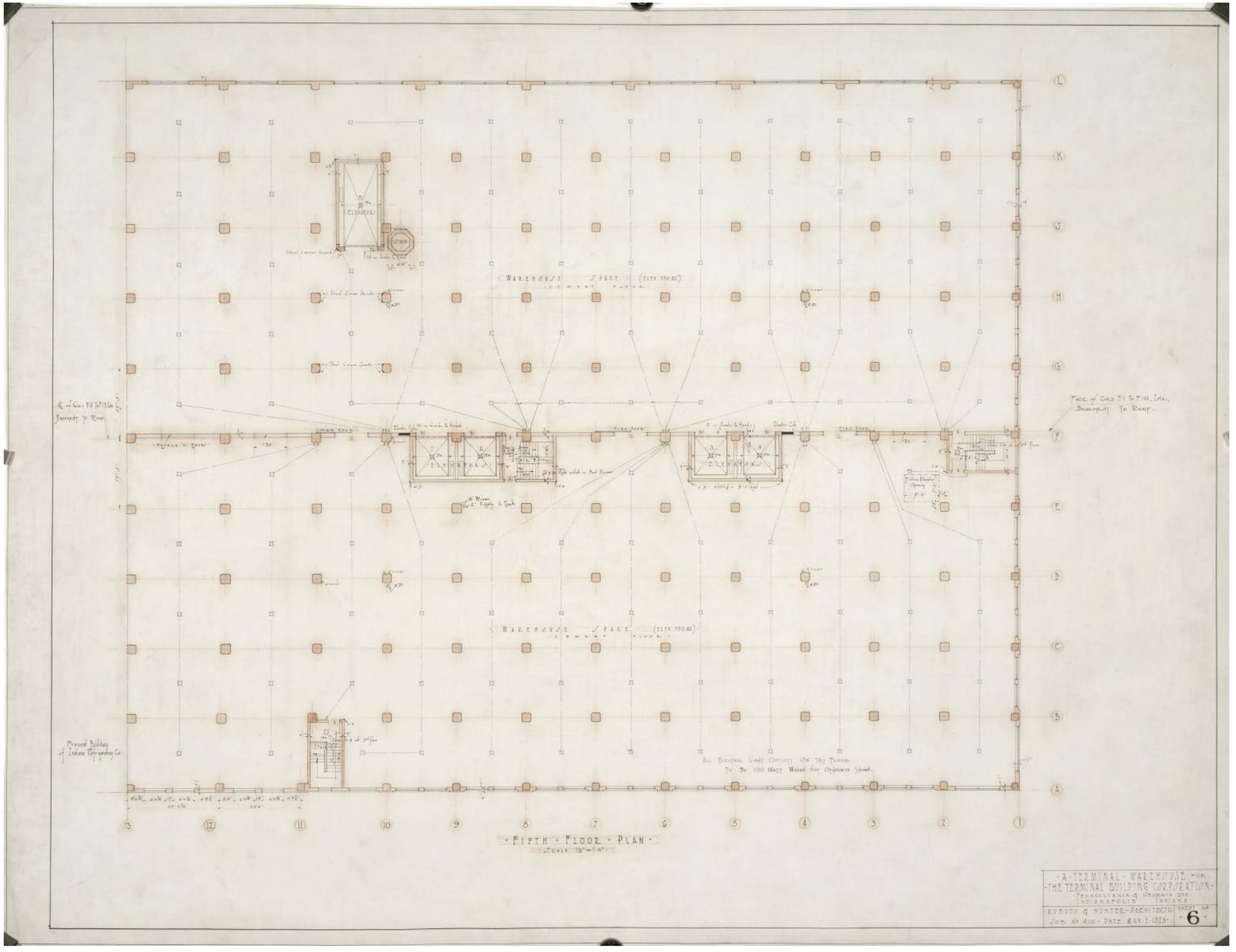
SECOND LEVEL FLOOR PLAN - 1923



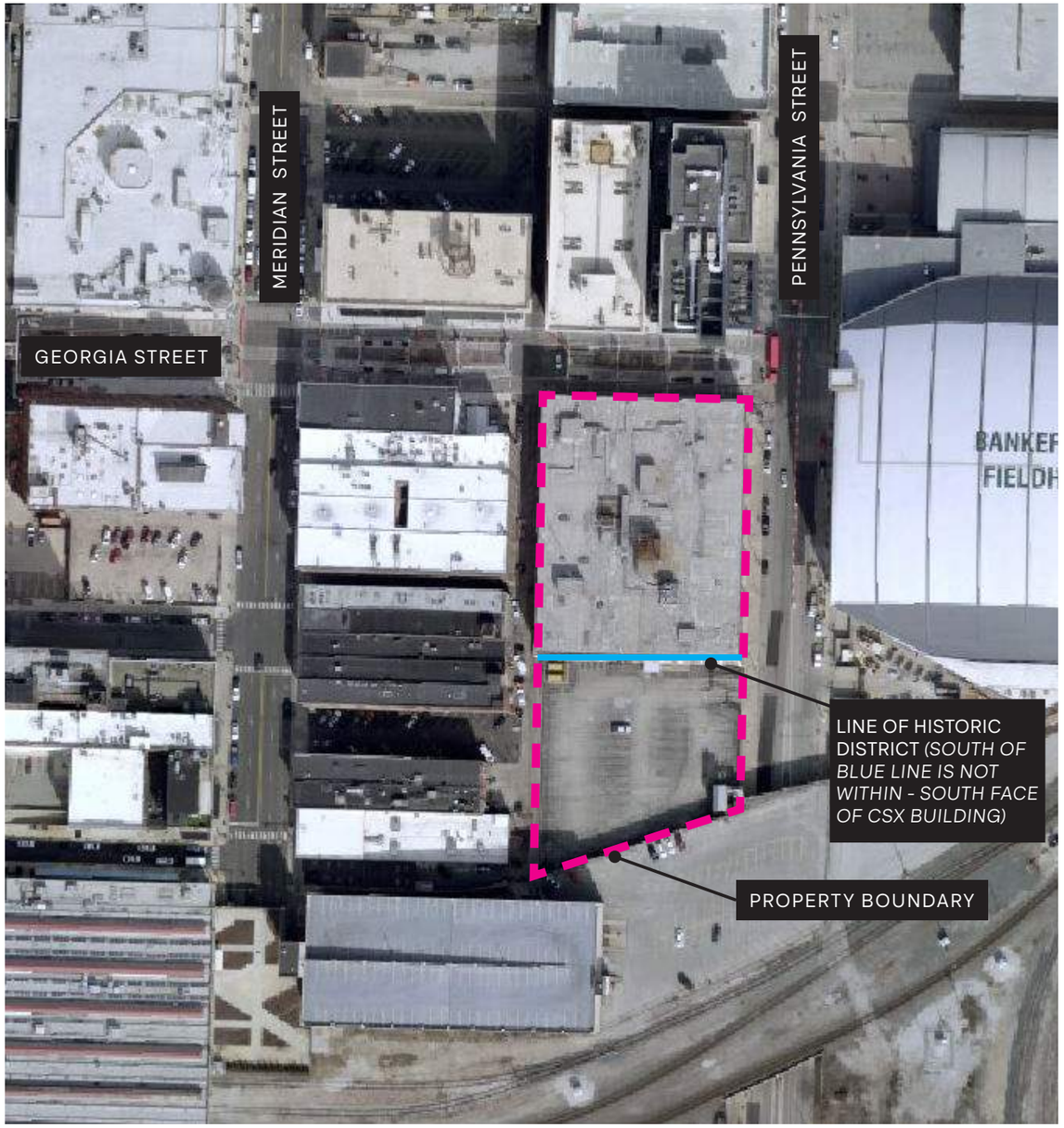
THIRD LEVEL FLOOR PLAN - 1923



FOURTH LEVEL FLOOR PLAN - 1923



FIFTH LEVEL FLOOR PLAN - 1923



EXISTING SITE - PROPERTY BOUNDARY



PROPOSED SITE PLAN



STREET LEVEL PERSPECTIVE | LOOKING SOUTH ON PENNSYLVANIA ST



STREET LEVEL PERSPECTIVE | LOOKING SOUTHWEST AT GEORGIA ST & PENNSYLVANIA ST



STREET LEVEL PERSPECTIVE | LOOKING SOUTH FROM THE BICENTENNIAL UNITY PLAZA



AERIAL PERSPECTIVE | LOOKING NORTHWEST ABOVE EXISTING RAIL LINES



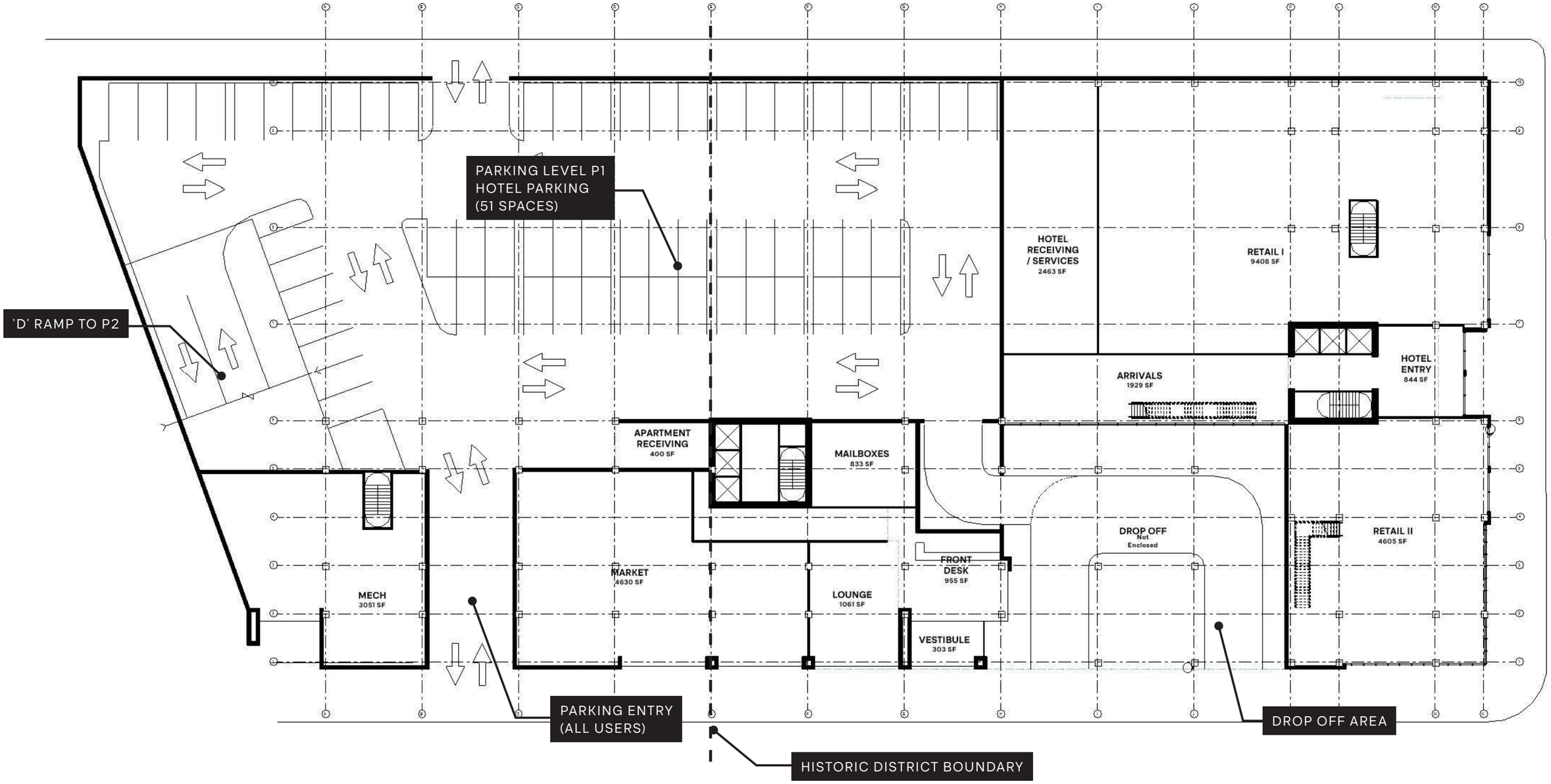
STREET LEVEL PERSPECTIVE | LOOKING INTO HOTEL DROPOFF ALONG PENNSYLVANIA ST



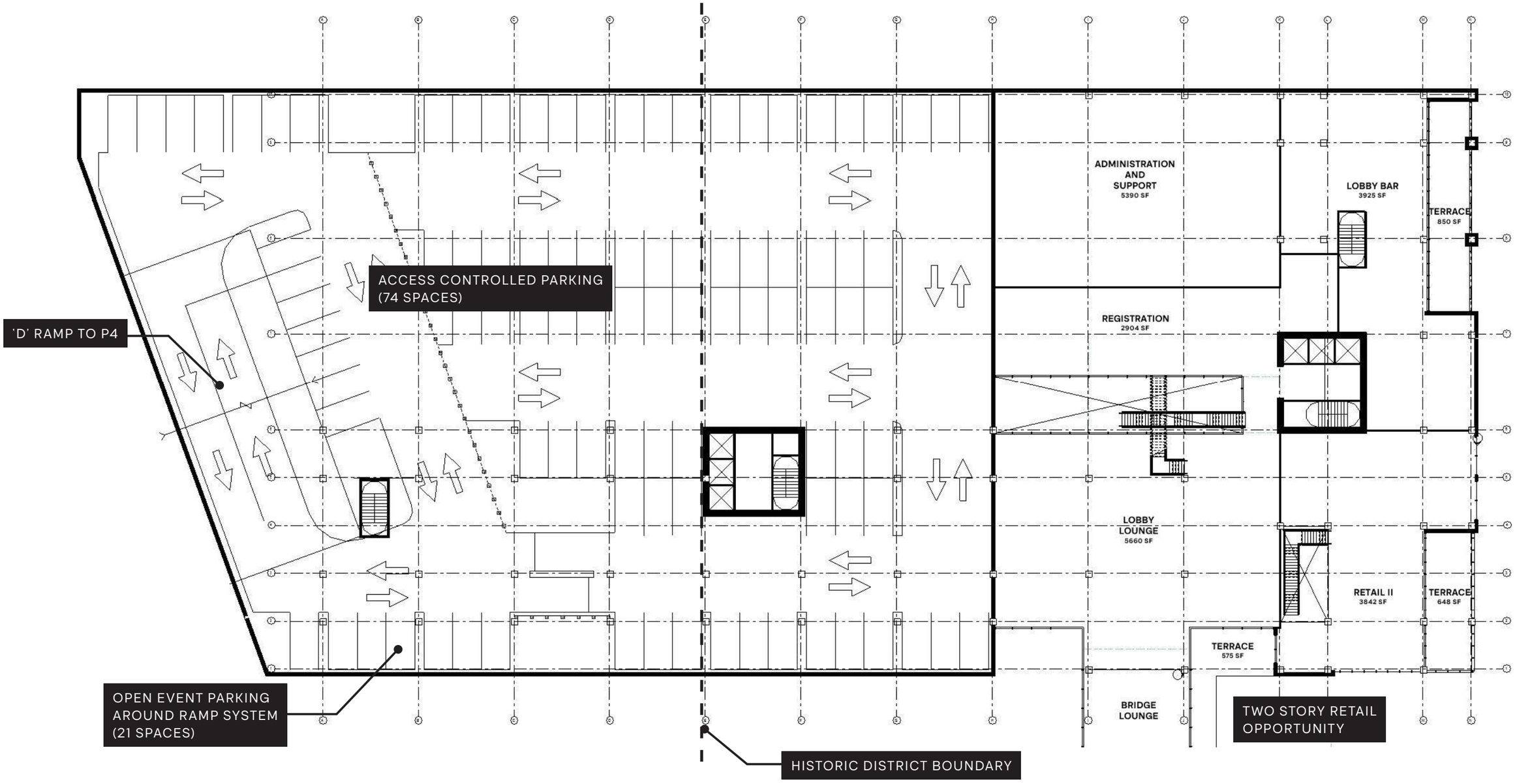
AERIAL PERSPECTIVE | LOOKING SOUTHWEST ABOVE PENNSYLVANIA ST



PROGRAM MASSING SECTION | LOOKING WEST ALONG PENNSYLVANIA ST



FLOOR PLAN | LEVEL 1



FLOOR PLAN | LEVEL 2