

COTTAGE HOME

CONSERVATION AREA PLAN

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Cover Illustration: The entry door to 714 Dorman Street, one half of a double house built by the Indianapolis architectural firm of Vonnegut and Bohn.

Historic Area Preservation Plan

**Cottage Home Conservation Area
HA-37 (CH)**

A PART OF THE
COMPREHENSIVE PLAN
FOR MARION COUNTY, INDIANA

Adopted by the Indianapolis Historic Preservation Commission
July 2, 2008

Adopted by the Metropolitan Development Commission
July 16, 2008

Prepared by:

Staff of the Indianapolis Historic Preservation Commission
1801 City-County Building
200 East Washington Street
Indianapolis, Marion County, Indiana

CREDITS



Gregory A. Ballard, *Mayor*
City of Indianapolis

Maury Plambeck, AICP, *Director*
Department of Metropolitan Development

CITY-COUNTY COUNCIL MEMBERS

Bob Cockrum, *President*

Mary Moriarty Adams

Vernon Brown

Jeff Cardwell

N. Susie Day

Monroe Gray, Jr.

Robert Lutz

Dane Mahern

Angela Mansfield

Michael J. McQuillen

Jackie Nytes

Marilyn Pfisterer

Cherrish Pryor

Christine Scales

Mike Speedy

Paul Bateman

Virginia Cain

Ed Coleman

Jose M. Evans

Benjamin Hunter

Brian Mahern

Barbara Malone

Janice McHenry

Doris Minton-McNeill

William Oliver

Lincoln Plowman

Joanne Sanders

Kent Smith

Ryan Vaughn

METROPOLITAN DEVELOPMENT COMMISSION

Randy Snyder, *President*

Dorothy Jones, *Vice-President*

James J. Curtis, Sr., *Secretary*

Tom Morales, *Vice-Secretary*

Diana Hamilton, *Member*

Lisa Kobe, *Member*

J. Scott Keller, *Member*

Tim Ping, *Member*

John Suter, *Member*

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

James Kienle, *President*
William Browne, Jr., *Vice-President*
W. Bruce Stauffer, *Secretary*
Susan Williams, *Treasurer*
Diana M. H. Brenner, *Member*
Betty Cockrum, *Member*
Michael P. Garber, *Member*
Dr. George Geib, *Member*
Alan Lobley, *Member*

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF

David L. Baker, *Administrator*
Shannon Hill, *Preservation Planner*
Amy Bear, *Senior Architectural Reviewer*
Meg Purnsley, *Senior Architectural Reviewer*
Ashley Payne, *Architectural Reviewer*
Stephanie Roth, *Legal Counsel*

COTTAGE HOME CONSERVATION DISTRICT STEERING COMMITTEE

Karen Celestino-Horseman	Suzanne Hardesty	Bob Renaker
Jenny Elkins	Joan Hostetler	John Sterr
Mark Fisher	Chad Lethig	Nick Young
Melissa Lear Fisher	Sara Olds	

SPECIAL ACKNOWLEDGEMENTS

The Cottage Home Conservation District Steering Committee would like to thank the following businesses, individuals, and organizations for hosting various public meetings during the development of this plan:

Cannon IV	Sara Olds
Dorman Street Saloon	St. Clair Press
Historic Landmarks Foundation of Indiana	Woodruff Place Civic League
Joan Hostetler	A.R. Young Company
Marian, Inc.	

TABLE OF CONTENTS

Introduction	9
Conservation Area Delineation	11
Boundary Justification.....	13
Area Boundary.....	13
Historical & Architectural Significance	17
Historical Significance.....	19
Architectural Significance.....	25
Existing Conditions	29
Existing Land Use.....	32
Existing Zoning.....	34
Existing Exterior Building Conditions.....	36
Existing Historic Infrastructure.....	38
Preservation Objectives	41
Recommendations	45
Land Use & Zoning Recommendations.....	49
Existing Buildings Recommendations.....	58
Traffic & Thoroughfare Recommendations.....	59
Public Infrastructure & Amenities Recommendations.....	60
Architectural & Design Standards	61
Guidelines for Renovating Historic Buildings	66
Accessibility.....	66
Awnings & Canopies.....	68
Doors & Door Openings.....	70
Masonry.....	72
Paint.....	74
Porches & Other Appendages.....	75
Roofs & Roof Elements.....	77
Security Items.....	79
Siding.....	81
Storefronts.....	83

Trim & Ornamentation.....	85
Windows & Window Openings.....	87
Guidelines for Renovating Non-Contributing Buildings.....	89
Guidelines for New Construction.....	90
New Primary Structures.....	92
New Additions, Garages & Accessory Structures.....	106
Guidelines for Site Development & Landscaping.....	108
Guidelines for Signage.....	111
Guidelines for Parking Surfaces.....	113
Guidelines for Public Infrastructure.....	115
Guidelines for Moving Buildings.....	116
Demolition Guidelines.....	118
Demolition of Primary Structures.....	119
Demolition of Accessory Structures.....	122
Appendix A: Streets.....	125
Appendix B: Building Inventory.....	129

LIST OF MAPS



General Location Map.....	14
Boundary Map.....	15
Existing Land Use Map.....	33
Existing Zoning Map.....	35
Existing Exterior Building Conditions Map.....	37
Existing Historic Infrastructure Map.....	39
Land Use & Zoning Recommendations Sub-Area Map.....	48
Recommended Zoning Map.....	57
Building Significance Map.....	65

INTRODUCTION



*The Kroger Warehouse was built at 1011 E. St. Clair Street in 1929.
The building currently houses Marian, Inc.
(Photograph courtesy of the Cottage Home History and Archives Committee)*

INTRODUCTION

Cottage Home is an historic neighborhood on the near-northeast side of Indianapolis in Center Township. It is primarily a residential neighborhood with some light-industrial, retail, and special uses.

The Cottage Home area was platted between 1865 and 1868 as the Hanna's Heirs' Addition and the Davidson's Heirs' Second Addition. It generally follows the typical grid-layout of Indianapolis, with the exception of several parcels adjacent to Pogue's Run.

Cottage Home is both historically and architecturally significant to Indianapolis - Marion County. The area contains an excellent collection of vernacular dwellings reflective of late-nineteenth century workers' housing. Additionally, a unique collection of residential structures designed by the local architectural firm of Vonnegut and Bohn survive.

German, Irish, and African-American families made their home in the Cottage Home area, finding employment at nearby businesses such as the Black Flour Mill, the Adams and Raymond Veneer Works, and the Ruskaup Grocery and Tavern. Others worked for the Bellefountain "Bee Line" Railway and at the Highland Car Barn.

Cottage Home has long been identified by the Indianapolis Historic Preservation Commission and its staff as an area of local historical significance. A portion of the neighborhood was listed in the National Register of Historic Places in 1990. In 1995, an expanded district was listed in the State Register of Historic Places. Additionally, the IHPC has already designated the Ruskaup-Ratcliffe House and Store at 711 and 715 North Dorman Street as an individual site.

This conservation area plan replaces the previously adopted interim plan, HA-36 (CH); it has been prepared in accordance with the State Statute IC 36-7-11.1 that establishes and empowers the Indianapolis Historic Preservation Commission. After the approval of this plan by the Indianapolis Historic Preservation Commission and its adoption by the Metropolitan Development Commission as part of the Marion County Comprehensive Plan, the provisions and requirements of IC 36-7-11.1 and this plan apply to all property and structures within the delineated area.

CONSERVATION AREA DELINEATION



Proprietors William C. "Clint" Ramsey and wife stand behind the long wood counter in their lunch room, c.1921. The business was located at the corner of 10th Street & Highland Avenue (1149 E. 10th Street) in the one-story brick building that later housed the Ten-High-Brook Tavern.

(Photograph courtesy of Karen Horseman)

BOUNDARY JUSTIFICATION

The Cottage Home Conservation Area is roughly bounded by East Tenth Street to the north, Oriental Street to the east, East Michigan Street to the south, and the CSX Railroad right-of-way to the west. The boundaries are well defined, in part because of the railroad and interstate on the west and the campus of Arsenal Technical High School (formerly the United States Arsenal) to the east.

In 1990, a portion of the neighborhood was listed in the National Register of Historic Places by Historic Landmarks Foundation of Indiana. That district forms a T-shaped pattern about one block in size. It includes twenty-two houses and one commercial building from 1102 to 1130 East St. Clair Street; 802 and 806 N. Highland Avenue; and 702 to 734 North Dorman Street. In 1995, the boundaries were expanded and the remainder of the neighborhood was listed in the State Register of Historic Places. In addition, the Ruskaup-Ratcliffe House and Store at 711 and 715 N. Dorman Street are already locally designated and protected by the Indianapolis Historic Preservation Commission; this plan does not replace the plan for the Ruskaup-Ratcliffe House and Store. The boundaries for this conservation plan are primarily based on the State Register boundaries.

AREA BOUNDARY

The boundary officially designated by this plan is described below and is depicted on the map on page 10.

Beginning at a point at the intersection of the northern curbline of East Michigan Street and the western curbline of Oriental Street, the eastern boundary of the district runs north along the west curbline of Oriental Street for five blocks to the intersection of 10th Street;

The boundary then turns west and runs along the southern curbline of East 10th Street to the intersection of the CSX Railroad right-of-way;

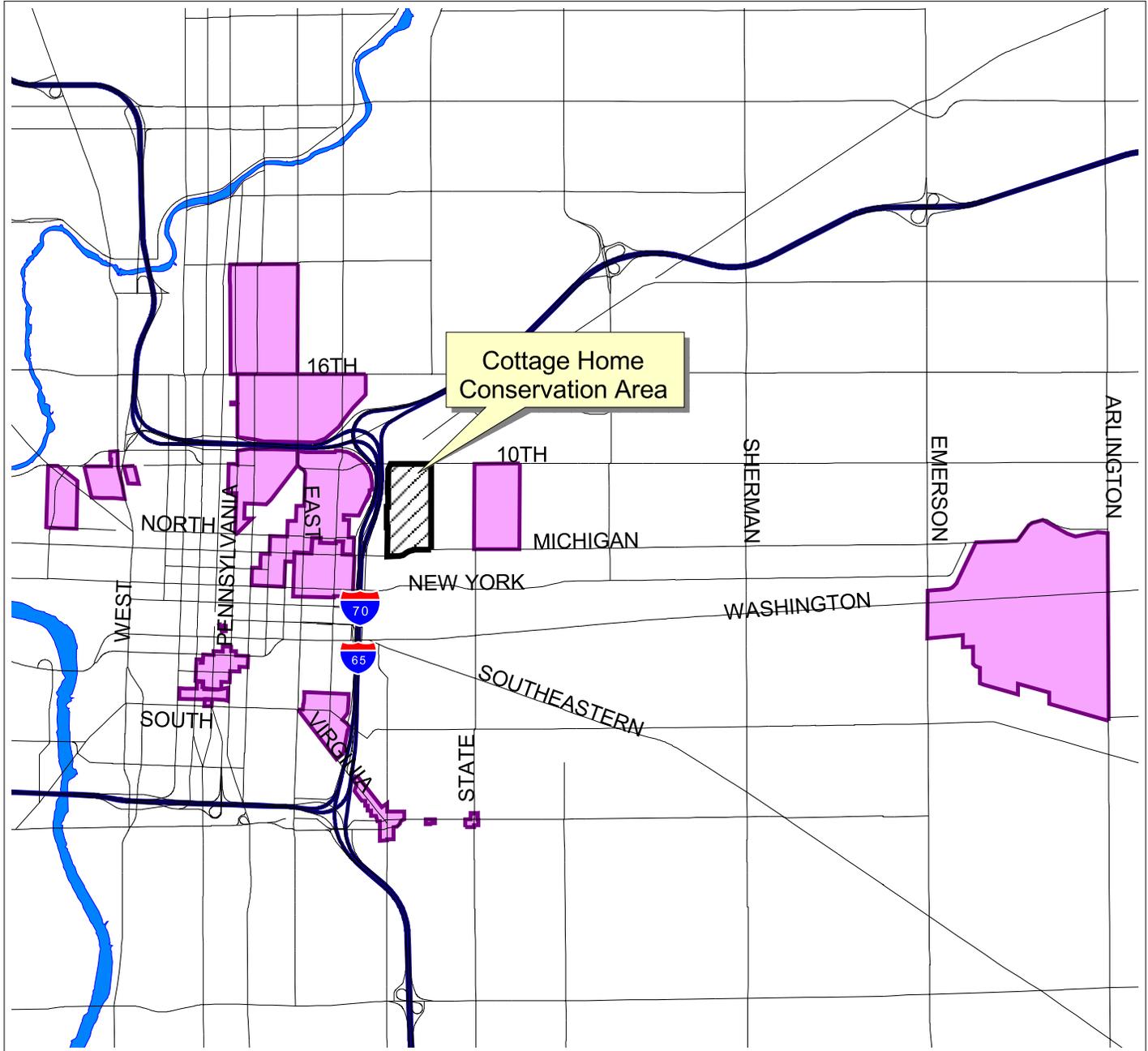
The boundary then turns southward and runs along the eastern edge of the CSX Railroad right-of-way to the intersection of Michigan Street;

The boundary then turns eastward and runs along the northern curbline of East Michigan Street to the intersection of Oriental Street at the point of origin;

Excluding 711 and 715 Dorman Street (the Ruskaup-Ratcliffe House and Store).

General Location Map

Cottage Home Conservation Area



-  Boundaries
-  Major Streets
-  Interstates
-  Historic Districts-IHPC
-  Rivers

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



March 23, 2007

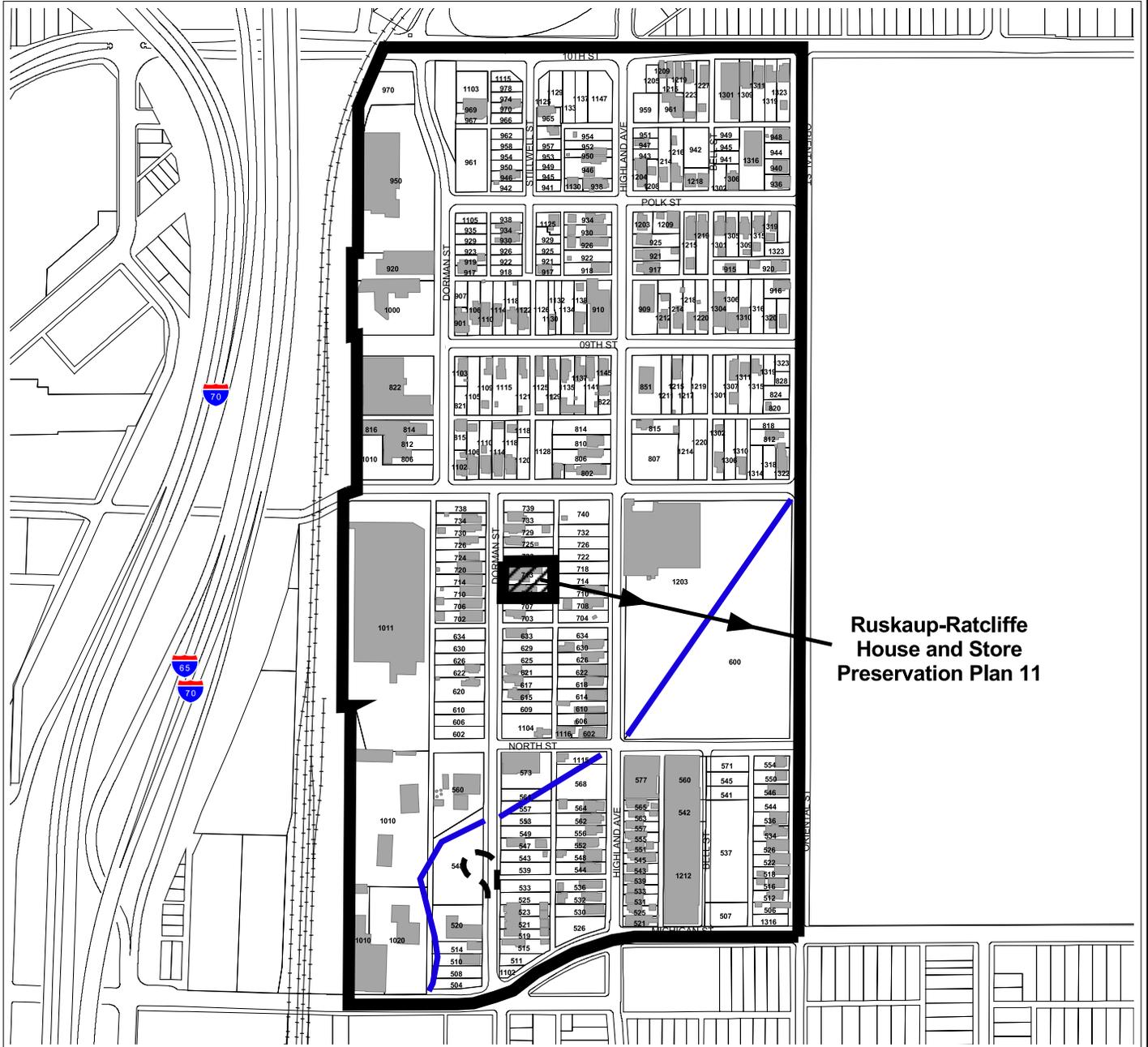
Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems



Cottage Home Conservation Area Boundaries

Indianapolis, Indiana



**Ruskaup-Ratcliffe
House and Store
Preservation Plan 11**

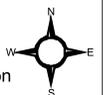
-  Boundaries
-  Ruskaup-Ratcliffe House & Store
-  Proposed Cul-de-sac
-  Pogues Run
-  District Buildings
-  Parcels
-  District Parcels
-  Address Ranges
-  Paved Roads
-  Railroads

May 2008

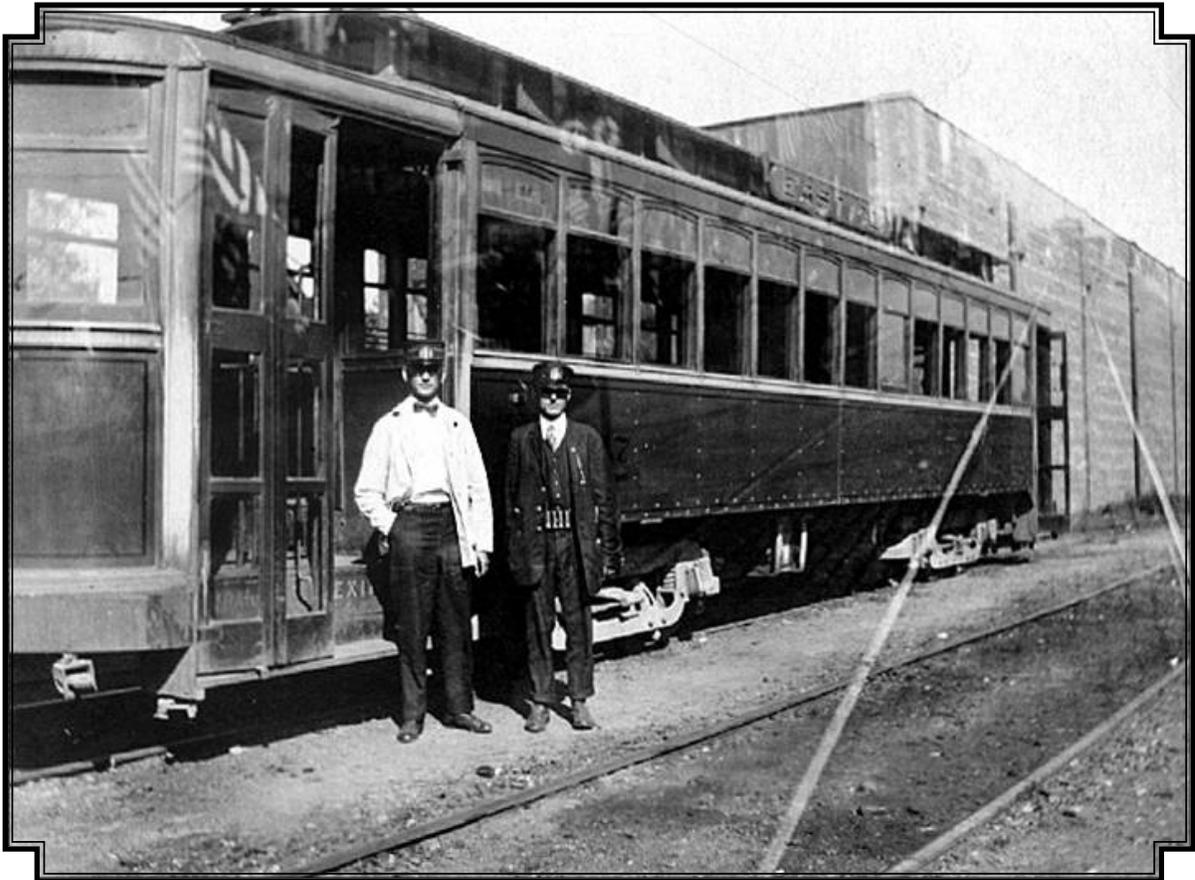
Produced By: Indianapolis Historic Preservation Commission

Data Source: City of Indianapolis Geographic Information Systems

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



HISTORICAL & ARCHITECTURAL SIGNIFICANCE



*Trolley workers stand near the Highland Car Barn at 1201 E. St. Clair Street.
The building was constructed in 1914 and 1917 and currently houses Saint Clair Press.
(Photograph courtesy of the Cottage Home History and Archives Committee)*

HISTORICAL SIGNIFICANCE

By Joan E. Hostetler, Historian

Cottage Home is a neighborhood located on the near-east side of Indianapolis. The name “Cottage Home” is derived from a subdivision in the northern part of the neighborhood. When the Cottage Home Neighborhood Association formed in 1984, it adopted the name because of its apt description of the type of houses found throughout the larger district.

History

Prior to the mid-1860s, two prominent Indiana leaders owned the approximately seventy-six acre farmland site now known as the Cottage Home neighborhood.

The land south of St. Clair Street was part of a larger tract owned by Governor Noah Noble (1794-1844), Indiana’s fifth governor. Noble’s farm extended south to Washington Street (the National Road) and west to College Avenue, which was then named Noble Street. Noble’s family lived south of what is now the Cottage Home neighborhood. Noble built a large residence on E. Market Street, while his son-in-law and daughter, Alexander and Catherine (Noble) Davidson, lived on the knoll now known as Highland Park.¹ Although undocumented, several older residents recalled that this portion of Noble’s farm contained orchards.²

The thirty-seven acres north of St. Clair Street belonged to General Robert Hanna (1786-1858), who lived near what is today Tenth and Stillwell Streets. Hanna purchased the land in 1825 when he moved from Brookville to Indianapolis as the state land office registrar. He served as a state representative and senator, and briefly as a United States senator. Although primarily a farm, the Hanna family leased a small section of land (currently numbered 961 N. Highland Avenue) to Washington Black who operated a flour mill on the site as early as 1865. Hanna’s family inherited the property after his death in 1858.³

The development of Indianapolis and Cottage Home, one of the city’s early working-class suburbs, conforms to a broad national pattern of suburban growth. Typically, America’s urban areas remained “walking cities” until about 1840-1875 when transportation innovations extended the outer boundaries of the city. Until this shift in population to the periphery, most city dwellers lived and worked in the core city, where the businesses, home, and shops were integrated. Many shopkeepers even lived in the same building as their business. Another

1 Nowland, John H. B., *Early Reminiscences of Indianapolis* (Indianapolis: Sentinel Book and Job Printing House, 1870), p. 121-22; Indianapolis Department of Metropolitan Development, “Highland Brookside Neighborhood Plan,” (Indianapolis, 1987, Photocopy), p. 9.

2 Hostetler, Joan E. Personal conversation with Dr. William Fitzgerald, Spring 1985.

3 Nowland, John H. B. *Sketches of Prominent Citizens of 1876, with a Few of the Pioneers of the City and County Who Have Passed Away*, (Indianapolis: Tilford & Carlon, Printers, 1877), p. 535-36; L.M. Brown Title Co., *Abstract of Title, Lot 10 in Francis M. Hanna et al’s Sub., Robert Hanna’s Heirs Add.; The Indianapolis City Directory for 1865* (Hall and Hutchinson, 1865).

characteristic was the tendency of the wealthiest residents to live closest to the center of town, within easy walking distance of the main activities and shops. Generally, the poorest families lived on the outskirts of towns.⁴

Indianapolis displayed many characteristics of the walking city. Until the late 1850s, Indianapolis remained primarily within the confines of the Mile Square and a one-half mile ring of “outlots” as platted in 1821 by surveyor Alexander Ralston. Although early residents thought that the original donation land had more than enough space to accommodate the growing town, development spurred by several factors pushed Indianapolis beyond the original boundaries and into the country suburbs. These factors include the railroad, which reached Indianapolis in 1847; increased population due to expanded employment opportunities and a flood of new immigrants, primarily Germans and Irish; and the Civil War, during which Indianapolis became the center of the state’s military effort. These events created a snowball effect: railroads attracted new industries and businesses, which in turn drew thousands of new employees. The city’s population exploded from 8,034 in 1850 to 18,611 in 1860. Land speculators platted new residential developments in the outlots, although in 1859 four-fifths of the population still resided within the Mile Square.⁵

The pace quickened during the Civil War, when Indianapolis displayed all of the characteristics of a boom town. During the 1860s unemployment all but disappeared; factories, thanks to the railroad transport system, now served regional and national markets; and the population nearly tripled to 48,244.

These factors, plus two other occurrences, contributed to the development of the Cottage Home area. First, in 1863 a seventy-six acre site directly east of what is now Cottage Home was selected as the grounds for the United States Arsenal, thereby increasing traffic as hundreds of workers passed through on their way to make ammunition for the troops. Second, Indianapolis finally broke free of the confines of the walking city when the Citizens’ Street Railway Company provided the first streetcar service to the city in 1864. By the spring of 1865 a streetcar line carried passengers from Pennsylvania Street northeast up Massachusetts Avenue to St. Clair Street, just a few blocks west of Cottage Home. The time was right for development.⁶

In November, 1865 the family of Noble’s daughter, Mrs. Alexander (Catherine) Davison, platted the area bounded by the railroad track on the west, St. Clair Street on the north, Oriental Street on the east, and Michigan Street on the south as Davidson’s Heirs’ Second Addition and P. A. Davidson’s Addition.

4 Jackson, Kenneth T. *Crabgrass Frontier* (New York: Oxford University Press, 1985), p. 14-17.

5 Hulse, Lamont J. and Connie Zeigler, *The Suburbanization of Indianapolis: An Outline of Metropolitan Development in Marion County, 1830-1980* (Indianapolis: POLIS Research Center, 1991, Photocopy), p. 17-19; Doherty, William J., *Indianapolis in the 1870s: Hard Times in the Gilded Age* (Ph.D. diss., Indiana University, 1981), p. 35-36.

6 Hulse and Zeigler, *The Suburbanization of Indianapolis*, p. 20-22; Holloway, W.R., *Indianapolis, A Historical and Statistical Sketch of the Railroad City* (Indianapolis: Indianapolis Journal Print, 1870), p. 119-120.

At the request of the Hanna family heirs, three city commissioners examined the property in January 1868 and determined that it would be in the best interest of the ten heirs and their families to divide the land into “ninety lots with proper streets and alleys dedicated to the public use as an addition to the city of Indianapolis,” known as Robert Hanna’s Heirs’ Addition.⁷

These two additions were not annexed to the city of Indianapolis until 1870 when many large suburban additions to the north, east, and west of the old city limits were annexed against the strong protests of the approximately 2,000 inhabitants who enjoyed the city’s advantages without paying city taxes.⁸ Much of the area east of the Cottage Home neighborhood was undeveloped farmland, with the exception of the adjacent grounds of the United States Arsenal. Nearby Woodruff Place, a planned residential suburb in a park-like atmosphere, was not laid out until 1872-73.

Several streets and alleys in the early plats were named after Noble and Hanna family members and prove helpful when conducting historic research. Many of the street names, and all of the original addresses, were changed in 1898 when the city adopted a uniform system of street naming and numbering.

Current Name	Previous Names	Originally Named For
Bell Street	Belle Street (alley)	Unknown
Biddle Street	Biddle Street (alley)	Unknown
Dorman Street	Dorman Street	Dorman Davidson, grandson of Noah Noble
Fowler Street	Fowler Street (alley)	Unknown
Highland Avenue	Archer Street	Preston Archer Davidson, grandson of Noah Noble
Lewis Street	Lewis Street (alley)	Unknown
Michigan Street	Michigan Street	Unknown
Ninth Street	John Street Pratt Street	John Hanna, son of Robert Hanna Unknown
North Street	Campbell Street	Possibly named for Campbell County, KY, childhood home of Noah Noble
Oriental Street	Hanna Street	Hanna family
Polk Street	Charles Street Madison Street	Unknown Madison Hanna, son of Robert Hanna
Saint Clair Street	Saint Clair Street	Probably named for Arthur Saint Clair
Stillwell Street	Stillwell Street	Unknown
Tenth Street	Clifford Avenue	Unknown

⁷ L.M. Brown Title Co., *Abstract of Title, Lot 10 in Francis M. Hanna et al’s Sub., Robert Hanna’s Heirs Add.*

⁸ Holloway, W.R., *Indianapolis, A Historical and Statistical Sketch of the Railroad City* (Indianapolis: Indianapolis Journal Print, 1870), p. 119-120.

A review of Indianapolis building permits, first required in 1864, suggests that the heaviest period of house construction in the neighborhood occurred in the 1870s, shortly after the area was platted. The earliest building permits located to date include several cottages built in 1870.⁹ Real estate speculators constructed hundreds of houses all over the expanding city, which accounts for the high percentage of rental houses.¹⁰ By 1880 many of the homes were rental properties, indicating that they were built on speculation during the building boom of the 1870s. By 1900, 73 % (279 heads of household) rented their homes or apartments, while only 27% (101 heads of household) owned their homes.¹¹

Although it would be reasonable to assume that construction stopped during the financial panic of 1873, ironically a building boom occurred because of the depressed prices for materials and labor. Another small building boom occurred in the mid-1890s when the remaining Hanna heirs subdivided what was left of their family farm. The last wave of construction occurred circa 1908-1915, including “Belle Terrace,” twelve doubles built by realtor and developer William E. Mick Co. in 1908 at the corner of Polk and Bell Streets,¹² and several houses constructed in 1911-1913 in Oakes Wilton Square and H. Tutewiler’s Sub-Divisions in the 500 blocks of Oriental and Bell Streets. A sampling of permits pulled in the Cottage Home area reveals an average building cost of \$573 per house in the 1870s, \$775 in the 1880s, and \$1,490 in the 1890s.¹³

Typical of Indianapolis’s overall ethnic composition, the two largest ethnic groups living in Cottage Home in the 19th century were the Germans and Irish, followed by a small population of African Americans. Many German and Irish immigrants arrived in Indianapolis in the late 1840s and 1850s fleeing the political turmoil and famine in their home countries. During the 1870s, many immigrants settled in Cottage Home and by the 1880 census 72% of the neighborhood residents were first and second generation immigrants or African Americans. By 1900 this number decreased to 44%.¹⁴ In 1880 the Black population consisted of 42 residents (7%), changing to 83 residents (5%) in 1900. Through the years the majority of African-American families have lived south of St. Clair Street. One Black resident, Louisa Magruder (1808-1900) was given her shotgun-style house at 554 N. Highland Avenue, (now razed) shortly after the Civil War by a granddaughter of Noah Noble. Louisa, her brother, and parents Tom and Sarah had been slaves and servants of the Noble family and were provided for in Governor Noble’s will. Harriett Beecher Stowe visited with Tom Magruder in his cabin and is believed to have used his life details in her book *Uncle Tom’s Cabin*.¹⁵

9 Many early Indianapolis building permit records have not survived, however permit research was supplemented with building permits listings in city newspapers.

10 *Indianapolis Daily Commercial*, 26 March 1872; *Indianapolis Evening News*, 2 July 1872.

11 Hostetler, Joan E., *A Demographic Study of Cottage Home Neighborhood, 1880-1900*, unpublished manuscript, 1992, Table V.

12 *Indianapolis Star*, 15 October 1908.

13 Hostetler, *A Demographic Study*, p. 7

14 *Ibid.*, p. 9-10.

15 Dunn, Jacob Piatt, *Greater Indianapolis* (Chicago: Lewis Publishing Company, 1910), p. 242-43.

Due to the proximity to the railroad tracks, plus the early lack of zoning regulations, the neighborhood has always seen a mix of residential, commercial, and industrial uses providing many employment opportunities. Numerous residents were employed at nearby businesses, including Black's (and later Ehrisman) Flour Mill located near Tenth Street and Highland Avenue and small businesses located throughout the neighborhood such as the Ruskaup Grocery and Tavern at 715 Dorman Street; the East End Dairy located at Highland Avenue and North Street; the Kroger Warehouse at 1011 E. St. Clair Street; and Anacker's Tavern variously named the 9th Street Tavern, The Mahogany Bar (hence the longtime nickname "The Hog"), May's Lounge, and the Dorman Street Saloon, located at 901 Dorman Street. Others worked as carpenters, machinists, policemen, firemen, factory workers, tradesmen, and skilled or unskilled laborers and had easy access to work places throughout the city via the streetcar lines on Michigan and Tenth Streets.¹⁶

Transportation has played a large employment role in the neighborhood. The railroad tracks at the west edge of the neighborhood (at various times called the Indianapolis and Bellefontaine Railroad, the "Bee Line," the C.C.C. & I., the Big Four, and CSX) once employed many neighbors, as did the Highland Car Barn at 1201 E. St. Clair Street. In 1914 the Indianapolis Traction and Terminal Company constructed this brick trolley building to house, paint, and repair trolleys. Tracks were laid on Oriental St. and Highland Ave. north of St. Clair St. to provide access to the busy 10th St. trolley tracks.¹⁷ With this new business, dozens of trolley drivers and employees started renting and buying houses in the neighborhood and small lunchrooms opened in several nearby houses (including the longtime operating Elsie's Diner that once stood across the street).

Tenth Street gradually changed from a residential street to a commercial row, replacing houses with a general store, restaurants, a tavern, a nickelodeon, and eventually a gas station. By the 1970s all structures on the south side of Tenth Street between Dorman Street and Highland Avenue had been razed for a parking lot for Schwitzer-Cummins, an automotive parts manufacturer across the street that employed up to 1,200 people.¹⁸

The area bounded by the railroad, Tenth, Dorman, and Michigan Streets has been home to many businesses such as the Indiana Veneer Works, Eastman Dry Cleaners, Eaglesfield Hardwood Flooring, lumber companies, coal yards, a broom factory, and oil works.

Like many downtown neighborhoods, Cottage Home suffered from urban decay from about the 1960s through the 1980s. Residents moved to the suburbs, as was the trend, but also desired larger, more modern houses outside a flood zone. The remaining, lower-income residents watched as dozens of homes were demolished for the interstate one block west. The threat of the Highland-Dorman connector (a plan for a north-south arterial through the neighborhood, now removed from city planners' books) and talk of making the area

16 Business names gleaned from city directories and Sanborn Fire Insurance Maps.

17 Murphy, Ared Maurice, "The Big Four Railroad in Indiana," *Indiana Magazine of History*, Vol. 21, Issue 2, 1925; "Board Authorizes Street Car Barns," *The Indianapolis Star*, 23 January 1913.

18 *Application for Designation of an Industrial Recovery Site, Schwitzer Building, Indianapolis, Indiana.* (City of Indianapolis, April 1989).

an industrial park did not give residents incentive to continue investing in their properties. Neglect by landlords, low incomes, expanding businesses, and abandoned houses all contributed to the demolition of over 100 houses in the late 20th century.

In the mid-1980s, the 160-home community experienced a restoration boom. Cottage Home Neighborhood Association (CHNA) was formed in 1984 in reaction to businesses razing houses in the heart of the residential area. Only about six houses have been lost to fire and demolition since CHNA formed. However, the flood zone has greatly slowed the construction of new infill housing and only three single-family houses and four attached residential condos have been built in the neighborhood since the 1940s.¹⁹

19 Statistics compiled from *Cottage Home Newsletter*, available in the CHNA Archives.

ARCHITECTURAL SIGNIFICANCE



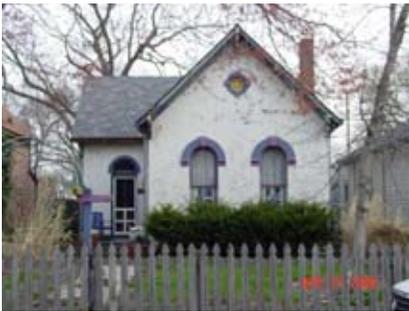
The Ruskaup-Ratcliffe House, 711 Dorman Street.

The Cottage Home Conservation District exemplifies a type of working-class neighborhood that was typical of late nineteenth-century Indianapolis. Its location adjacent to the railroad and industry drove the development of this compact and livable area that still retains an impressive assemblage of Folk Victorian, vernacular, and mixed-use architecture. Cottage Home is distinguished from the areas immediately surrounding by its exceptional collection of five similar duplexes, a commercial building, and an outstanding Queen Anne residence—all constructed for the same owner and designed by the leading Indianapolis architectural firm of Vonnegut and Bohn.



718-720 Dorman Street. Duplex designed by Vonnegut and Bohn.

Bernard Vonnegut and Arthur Bohn created their architectural firm in 1888. The firm is primarily known for its large, semi-public designs. Vonnegut and Bohn's first major commission was Das Deutsche Haus, known today as the Athenaeum, located at 401 E. Michigan Street. Other well-known Vonnegut and Bohn designs include the Herron School of Art, located at 1701 N. Pennsylvania Street, and the L.S. Ayres and Company department store at 1 W. Washington Street.¹



1106 E. 9th Street. Brick dwelling with Italianate features.

The Ruskaup-Ratcliffe House at 711 Dorman Street and five frame doubles at 702 to 720 Dorman Street are among the few surviving examples of Vonnegut and Bohn's documented designs for private dwellings. Among the residential architecture attributed to the firm are the Schnull-Rauch House at 3050 N. Meridian Street, constructed 1902-04; the Herman Lieber House at 1415 Central Avenue, constructed 1908-09; and the Cole-McAlexander House at 2101 N. Delaware Street, constructed 1901-02. Of the documented Vonnegut and Bohn-designed residences extant in Indianapolis, it appears that the Ruskaup House (1892) and the doubles (1890-91) may be the firm's oldest.



1125 E. 9th Street. Gable-front house.

The Ruskaup-Ratcliffe House is one of only a handful of brick-construction dwellings built in the neighborhood. It

¹ Zeigler, Connie J., "Vonnegut and Bohn," *Encyclopedia of Indianapolis*, ed. David J. Bodenhamer and Robert G. Barrows (Bloomington, Ind: Indiana University Press), 1389.



1319 E. 10th Street. L-plan house.

exhibits an eclectic melding of Queen Anne characteristics with Germanic influences. Its asymmetrical shape, octagonal cupola, and wrap-around porch are textbook Queen Anne, but its unique stepped parapet and stone trim give it a high-style, Germanic quality that is unusual in Indianapolis. Conversely, the five clapboard doubles exhibit a simple refinement very fitting to this working-class neighborhood. They each have hipped roofs with symmetrical, four-bay façades. Full-length porches span the front and each entry is articulated with a small porch gable.



1310 E. 9th Street. Cross-gable house.

1106 E. 9th Street is another rare example of the use of brick for residential construction in Cottage Home. The one-story, L-plan house has round-arch window openings with decorative headers, a decorative “keyhole” attic vent, and decorative brackets—elements of the Italianate style.

Due in part to the social makeup of the neighborhood, there is a similarity of style represented in the district’s residential architecture. One or one-and-a-half story gable-front (1125 E. 9th Street), L-plan (1319 E. 10th Street), and cross-gable (1310 E. 9th Street) vernacular types dominate the area. Many of the modest homes were originally adorned with multi-colored spindle galleries, flat jigsaw-cut trim, turned posts, fishscale shingles, decorative gable vents, and gingerbread trim. Some architectural historians refer to this style as “Folk Victorian.”



1011 E. St. Clair Street. Former Kroger Grocery & Baking Company.

In addition to Cottage Home’s residential architecture, a number of industrial and commercial buildings remain as a testimony to Cottage Home’s convenient location near downtown and adjacent to the railroad. The most prominent industrial building is the former home of the Kroger Grocery & Baking Company located at 1011 St. Clair Street. Although built to be functional, the building has subtle architectural details typical of the Art Deco style. The brick building has large openings for casement windows, which are articulated by pilasters that emphasize verticality. The central parapet is finished with a shield and scroll medallion. 577 Highland was once the home of East End Dairies. Despite alterations to its openings, the building remains another fine example of the Art Deco style. It has glazed brick walls of a tan color and features lime-green vertical accents. 520 Dorman Street is home to the A. R. Young & Company machine shop. Built in 1948,



577 Highland Avenue. Former East End Dairies.



520 Dorman Street. A.R. Young Company.

the building’s brick front façade incorporates restrained elements of the Art Moderne style; a horizontal stone band emphasizes the horizontal, drawing attention to its four sets of casement windows.

Commerce also flourished in Cottage Home, primarily along 10th Street, Michigan Street, and Dorman Street.

822 Dorman Street is identified on Sanborn Fire Insurance maps as being a store connected to the General Dyeing Company.² Although the brick structure has been altered, it still exhibits Italianate details such as its segmental-arched window openings. Down the street, at 715 Dorman Street, the former Ruskaup Grocery and Tavern exhibits higher-style Italianate details. Two storefronts are framed by stone pilasters, while tall windows capped by carved hoods articulate the second story. Decorative brackets line the cornice, which is punctuated by attic windows. Another commercial building of note is located at the northeast corner of Highland Avenue and Michigan Street. 521 Highland Avenue is a typical two-story commercial block building having some interesting architectural features. Its recessed corner entrance is supported by a cast iron column. Although openings have been altered, the original storefront is visible and features a cast iron lintel with rosette ties; other segmental-arched openings are located on the building side and second story. Decorative brick coursing provides depth and creates a cornice near the top of the building.



822 Dorman Street. Commercial Building.



The former Ruskaup Grocery and Tavern, 715 Dorman Street.

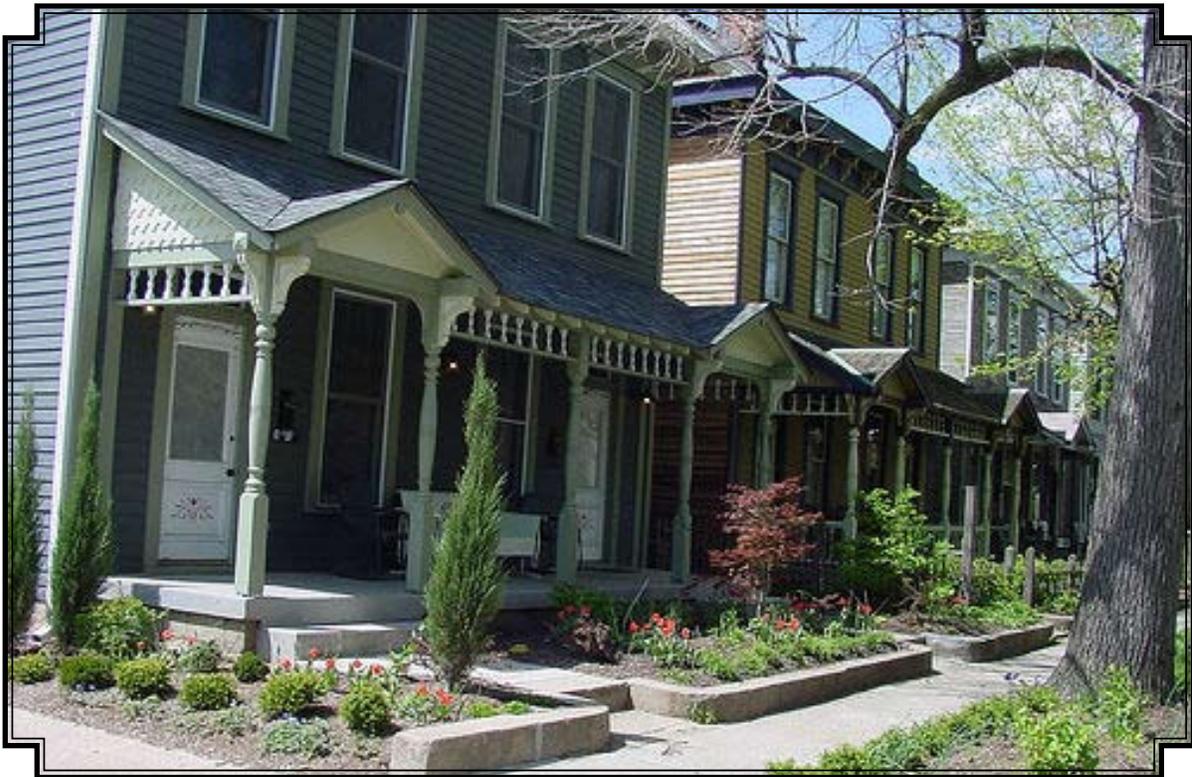
The changes that have occurred in the appearance of the district since the period of its historic significance consist primarily of additions to and/or replacements of building features, such as the addition of vinyl, metal, or “insulbrick” siding. Many of these changes are reversible and do not detract from the underlying integrity of the houses or the district as a whole.



521 Highland Avenue. Commercial Building.

² “Indianapolis Indiana Volume 3,” Sanborn Map Company, 1915 (with paste-overs to 1956), Indianapolis Historic Preservation Commission office.

EXISTING CONDITIONS



The Indianapolis architectural firm of Vonnegut and Bohn designed this row of double houses in the 700 block of Dorman Street in 1891. (Photo Courtesy of the Cottage Home Neighborhood Association)

EXISTING CONDITIONS

The purpose of this section is to give a snapshot view of the general conditions existing within the Cottage Home Conservation District at the time this plan was developed and adopted to help measure the change that occurs in the future. Industrial uses have had a long history in the Cottage Home area and continue to play a significant role today. However, the second half of the twentieth century saw the expansion of industrial uses into the residential core of Cottage Home. Given Cottage Home's proximity to downtown, it is anticipated that the large number of vacant lots in the neighborhood will give way to development when improvements are made to Pogue's Run and the area is lifted from the flood plain.

EXISTING LAND USE

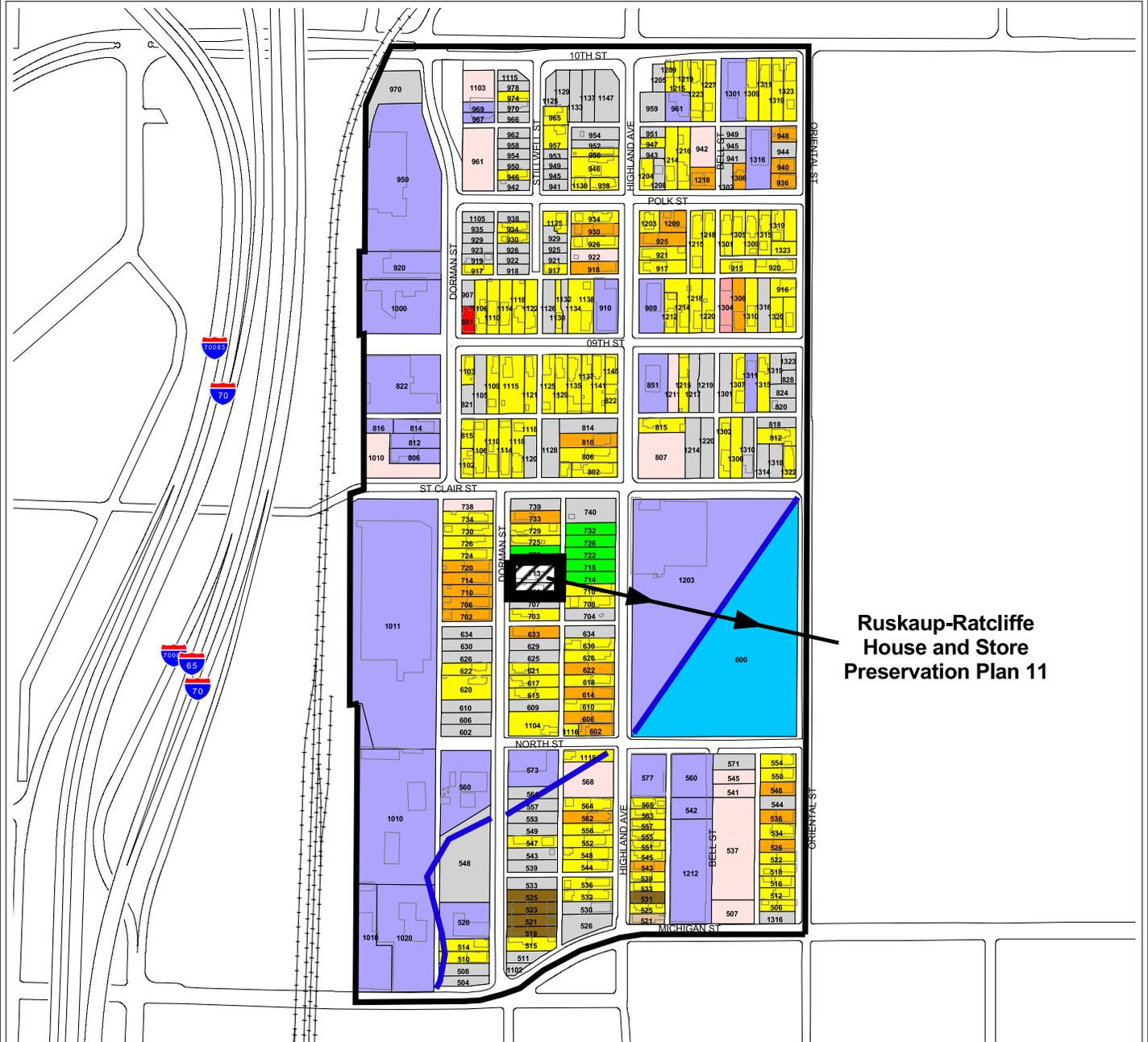
The Cottage Home Conservation District contains approximately 318 parcels of land and 290 buildings.

With exception to the western boundary of the district along the CSX railroad Right-of-Way, most of the land is predominantly used for single-family and two-family housing. Intrusions into the residential neighborhood include industrial uses along Highland at the intersection of 9th and St. Clair Streets, along Bell Street, and scattered elsewhere. Additionally, there is one restaurant/pub at 901 Dorman Street, a park at 723 Dorman Street, and a large parcel used by Indianapolis Public Schools at 600 Oriental Street.

The western portion of the neighborhood contains structures primarily used for industry and offices. Vacant lots are scattered throughout the district and comprise approximately 37% of the land use in the conservation area.

Existing Land Use

Cottage Home Conservation Area



**Ruskaup-Ratcliffe
House and Store
Preservation Plan 11**

- Boundaries
- Ruskaup-Ratcliffe House & Store
- Pogues Run District Buildings
- Existing Land Use**
- Single-family
- Double-family
- Multi-family
- Industrial
- Commercial
- Office
- Mixed-use
- Park
- Parking lot
- Special use
- Vacant lot
- District Parcels
- Address Ranges
- Paved Roads
- Railroads

May 2008

Produced By: Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



EXISTING ZONING

The Cottage Home Conservation District contains the following zoning districts:

C-2	High-Intensity Office-Apartment Commercial District
C-3	Neighborhood Commercial District
D-8	Single-family, Two-family, and Multi-family Dwelling District
I-3-U	Medium Industrial Urban District
PK-1	Park District

For complete information about permitted uses and development standards, consult the Marion County Zoning Ordinance. Copies of the zoning ordinance may be obtained from the following:

- Office of Current Planning, 1821 City-County Building, 200 E. Washington Street, Indianapolis.
- Via the internet at <http://www.indygov.org/eGov/City/DMD/Planning/Zoning/municode.htm>.

C-2 - The C-2 zoning classification permits high-rise development with residential units and offices. This classification covers approximately 7% of the conservation area's parcels and is primarily located in the residential area just south of 10th Street.

C-3 - The C-3 zoning classification permits indoor retail sales for neighborhoods and allows such establishments as convenience stores, restaurants, general retail shops, and personal service businesses. This classification covers approximately 1% of the conservation area's parcels just north of Michigan Street.

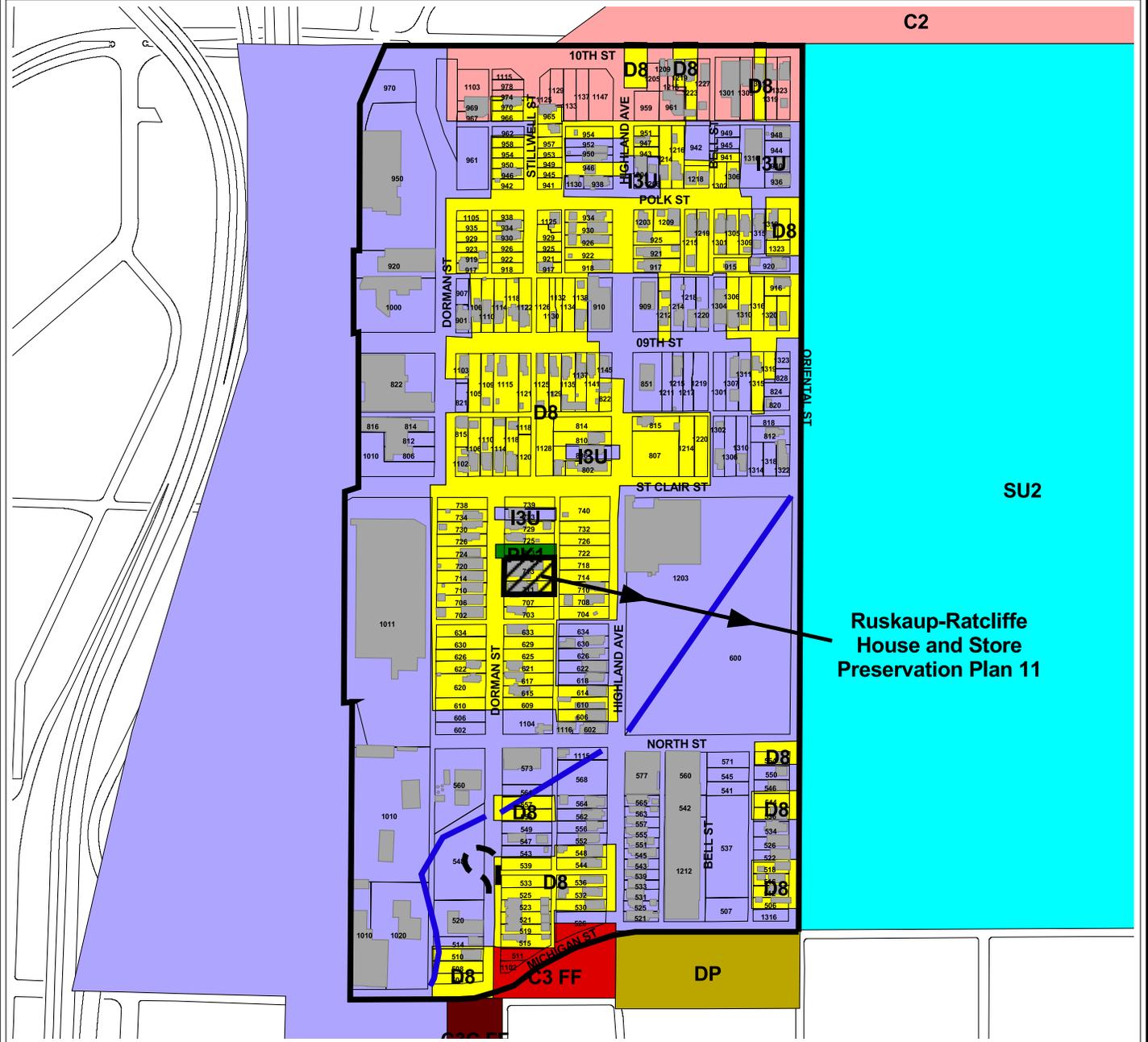
D-8 - The D-8 zoning classification permits single-family, two-family, and multi-family dwellings. This classification covers approximately 54% of the conservation area's parcels and is scattered throughout the district.

I-3-U - The I-3-U zoning classification permits medium-intensity industrial uses. This classification covers approximately 38% of the conservation area's parcels and is scattered throughout the district.

PK-1 - The PK-1 zoning classification permits park uses. This classification applies to one parcel in the conservation area.

Existing Zoning

Cottage Home Conservation Area



- Boundaries
- Ruskaup-Ratcliffe House & Store
- Proposed Cul-de-sac
- Pogues Run
- District Buildings
- District Parcels
- Address Ranges
- Existing Zoning**
- C2
- C3
- C3C
- D8
- DP
- I3U
- PK1
- SU2
- Paved Roads

May 2008

Produced By: Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

EXISTING EXTERIOR BUILDING CONDITIONS

Primary structures in the Cottage Home Conservation District were surveyed by IHPC staff to determine the general conditions of buildings at the time this plan was developed. Based on a visual analysis from the street, each primary structure was rated in one of the following categories:

CATEGORY	DEFINITION
Sound Condition	Historic structures or new infill construction that generally appear well maintained and in good condition for their use.
Minor Deterioration	Historic structures or new infill construction that appear in adequate condition for their use, or could be made so with minor maintenance or repairs.
Major Deterioration	Historic structures or new infill construction that exhibit an overall lack of maintenance resulting in deterioration that, if left untreated, could affect the structural integrity of the buildings.
Severe Deterioration	Historic structures or new infill construction that exhibit serious neglect and/or significant lack of maintenance requiring substantial structural repair and/or replacement.

RATING	NUMBER OF PARCELS	PERCENT OF PARCELS
Vacant Lots (may contain small accessory structures)	119	37%
Sound Condition	97	31%
Minor Deterioration	84	26%
Major Deterioration	16	5%
Severe Deterioration	2	<1%
TOTAL	318	100%

Existing Exterior Building Conditions

Cottage Home Conservation Area



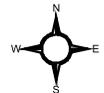
**Ruskaup-Ratcliffe
House and Store
Preservation Plan 11**

- Boundaries
- Ruskaup-Ratcliffe House & Store
- Pogues Run
- District Buildings
- District Parcels
- Exterior Building Conditions**
- Sound
- Minor
- Major
- Severe
- Vacant Lot
- Address Ranges
- Paved Roads
- Railroads

May 2008

Produced By: Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems



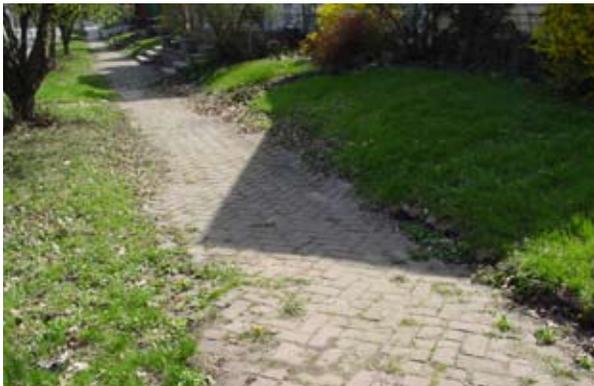
This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

EXISTING HISTORIC INFRASTRUCTURE

Cottage Home's layout is a typical grid-system having streets and alleys. Although several street names have changed, Sanborn Fire Insurance Map research shows that the street system has not significantly changed since 1915. The most significant changes included aligning Michigan Street between Dorman Street and Highland Avenue, changing the alignment of Dorman Street just south of 10th Street, vacating several alleys, and the recent creation of the Dorman Street cul-de-sac. Cottage Home's historic brick streets have been resurfaced with concrete and asphalt.

All of Cottage Home's streets likely were originally paved with brick. These streets were eventually paved over with concrete or asphalt, however patches of brick are visible in places where the later layers have deteriorated. Limestone and granite curbs make up another important aspect of Cottage Home's significant historic infrastructure; many of these curbs have been replaced with concrete, but portions of stone curbs remain on Dorman Street, Stillwell Street, Highland Avenue, and Oriental Street. Additionally, brick sidewalks remain on Dorman Street and Highland Avenue; these sidewalks are significant features of Cottage Home's past and their continued maintenance is critical.

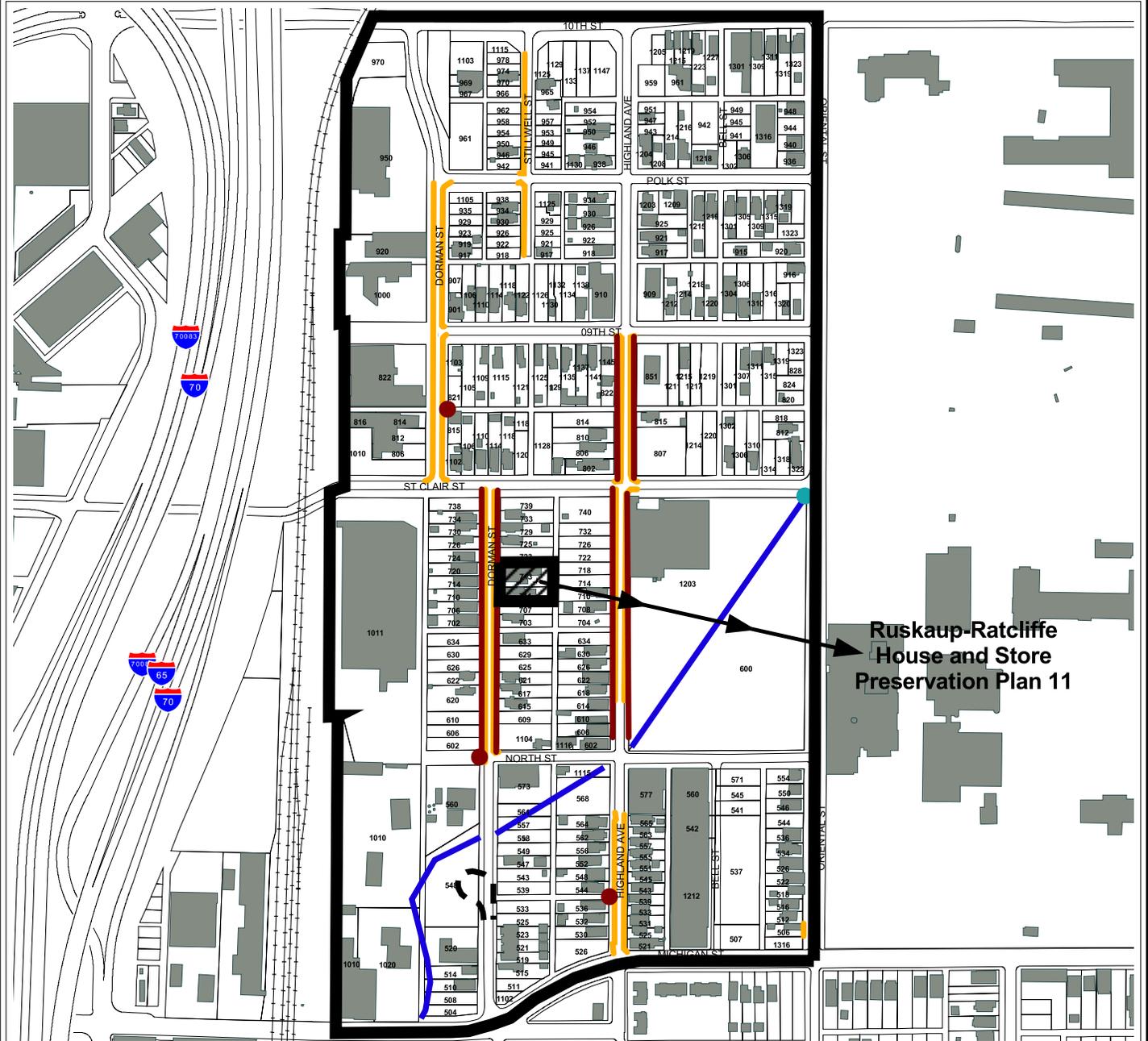
In May 2008, a survey of the historic infrastructure in the area was performed by IHPC staff. The map on the following page provides a geographic catalog of the remaining elements of historic infrastructure.



This historic brick sidewalk lines Highland Avenue between North Street and 9th Street.

Existing Historic Infrastructure

Cottage Home Conservation Area



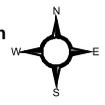
Ruskaup-Ratcliffe House and Store Preservation Plan 11

- Boundaries
- Ruskaup-Ratcliffe House & Store
- Proposed Cul-de-sac
- Bridge
- Pogues Run
- Brick Street Remnants
- Brick Sidewalks
- Stone Curbs
- Buildings
- Parcels
- District Parcels
- Paved Roads
- Railroads
- Address Ranges

May 2008

Produced By: Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis Geographic Information Systems



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



PRESERVATION OBJECTIVES



Carpenter Gustav Neerman built this house in about 1890 at 1220 E. St. Clair Street. When a local business planned to demolish this house in the late 1980s, the Cottage Home Neighborhood Association arranged its move to 810 N. Highland Avenue.

(Photograph courtesy of the Cottage Home History and Archives Committee)

EXISTING BUILDING OBJECTIVES

- To support and encourage the preservation, maintenance, and/or rehabilitation of existing historic and non-historic structures and their character-defining features in a manner that complements and reflects the history and character of Cottage Home.
- To prevent the unnecessary loss of historically and architecturally significant structures that contribute to the conservation area.

LAND USE OBJECTIVES

- To encourage the use and zoning of historically residential properties for residential use.
- To discourage the expansion or addition of industrial uses in Subarea A.
- To discourage the expansion or addition of commercial uses that are not neighborhood-friendly and/or are not compatible with the conservation area's character.
- To eliminate zoning classifications that adversely effect historic structures or compromise the integrity of the conservation area.
- To support and encourage mixed uses in Subareas B, C, D, and E that are compatible with and complement Cottage Home's unique character.
- To maintain or increase the current density of the conservation area.
- To discourage billboards, cell phone towers, radio towers, and other such non-primary structures along 10th and Michigan Streets.

NEW DEVELOPMENT OBJECTIVES

- To support and encourage new in-fill construction that is compatible with and enhances Cottage Home's unique historical and architectural character.
- To support and encourage the construction of appropriate new dwelling units on vacant lots in Subarea A to increase density and strengthen the residential core.
- To encourage trail-friendly development along the Pogue's Run Trail corridor in Subarea C.

PUBLIC INFRASTRUCTURE/AMENITIES OBJECTIVES

- To preserve and repair Cottage Home's existing historic infrastructure.
- To retain and maintain the existing historic street pattern and alleyways.
- To promote a safe atmosphere for residents of and visitors to Cottage Home.
- To improve multi-modal amenities throughout the district, including those for pedestrians, bicycles, and public transportation.
- To support the preservation of Cottage Home's natural environment.

RECOMMENDATIONS



The Ruskaup -Ratcliffe House and Store at 711-715 Dorman Street is individually-designated by the Indianapolis Historic Preservation Commission and has its own preservation plan. Although excluded from the Cottage Home Conservation Area Plan, the impact of the Ruskaup Store on the development of the Cottage Home neighborhood is substantial. Frederick Ruskaup, a German immigrant, built this commercial building in 1875. Through the 1950s, three generations of Ruskaups operated a grocery and meatmarket in the store, while living in the adjacent house designed by Bernard Vonnegut and built in 1891.

(Photograph courtesy of the Indiana Historical Society)

RECOMMENDATIONS

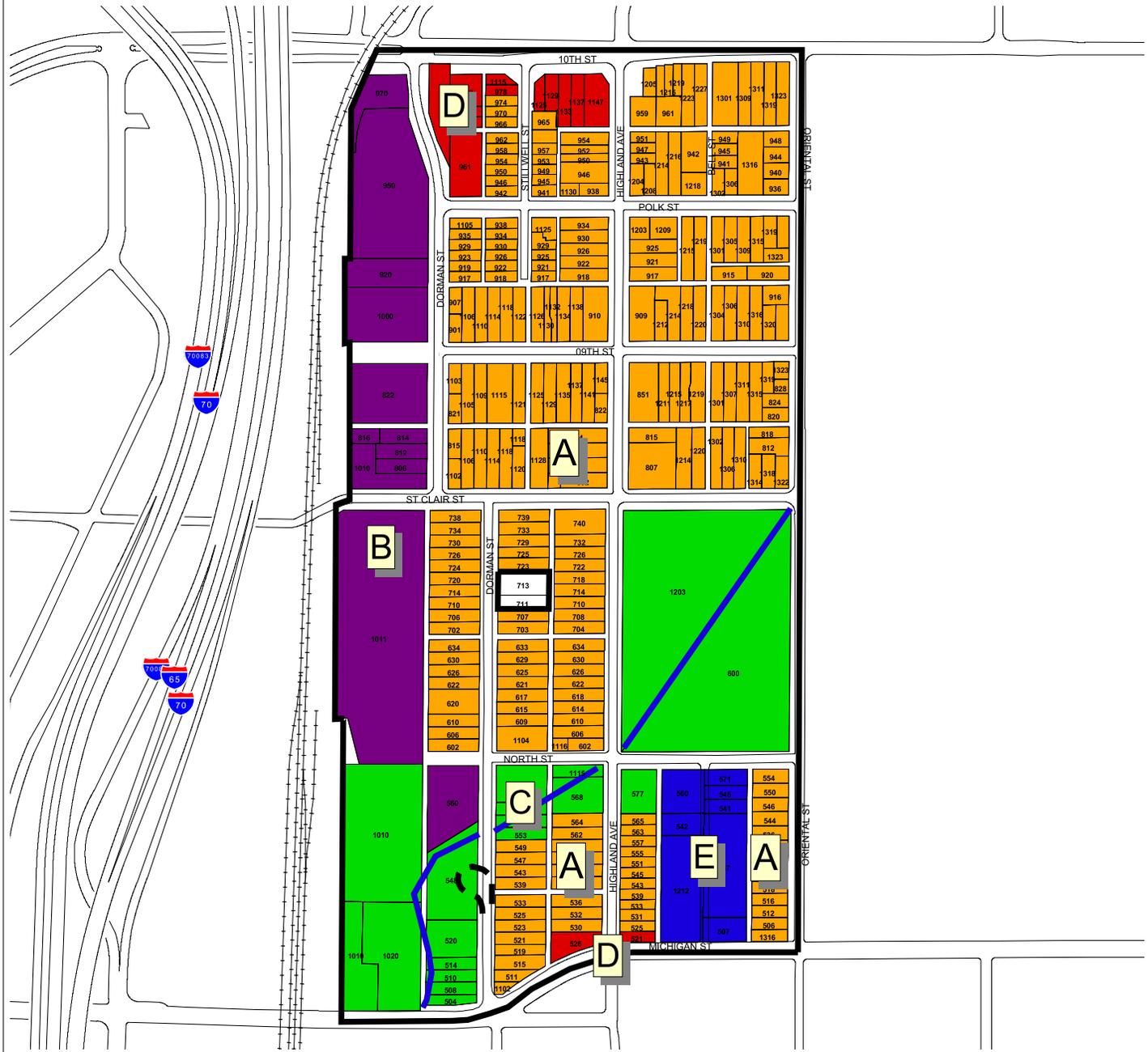
The purpose of this section is to provide recommendations for future actions that will affect the physical development and character of the Cottage Home Conservation District. The recommendations were developed by IHPC staff in consultation with Cottage Home property and business owners and other interested parties. As with any recommendations, they are meant to guide, not mandate, and are to be used as tools in developing actions and strategies for future decisions.

For ease of use, the Cottage Home Conservation Plan recommendations are divided into subareas. The goal of the recommendations is to maintain and reinforce the neighborhood's historic residential core, to support the adaptive reuse and redevelopment of the existing industrial area, to encourage trail-friendly amenities and development along the Pogue's Run Corridor, and to support development along the commercial corridors of 10th and Michigan Streets.

The designation of a specific site or subarea on the "Subarea Map" does not necessarily mean the land is currently zoned for the recommended activity or function. These recommendations serve only as a guide for the directions that new development and redevelopment should take. When Certificates of Appropriateness, rezoning, and variance applications are considered, the recommendations from this plan can be used to evaluate the desirability and appropriateness of a business or residence at a particular site.

Land Use Recommendations Sub-Areas

Cottage Home Conservation District



- Proposed Cul-de-sac
- Boundaries
- Pogues run.shp
- Ruskaup-Ratcliffe House & Store
- Address Ranges
- Paved Roads
- Railroads
- District Parcels
- Sub Areas**
- A
- B
- C
- D
- E

June 13, 2007

Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



LAND USE AND ZONING RECOMMENDATIONS

GENERAL LAND USE AND ZONING RECOMMENDATIONS

- Encourage new development that is appropriate for Cottage Home’s urban setting by providing alley access and locating accessory structures having subordinate uses at the rear of properties.
- Strongly discourage drive-thru establishments, auto-related establishments, and other types of businesses that emphasize a large amount of outdoor storage and operation.
- Encourage a pedestrian-friendly neighborhood.
- Support “green” building and the implementation of alternative energy sources.
- Consider the impact of proposed development on Cottage Home’s natural environment.
- Support new construction that is affordable, visitable,¹ and universally designed.²
- Support connectivity to neighborhood and regional parks, per the Marion County Connectivity Plan.
- Encourage and support urban reforestation and additional neighborhood landscaping.

SUBAREA “A”

Subarea “A” covers the majority of Cottage Home and primarily consists of single-family and two-family dwellings, although there are several industrial and non-contributing buildings scattered throughout the subarea. Most of the subarea is currently zoned D-8 to permit single-family, two-family, and multi-family dwellings. However, some portions of the subarea are zoned I-3-U to permit medium-intensity industrial uses; there is a strong feeling in the neighborhood that this subarea needs to be protected from the expansion of industrial uses in the residential core. Some of the buildings within this subarea are considered non-contributing and demolition could be supported.

General Land Use and Zoning Recommendations for Subarea “A”

- Encourage rezoning historically residential structures from I-3-U (medium urban industrial), C-2 (high intensity office-apartment), and C-3 (indoor retail sales) to D-8 (single-family, two-family, and attached multi-family housing).
- Strongly discourage the extension of industrial uses into residential areas.

1 A house is “visitable” when it meets the following basic requirements: one zero-step entrance, doors having 32-inches of clear passage space, and having one bathroom on the main floor that can be entered in a wheelchair.

2 “Universally designed” structures are designed to be usable by all people to the greatest extent possible without special modifications.

- Strongly discourage uses that require heavy trucks/equipment on neighborhood streets.
- Should the non-contributing buildings or uses at the following sites ever be demolished, lost, or changed, recommend rezoning to D-8 (single-family, double-family, and multi-family housing) to return the lots to a use appropriate to their residential surroundings:
 - 1304 E. 9th Street
 - 1311 E. 9th Street
 - 1301 E. 10th Street
 - 851 Highland Avenue
 - 909 Highland Avenue
 - 910 Highland Avenue
 - 1316 Polk Street
- Consider supporting variances required to establish a maximum of one subordinate residential dwelling unit per primary dwelling unit at rear of properties, when the following conditions are met:
 - Addition of subordinate dwelling unit still provides for minimum required open space.
 - New subordinate dwelling unit is located along an improved alley.³
 - Setback from alley is similar to surrounding accessory structure setbacks.
 - Side setbacks of new subordinate dwelling unit are not closer to the lot line than the side setbacks of the primary dwelling.
 - At least one off-street parking space is provided per dwelling unit.
- Strongly discourage surface parking lots except where it makes possible the rehabilitation of contributing structures. Examples of sites where surface parking might be considered include:
 - 723 Dorman Street (in conjunction with the rehabilitation of 713 Dorman Street)
 - 1104 North Street (in conjunction with the rehabilitation of 573 Dorman Street)

1205 E. 10th Street

- Historically, a two-story dwelling that was later converted to flats occupied this site.
- Because this property is located between Subarea “D,” which has a zoning recommendation of C-3C (corridor commercial), and properties within Subarea “A” that have a zoning recommendation of D-8 (single-family, double-family, and multi-family housing), either C-3C⁴ or D-8 is recommended for this site.

3 “Improved Alley” is defined as an alley that has been physically enhanced to accommodate vehicular and non-vehicular access; by way of example, paving, grading, provision of gravel, installation of utilities, etc.

4 The C-3C zoning classification restricts “big box” development, drive-thru establishments, and auto-related establishments that emphasize large amounts of outdoor storage and operation. The C-3C zoning classification legally permits dwelling units, as defined in the Dwelling Districts Zoning Ordinance of Indianapolis-Marion County, Indiana.

1301 E. 10th Street

- A motorcycle sales and service business was constructed at this location in 1955.
- In recognition of the long-standing commercial uses conducted at this site, C-3C (corridor commercial) is the recommended zoning classification for future commercial uses; new uses should be carefully reviewed in light of the impact they may have on nearby residential properties.
- Because the site is surrounded by residential properties, D-8 (single-family, double-family, and multi-family housing) is also considered an appropriate zoning classification for this site.

723 Dorman Street

- Historically, two dwellings occupied this site. The site is currently owned by the Cottage Home Neighborhood Association and its present use as a park is appropriate because it fosters community involvement and complements its residential surroundings.
- Consider supporting a use other than greenspace at this location only if it aids in the rehabilitation of 713 Dorman Street or if the request is to allow a single or double-family dwelling. D-8 (single-family, double-family, and multi-family housing) is also considered an appropriate zoning classification for this site.

714, 718, 722, 726, 732, and 740 Highland Avenue

- Historically, residences and a sub-power station for Indianapolis Railways occupied these lots. The Cottage Home Neighborhood Association now owns 714-732 and maintains an “urban meadow” at this site for public use.
- The current D-8 zoning classification (single-family, double-family, and multi-family housing) is acceptable for this site.
- Should the “urban meadow” use at this site continue, consider rezoning from D-8 to PK-1 (parkland and facilities) to support the development of the park use.

959 and 961 Highland Avenue

- Historically, the Champion Milling Company occupied this site and later a tin company. A residential use is preferred for this site due to its location on a neighborhood street surrounded by residences.
- Consider rezoning from C-2 (high intensity office-apartment) to D-8 (single-family, double-family, and multi-family housing) to allow for residential use.
- Consider supporting rezoning to the C-3C classification (corridor commercial) only if developed jointly with 1205 E. 10th Street; such requests should be carefully assessed to determine potential impacts on nearby residential properties.

1104 North Street

- Historically, dwellings occupied this site.
- Consider rezoning from I-3-U (medium urban industrial) to D-8 (single-family, two-family, and attached multi-family dwelling) to allow for residential use; it may be appropriate to divide this parcel into two parcels, both with equal frontage on Dorman Street.
- Surface parking might be considered at this location only if it supports the redevelopment of 573 Dorman Street.

SUBAREA "B"

Much of this subarea contains industrial buildings, although there are a few commercial structures scattered throughout. Some of the buildings within this subarea are considered non-contributing and demolition could be supported. Due to Cottage Home's close proximity to downtown and convenient access to interstates, redevelopment here is anticipated. Most of this area is currently zoned I-3-U to permit medium-intensity industrial uses.

General Land Use and Zoning Recommendations for Subarea "B"

- Consider rezoning from I-3-U (medium urban industrial) to either I-2-U (light urban industrial) or C-3C (corridor commercial) to allow for mixed-use and neighborhood-friendly businesses.
- Recommend and support the use of historic commercial buildings as neighborhood-friendly businesses.
- Recommend that new industrial uses take measures to reduce the visual impact of their operation through landscaping and/or other means.
- Encourage and support the development of neighborhood-friendly and/or trail-friendly businesses to welcome users of the Monon and Cultural trails.
- Support the planting of trees along the eastern edge of the CSX Railroad right-of-way to serve as a visual barrier to noise and litter from the interstate.

1011 St. Clair Street

- Historically, this site was used for the Kroger Grocery & Baking Company.
- Throughout the city, the I-2-U zoning classification (light urban industrial) is often recommended to serve as a buffer between protected districts, such as residential areas, and heavier industrial areas. For that reason, I-2-U is the recommended industrial zoning classification for this site. However, in recognition of long-standing industrial uses conducted at this site, future requests for variances should be reviewed recognizing that some I-3-U (medium urban industrial) uses are acceptable. Such requests should be carefully reviewed in light of the risks, dangers, and nuisances any specific use might pose to nearby residential properties. Existing industrial uses that do not pose a risk, danger, or nuisance to nearby residential properties should be respected and their reasonable and appropriate growth anticipated.
- If the industrial use at this site were ever to cease, the C-3C (corridor commercial) zoning classification may be considered to allow appropriate adaptive reuse of the historic structure.

SUBAREA "C"

In 1819, a blacksmith named George Pogue settled on a hill overlooking the stream that was later named Pogue's Run in his honor. In 1994, Indy Parks Greenways began reclaiming the waterway by creating the Pogue's Run Trail that connects Brookside and Spades Parks. Planned future development would continue the trail through the Cottage Home area. Most of this subarea is currently zoned I-3-U, which permits medium-intensity industrial uses. Some of the buildings within this subarea are considered non-contributing and demolition could be supported.

General Land Use and Zoning Recommendations for Subarea "C"

- Consider rezoning from I-3-U (medium urban industrial) to PK-2 (park compatible) to permit residences and establishments that support and complement the trail. Examples of businesses and establishments that are permitted in PK-2 and that may be appropriate land uses include: residential, public and semi-public uses (swimming pools, tennis courts, ball parks, museums, amphitheatres, auditoriums, libraries, civic centers), trail-friendly businesses (restaurants, sidewalk and patio cafes), and other specialty shops (bicycle repair, ice cream and coffee shops, etc.). Establishments should not operate 24-hours and should have limited night-time operation. Development standards should promote an urban, park-like setting characterized by ample landscaping and low-intensity signs. Where possible, trail access and amenities should be provided.
- Encourage and support the development of the Pogue's Run trail.
- Encourage the development of trail heads on Oriental Street and Michigan Street.
- Encourage trail heads and trail connections where non-single-family uses abut the Pogue's Run trail.
- Encourage a park-like setting with trail heads for the proposed Dorman Street cul-de-sac.
- Consider supporting variances to permit less than the required parking if the current zoning classification requires more parking than is practically needed for a particular business.
- Strongly discourage surface parking lots except where it makes possible the rehabilitation of contributing structures. Examples of sites where surface parking might be considered include:
 - 568 Highland Avenue (in conjunction with the rehabilitation of 573 Dorman Street)
 - 1115 E. North Street (in conjunction with the rehabilitation of 573 Dorman Street)

504 and 508 Dorman Street

- Historically, a dwelling and vacant lot occupied these parcels.
- The current D-8 zoning classification (single-family, double-family, and multi-family housing) is acceptable for this site.
- Due to its proximity to Pogue's Run, consider rezoning to PK-1 (parkland and facilities) to preserve the natural character of the site and provide access to the trail.

520 Dorman Street

- Historically this lot was vacant until the present A.R. Young & Company machine shop was constructed in 1948.
- Throughout the city, the I-2-U zoning classification (light urban industrial) is often recommended to serve as a buffer between protected districts, such as residential areas, and heavier industrial areas. For that reason, I-2-U is the recommended industrial zoning classification for this site. However, in recognition of long-standing industrial uses conducted at this site, future requests for variances should be reviewed recognizing that some I-3-U (medium urban industrial) uses are acceptable. Such requests should be carefully reviewed in light of the risks, dangers, and nuisances any specific use might pose to nearby residential properties. Existing industrial uses that do not pose a risk, danger, or nuisance to nearby residential properties should be respected and their reasonable and appropriate growth anticipated.
- If the industrial use at this site were ever to cease, the PK-2 zoning classification (park compatible) may be considered to allow for appropriate adaptive reuse such as residential, light retail, and office uses.

548 Dorman Street

- Historically, several dwellings occupied a portion of this site, while the rest remained undeveloped due to the passing-through of Pogue's Run.
- Consider rezoning from I-3-U (medium urban industrial) to PK-2 (park compatible) to allow for trail-friendly development such as trail heads.

553, 557, and 561 Dorman Street

- Historically, a couple of small dwellings occupied present-day 561 Dorman Street, while the rest remained undeveloped due to the passing-through of Pogue's Run.
- D-8 (single-family, two-family, and multi-family housing) is an acceptable zoning classification for these lots.
- Consider rezoning from I-3-U (medium urban industrial) and D-8 to PK-2 (park compatible) to allow for trail-friendly development such as residential, light retail, and office uses.

573 Dorman Street

- Historically, dwellings and later a store occupied this site.
- If the industrial use at this site were ever to change, consider rezoning from the I-3-U zoning classification (medium urban industrial) to PK-2 (park compatible) to allow for trail-friendly development such as residential, light retail, and office uses.

568 Highland Avenue and 1115 E. North Street

- Historically, dwellings occupied these lots that Pogue's Run passes through.
- Consider rezoning from the I-3-U zoning classification (medium urban industrial) to PK-2 (park compatible) to allow for trail friendly development such as residential, light retail, and office uses.
- Consider supporting surface parking if it makes possible the rehabilitation of contributing structures such as 573 Dorman Street or 577 Highland Avenue.

577 Highland Avenue

- Historically, a dairy company occupied this site.
- Consider rezoning from the I-3-U zoning classification (medium urban industrial) to the less intense I-2-U zoning classification (light urban industrial) due to its proximity to the residential core of the neighborhood.
- Should the industrial use at this site ever change, consider rezoning to PK-2 (park compatible) to allow for the rehabilitation of the existing building for residential, office, or light retail uses.

1010 and 1020 E. Michigan Street

- Historically, the Brooks Oil Company was located at this site, followed later by the Gasoline Equipment Company.
- Consider rezoning from the I-3-U zoning classification (medium urban industrial) to the less intense I-2-U zoning classification (light urban industrial) due to its proximity to residential uses.
- Should the industrial use at this site ever cease, consider rezoning to PK-2 (park compatible) to allow for the development of residential, office, or light retail uses.

600 Oriental Street

- Except for a house and a woodworker's shop that are no longer extant, this site has remained relatively undeveloped apart from outdoor storage, parking, and its current use as parking and tennis courts for the Arsenal Tech school campus.
- Consider rezoning from I-3-U to SU-2 to support the school use.
- Should the school use at this site ever change, consider rezoning to PK-2 (park compatible) to allow for the development of attached and detached residential uses, not to exceed 40 feet in height.
- PK-1 is an acceptable zoning classification for this site to preserve its natural character and provide access to the trail.

1203 E. St. Clair Street

- Historically, the Indianapolis Traction and Terminal Company car barns were located here and later in 1948 the Indianapolis Railways Highland Station was built here.
- Consider rezoning from the I-3-U zoning classification (medium urban industrial) to the less intense I-2-U zoning classification (light urban industrial) due to its proximity to residential uses.
- Should the industrial use at this site ever change, consider rezoning to PK-2 (park compatible) to allow for rehabilitation of the existing structure for residential uses.
- Consider supporting the division of this large parcel so the southern portion might be developed for mixed-use or multi-family housing.

SUBAREA "D"

Most of this subarea is currently zoned C-2 to permit high-intensity office and apartment developments that are not in keeping with the character of Cottage Home. Because much of the subarea's land is undeveloped and located along 10th and Michigan Streets, opportunity for new development is strong. Future development should be neighborhood-friendly and sympathetic to its residential neighbors.

General Land Use and Zoning Recommendations for Subarea "D"

- Consider rezoning from C-2 (high intensity office-apartment), C-3 (indoor retail sales), and I-3-U (medium urban industrial) to C-3C (corridor commercial) to allow for mixed-use and neighborhood-friendly businesses or housing.
- Consider supporting variances to permit less than the required parking if the current zoning classification requires more parking than is practically needed for a particular establishment.
- Encourage and support the development of neighborhood-friendly and/or trail-friendly businesses to welcome users of the Monon and Cultural trails.

SUBAREA "E"

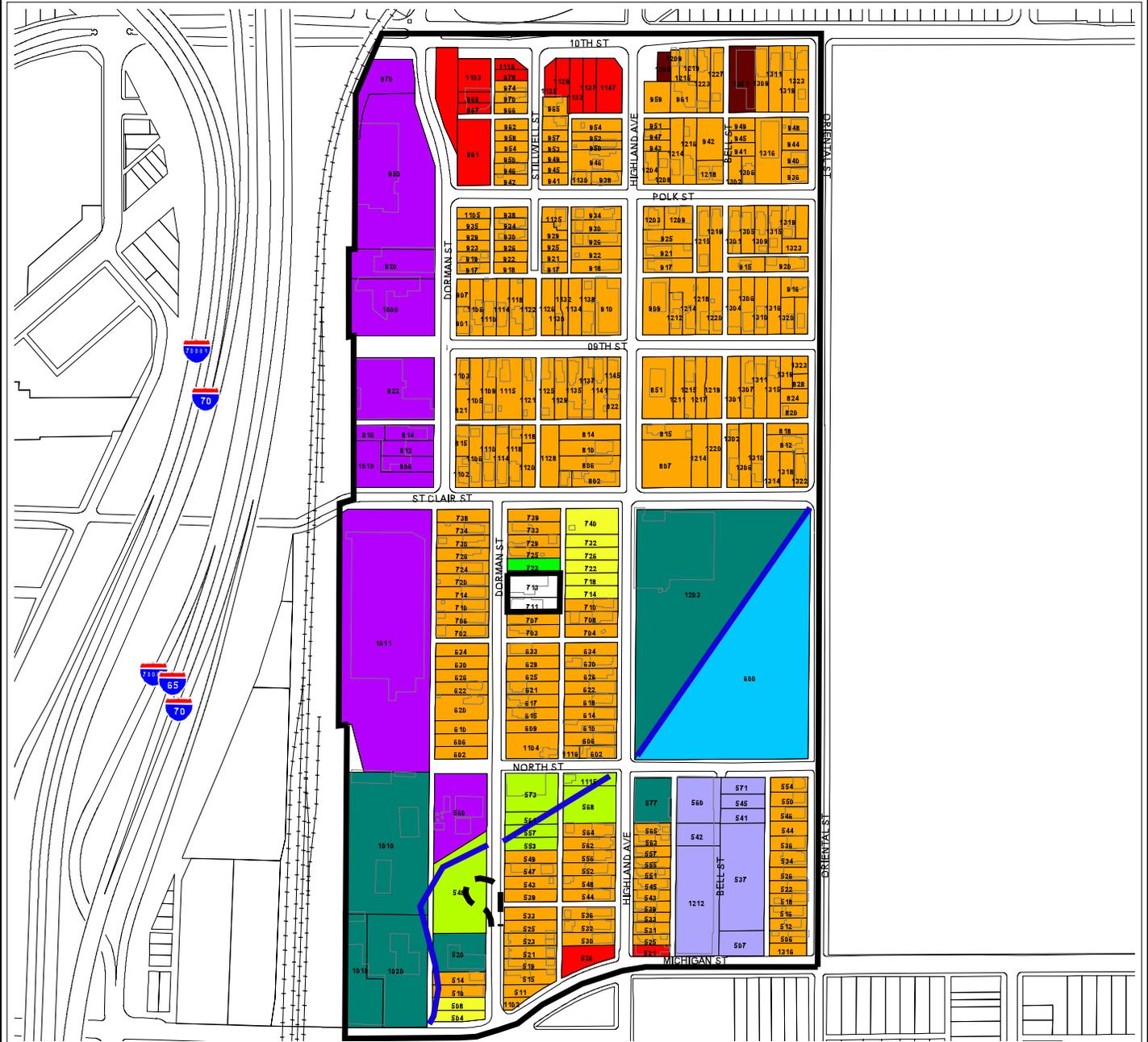
Historically, this area was primarily used for housing with some commercial storefronts fronting Michigan Street. All of this area is currently zoned I-3-U to permit medium-intensity industrial uses. The buildings within this subarea are considered non-contributing and demolition could be supported.

General Land Use and Zoning Recommendations for Subarea "E"

- Consider rezoning from I-3-U (medium urban industrial) to I-2-U (light urban industrial) to minimize the impact of industrial uses on nearby residences.
- Recommend that new industrial uses take measures to reduce the visual impact of their operation through landscaping and/or other means.
- If the industrial use at these sites were ever to cease, the D-8 (single-family, two-family, and attached multi-family housing) zoning classification may be considered to increase the residential density of the neighborhood.
- If area is redeveloped as a whole, the C-3C (corridor commercial) zoning classification may be considered to allow for mixed use and neighborhood-friendly businesses.

Recommended Zoning

Cottage Home Conservation District

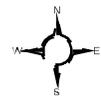


- Proposed Cul-de-sac
- Boundaries
- Ruskaup-Ratliff House & Store
- Pogues run.shp
- District Buildings
- Recommended Zoning**
- C-3C
- D-8
- I-2-U or C-3C
- I-2-U or D-8
- PK-1
- PK-1 or D-8
- PK-2
- I-2-U or PK-2
- SU-2 or PK-2
- District Parcels
- Parcels
- Address Ranges
- Paved Roads
- Railroads

September 27, 2007

Produced By: The IHPC

Data Source: The City of Indianapolis
Geographic Information Systems



NOTE: Where the map indicates multiple zoning classifications may be considered at a single property, it should not be interpreted to mean that one property could have multiple zoning classifications. Per the Indianapolis-Marion County Zoning Ordinance, residential uses are not permitted in industrial zoning classifications and industrial uses are not permitted in residential zoning classifications.

EXISTING BUILDING RECOMMENDATIONS

The Cottage Home Conservation District contains a variety of building types, including commercial, residential, and industrial. Most of the commercial and industrial structures are located along the western edge of the district, although some of these structures are found along 10th Street, Michigan Street, and in the residential area. Cottage Home's historic residential area is characterized by the close spacing of homes and modestly-scaled dwellings, which have been identified as assets by Cottage Home residents and are important to the neighborhood's historic character.

1. Encourage the preservation, maintenance, and/or historically-authentic rehabilitation of all historic structures in the district.
2. Encourage the maintenance, rehabilitation, and/or redevelopment of all non-historic structures in the district.
3. Recommend the reuse, rather than the demolition, of existing historic structures.

TRAFFIC AND THOROUGHFARE RECOMMENDATIONS

Cottage Home’s layout is a typical grid-system having streets and alleys. Although several street names have changed, Sanborn Fire Insurance Map research shows that the street system has not significantly changed since 1915. The most significant changes included aligning Michigan Street between Dorman Street and Highland Avenue, changing the alignment of Dorman Street just south of 10th Street, vacating several alleys, and the recent creation of the Dorman Street cul-de-sac. Cottage Home’s historic brick streets have been resurfaced with concrete and asphalt.

1. Support traffic-calming measures throughout Cottage Home and especially on Oriental, St. Clair, and 10th Streets to discourage excessive vehicular speed. Examples of measures that may be appropriate include:
 - Speed tables
 - Textured crosswalks
 - Raised crossings
 - Appropriate-placed speed, yield, and stop signage
 - Neighborhood gateways such as appropriately-placed signage, monument, planters, etc.
2. Support the installation of all-way stop signs at the intersection of St. Clair and Oriental Streets.
3. To facilitate emergency vehicles, support one-side-only street parking where appropriate, as determined by a professional traffic study. Streets where one-side-only parking may be appropriate include:
 - 9th Street
 - Polk Street
4. Support and encourage rear-property parking.
5. Support the installation of appropriate way-finding signage for the bike route.
6. Strongly discourage the permanent closing of streets and alleys. ***Note:** The Pogue’s Run Improvement Project includes creating a cul-de-sac on the 500 block of Dorman Street, cutting the southern portion of Dorman Street off from the rest of Dorman Street. The Pogue’s Run Improvement Project was designed and initiated prior to the designation of the Cottage Home Conservation Area.*
7. Due to the Dorman Street cul-de-sac, support the improvement of the alley connecting the 500 block of Dorman Street and Highland Avenue to accommodate neighborhood traffic that will no longer be able to connect between Michigan and St. Clair Streets on Dorman Street. Traffic-calming measures may be considered for the alley to discourage an increased volume of non-neighborhood traffic.
8. Support the improvement of the alleyway between the 900 block of Stillwell Street and Highland Avenue to encourage commercial development along 10th Street.

PUBLIC INFRASTRUCTURE AND AMENITIES RECOMMENDATIONS

1. Maintain the integrity of Cottage Home's street layout by preserving the location, shape, and width of all streets and alleys.
2. Recommend the exposure, reconstruction, and restoration of lost historic alleyways where feasible to help restore the historic grid layout, provide convenient access to the rear of properties, reduce curb cuts, and encourage off-street parking
3. Recommend the maintenance of alley access for primary structures that have garages or parking areas with entrances off an alley.
4. Recommend the reuse of historic limestone curbs and brick sidewalks during future improvement projects.
5. Strongly discourage the widening or addition of curb cuts along 10th and Michigan Streets.
6. Support the maintenance and improvement of all existing sidewalks.
7. Encourage the addition of historically appropriate landscaping, lighting, and amenities throughout the district.
8. Recommend the burial of utilities with new development/improvements.
9. Support the inclusion of public art and mass transit in conjunction with improvement projects.
10. Support improvement to the drainage at the intersection of St. Clair and Dorman Streets.
11. Encourage and support connectivity in the district according to the Metropolitan Planning Organization.
12. Encourage and support public transportation facilities and amenities. Should a mass-transit station/stop be proposed in the Cottage Home area, encourage it to be located at 10th Street or Michigan Street rather than St. Clair Street.
13. Encourage the development of the Pogue's Run Trail.

ARCHITECTURAL & DESIGN STANDARDS



*The family of carpenter Amandus Von Spreckelsen pose in front of house he built at 722 N. Highland Avenue, c.1890. The home was demolished between 1962 and 1972 and is currently the site of the "Urban Prairie" that is maintained by the Cottage Home Neighborhood Association.
(Photograph courtesy of the Cottage Home History and Archives Committee)*

PURPOSE OF ARCHITECTURAL & DESIGN STANDARDS

Architectural and design standards provide the framework for Indianapolis Historic Preservation Commission (IHPC) design review in historic and conservation areas, and they help property owners choose an appropriate approach when working on historic buildings and when considering new construction or demolition to a property. The standards are not meant to restrict creativity, but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

Each standard contains an explanation of what is subject to review and approval by the IHPC and a set of guidelines that provide recommended and not recommended approaches to specific kinds of work to be undertaken.

THE IHPC'S STATUTORY AUTHORITY TO APPROVE

State Statute I.C. 36-7-11.1 authorizes the IHPC to review and approve the following actions before they occur in a historic district:

- construction of any structure
- reconstruction of any structure
- alteration of any structure
- rezoning
- variance of use
- variance of development standards

CERTIFICATES OF APPROPRIATENESS (COA'S)

The IHPC grants approvals by issuing Certificates of Appropriateness or, in special circumstances, Certificates of Authorization (in the case of an inappropriate action approved for a special circumstance). For the purpose of this plan, the IHPC will use the Guidelines for New Construction, Guidelines for Demolition, and Preservation Objectives when it performs design review and makes decisions regarding land use, demolition, and new construction.

Before conducting work to or on the exterior of a building that constitutes construction, reconstruction, alteration, demolition, or that is otherwise included in these standards as “Subject to Review and Approval,” a Certificate of Appropriateness or Certificate of Authorization from the IHPC must be obtained. Exemptions, for which no Certificate of Appropriateness or Authorization is needed, are explained in each standard. Please note that some categories of work that do not require a permit from the City of Indianapolis may require a Certificate of Appropriateness.

WHERE TO FIND HELP

The IHPC staff may be consulted for assistance in meeting the standards, applying for Certificates of Appropriateness, and for obtaining IHPC rules, policies, and procedures. At the time of this plan's writing, staff may be reached at (317) 327-4406. Additional information may be obtained from the IHPC website at www.indy.gov/ihpc.

CONSERVATION DISTRICT EXEMPTED ACTIONS

The state statute allows a preservation plan to specifically exempt certain categories of work involving the construction, reconstruction, alteration, or demolition of structures from the requirement that a certificate of appropriateness be issued. In a preservation plan for a *conservation district*, the following is the guiding principle:

All construction, reconstruction, alteration, and demolition of any structures in the conservation district is exempt from the requirement that a certificate of appropriateness be issued UNLESS specifically noted in the design guidelines as "Subject to Review and Approval."

The above principle is very different from historic districts, where it is assumed that all work is subject to review and approval UNLESS specifically exempted.

DEFINITIONS OF TERMS IN THE STANDARDS

Subject to Review and Approval

THE IHPC DOES REVIEW. This is a list of those things that specifically ARE SUBJECT to review and approval by the IHPC. The statement is surrounded on the page by a border.

Not Subject to Review and Approval

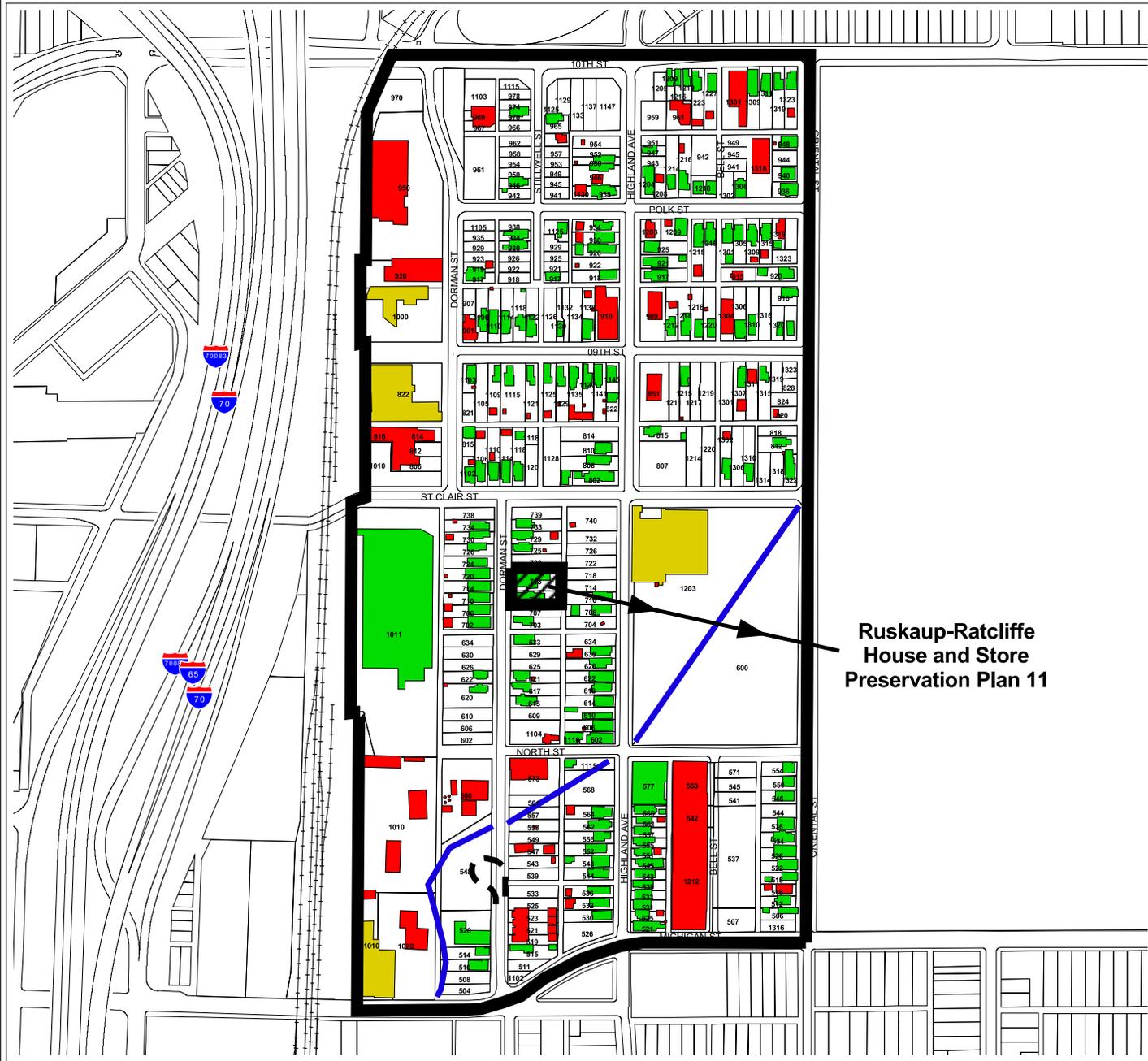
THE IHPC DOES NOT REVIEW. Where applicable, each standard has a statement that explains types of work that are NOT subject to review and approval by the IHPC and does NOT need a Certificate of Appropriateness. All work related to the specific issue is exempt from IHPC review and approval unless specifically noted separately as "Subject to Review and Approval."

Guidelines

Each design standard includes guidelines that relate to the items listed as "Subject to Review and Approval." They are enforceable by the IHPC. Guidelines help to develop a design and development framework within which people can understand the appropriateness of proposed work. These guidelines may be less comprehensive and less restrictive than for an historic district.

Building Significance Map

Cottage Home Conservation Area



**Rускаup-Ratcliffe
House and Store
Preservation Plan 11**

- Boundaries
- Rускаup-Ratcliffe House & Store
- Proposed Cul-de-sac
- Pogues Run
- Building Significance**
- Contributing
- Non-contributing
- Con. & Non-contributing
- District Buildings
- Parcels
- District Parcels
- Address Ranges
- Paved Roads
- Railroads

May 2008

Produced By: Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

GUIDELINES FOR RENOVATING HISTORIC BUILDINGS



ACCESSIBILITY

The City of Indianapolis – Marion County recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regard to historic areas, the goal is to facilitate universal access for all persons without destroying a building’s historic and architecturally significant materials and character-defining features.

<p>SUBJECT TO REVIEW AND APPROVAL - Any façade of a building that faces a street¹</p> <ul style="list-style-type: none">• Construction or installation of ramps, railings, lifts, etc. on any façade of a building that faces a street.• Creation of new openings on any façade of a building that faces a street.• Alteration to existing openings on any façade of a building that faces a street. <hr/> <p>¹ Please see Appendix A (page 127) for a listing of what constitutes a “street” for the purposes of this plan.</p>
--

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to accessibility is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Construction or installation of ramps, railings, lifts, etc.**, on any façade of a building that does not face a street.
- **Alterations to openings** for accessibility on any façade of a building that does not face a street.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. The new element or alteration should have as little visual impact on the historic character of a building as possible.
2. When possible to do so without resulting in significant loss of historic character and fabric, the accessible entrance should be the primary public entrance for commercial facilities and public buildings.
3. If access to the primary entrance cannot be provided without threatening or destroying significant architectural features, access should be provided through an obvious, well-lit, secure, and well-maintained alternate entrance. Directional or notification signage should mark this alternate entrance.

4. Ramps should be carefully designed and located to preserve the historic character of the structure.
5. Materials for ramps should be compatible with the building. Wood ramps should be painted or stained to match the building.
6. Handrails should be made of metal or wood. Wire or cable handrails are not appropriate.
7. Lifts should be as inconspicuous as possible. If feasible, lifts should disappear into the ground, be built into another feature, or painted to match the adjoining materials.
8. Ramps, lifts, etc. may be screened with landscaping.
9. If an existing door opening is too narrow to accommodate a wheelchair and its alteration would significantly diminish the historic integrity and character of the building or result in the loss of a significant historic door, consider installing off-set door hinges to increase the effective width of the door opening without physically altering it.
10. Consider installing automatic door openers or frictionless hinges to make doors easier to open.
11. Temporary accessibility components should:
 - be reversible,
 - not destroy historic fabric, and
 - be of materials and/or colors that have the least visual impact on the historic structure.

NOT RECOMMENDED

1. Unnecessarily covering significant architectural details or damaging historic material.

Note: The IHPC is not responsible for ensuring that applicants meet federal, state, and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

AWNINGS AND CANOPIES

Awnings or canopies can be both decorative and functional. They can add visual interest and character to a building and serve as an energy saver by regulating the amount of sunlight that enters a window. For clarification purposes, definitions are provided below.

Temporary Awning or Canopy: An operable or non-operable awning that is typically made of a flexible material, like canvas or vinyl, and is stretched over a metal frame. Temporary awnings are easily removable and have almost no structural effect on the building.

Permanent Awning or Canopy: A permanent awning or canopy is usually made of wood or metal and is permanently secured to a building. It is usually integrated into the structure of the building, and its installation or removal would result in significant work.

SUBJECT TO REVIEW AND APPROVAL

- **Permanent awnings and canopies**, on any façade of a building that faces a street.¹
- **Backlit temporary or permanent awnings or canopies**, on any building.

¹ Please see Appendix A (page 127) for a listing of what constitutes a “street” for the purposes of this plan.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to awnings and canopies is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Temporary awnings or canopies**, except for those that are backlit. Types include canvas and metal awnings usually found on houses.
- **Permanent awnings or canopies** attached to any façade of a building that does not face a street.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. Permanent awnings and canopies are generally appropriate if there is evidence that one originally existed on the building or if they were typically installed on buildings of the same style and era.
2. Awnings should be traditional in style and proportioned to fit the window openings properly.
3. On storefronts, awnings and canopies should reflect the façade configuration and the storefront proportions. The awning(s) should not overpower the building.

4. Awnings and canopies are good locations for storefront signage (see also: “Guidelines for Signage,” page 111).

NOT RECOMMENDED

1. Permanent awnings and canopies are generally not recommended when there is no evidence that one originally existed on the building or if they were not typically installed on buildings of the same style and era.
2. Covering important architectural features.
3. Obtrusive awnings or canopies that unduly detract from the streetscape.
4. Back-lit, internally illuminated, or flashing lights on awnings or canopies are considered inappropriate.

DOORS & DOOR OPENINGS

SUBJECT TO REVIEW AND APPROVAL - Front and Side Façades Only

- **Creation of new door openings** on the front and side façades of any building.
- **Alteration or removal of existing doors or door openings** on the front and side façades of any building.
- **Replacement of existing doors** on the front and side façades of any building.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to doors and door openings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation or replacement of storm and screen doors** anywhere on a building (when opening is not altered).
- **Replacement of door hardware.**
- **Creation of new door openings** on the rear façade of any building.
- **Alteration or removal of existing doors or door openings** on the rear façade of any building.
- **Replacement of garage doors.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic district.

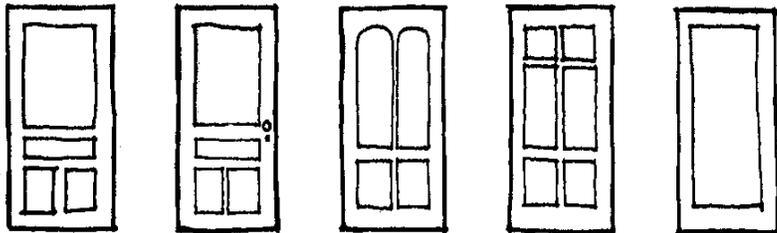
RECOMMENDED

1. Retain original trim, doors, and door openings on the front and side façades in their unaltered condition.
2. Replacement doors should reflect the character and style of the building. Residential replacement doors should be paintable and/or stainable so that the finished door has a similar appearance as doors of wood construction.
3. If an alteration to a front- or side-façade door opening must be made, it should be done with as little effect on the historic character of the house as possible.

NOT RECOMMENDED

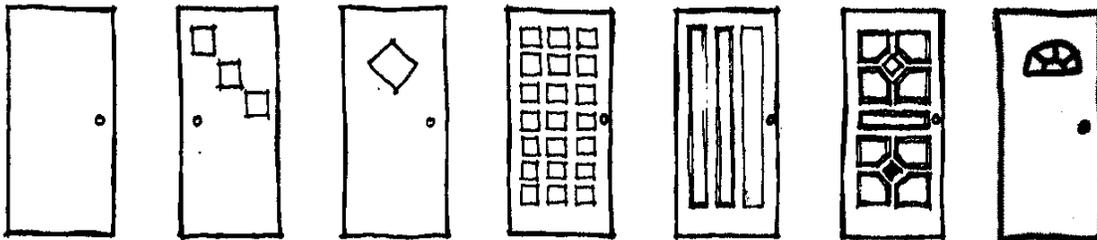
1. Eliminating original or adding new door openings on the front and side façades.
2. Changing the original size and shape of door openings on the front and side façades.

APPROPRIATE ENTRY DOORS

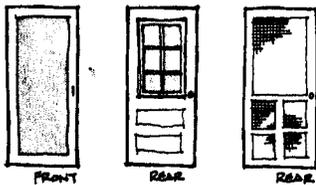


NOTE:
APPROPRIATENESS
DEPENDS ON
HOUSE STYLE

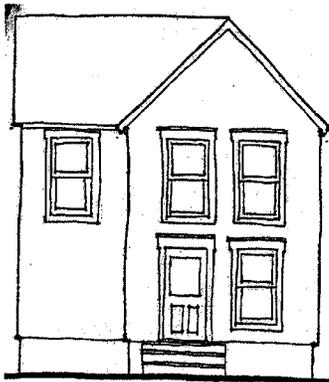
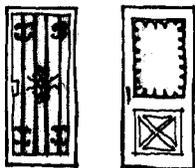
INAPPROPRIATE ENTRY DOORS



APPROPRIATE STORM DOORS



INAPPROPRIATE STORM DOORS



ORIGINAL



NOT RECOMMENDED

MASONRY

SUBJECT TO REVIEW AND APPROVAL

All work, except as noted below, done with and to masonry is subject to review and approval. Examples include, but are not limited to:

- **Repointing of masonry**, of any building.
- **Cleaning and surface treatment to masonry** such as sandblasting, waterblasting, chemical cleaning, and waterproofing.
- **Repair and replacement of masonry elements** of any building.
- **Painting masonry** that has not been previously painted.
- **Any work that effects masonry** on the exterior of a building.

NOT SUBJECT TO REVIEW AND APPROVAL

The only work that is not subject to review and approval is:

- The plastering, parging, or stuccoing of a commercial sidewall, when the sidewall is an exposed common wall that was never meant to be seen.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

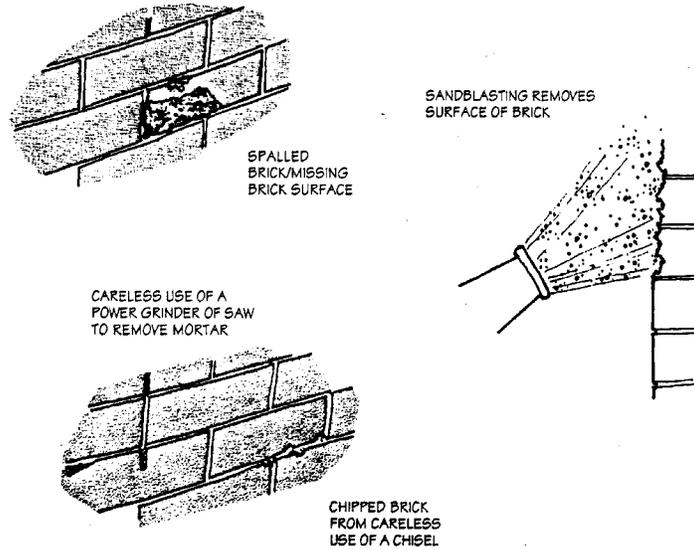
RECOMMENDED

1. Identify and stop the causes of damaged masonry before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out with care not to damage the brick or stone. Repoint 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. Consult with an expert or IHPC staff for guidance on proper mix.
3. Whenever replacement brick or stone is needed, use salvaged or new material that closely matches the original in size, color, uniformity, and texture.
4. Repainting previously-painted masonry after removing all loose paint. Firmly affixed paint does not need to be removed.
5. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED

1. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.

2. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
3. The application of paint or waterproof/water repellent coatings, unless masonry was previously treated. Such coatings are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or concrete coatings.



Repointing Note: When repointing, or “tuckpointing,” a historic masonry building, it is very important to use a soft lime mortar. Modern mortar mixes used today are often much harder and less permeable than historic soft lime mortars. Mortar used for repointing should be softer or more permeable than the masonry itself, and no harder or more impermeable than the historic mortar to prevent damage. Building stresses caused by expansion, contraction, or settlement are relieved by mortar, not masonry. Mortar that is stronger in compressive strength than the masonry will not “give,” and causes building stresses to be relieved through the masonry walls. This results in permanent damage to the masonry, such as cracking and spalling, and cannot be repaired easily.

Did You Know?
 Sandblasting (and other forms of abrasive “grit” cleaning methods) can be extremely harmful and cause irreparable damage to masonry buildings. Sandblasting removes the hard, outer protective surface from brick or stone and exposes the masonry’s porous inner core. This porous surface is extremely susceptible to water infiltration and erosion. In winter months, sandblasted masonry is particularly vulnerable to the freeze-thaw cycle, and can cause masonry surfaces to crack, spall, and delaminate.

“Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.” *The Secretary of the Interior’s Standards for Rehabilitation.*

PAINT

SUBJECT TO REVIEW AND APPROVAL

- **The painting of historic masonry** that has not been previously painted.

NOT SUBJECT TO REVIEW AND APPROVAL

- **The painting of most paintable surfaces**, except the painting of historic masonry. Approval is not needed to paint any wood, metal, or non-historic masonry surface, and there is no review or approval for paint color selection.

Note: There are certain circumstances when the painting of masonry may not be allowed. See the pages for "Masonry" in these renovation design standards.

Need Help? Can't Decide?

Although there is no review or approval required for paint color selection, IHPC staff is available to assist the public with paint color selection. The IHPC office has several paint manufacturers' color wheels, examples of historic paint schemes, and historic paint palettes.

PORCHES & OTHER APPENDAGES

Appendage: Any exterior attachments to a building, such as porches, covered approaches to buildings, vestibules to doorways, balconies, staircases, etc.

SUBJECT TO REVIEW AND APPROVAL

- **Removal of existing front and side porches and other appendages.**
- **Alteration to existing front and side porches and other appendages.**
- **Construction of new front and side porches and other appendages** (see also: “Guidelines for New Construction,” page 90).

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to porches is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Removal of rear porches** from rear façades.
- **Alteration of rear porches** on rear façades.
- **Construction of new rear porches** on rear façades.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. Repair and retain original porches on front and side façades.
2. If rebuilding front and side porches is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. If replacing a missing porch, it should be based on as much evidence as possible about the original porch design, shape, and details, or it should be a simple design that is compatible with the style of the house. The following sources may provide evidence of an original porch:
 - old photographs
 - historic Sanborn maps
 - paint lines defining porch roof outlines
 - paint lines defining porch post design
 - remnants of the porch foundation
 - similar houses in the neighborhood (helpful but not always dependable)
 - oral descriptions from previous owners

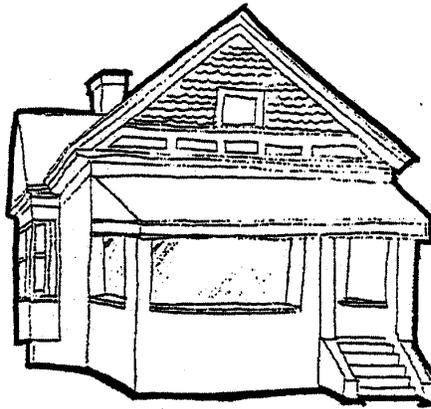
4. If adding a porch to the front or side façade where none ever existed, it should be designed to be as reversible as possible and should cover and remove as little historic detail as possible.
5. If altering an existing front or side porch, it should be done in a way to minimize the effect on the historic character of the house. If a wood porch floor is replaced with concrete, it should replicate the original form and dimensions as close as possible.
6. Consider retaining non-original front and side porches if they have their own architectural or historical importance.

NOT RECOMMENDED

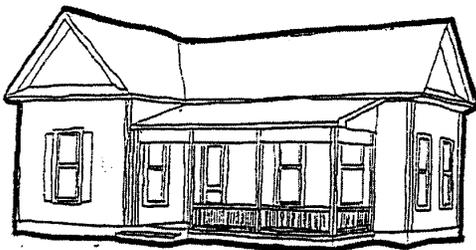
1. Enclosing an historically-open porch.



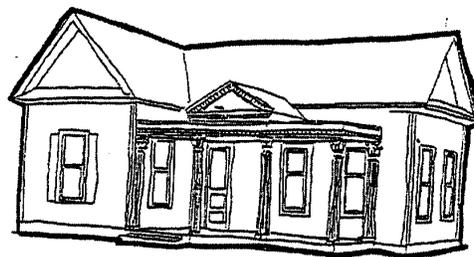
EXISTING



**INAPPROPRIATE
DETAIL COVERED BY ADDED PORCH**



APPROPRIATE



**INAPPROPRIATE
ELABORATE DETAIL ON SIMPLE COTTAGE**

ROOFS AND ROOF ELEMENTS

SUBJECT TO REVIEW AND APPROVAL

- **Alteration of roof shape and slope**, including addition of dormers.
- **Skylights** (type and location), when on a front or side roof slope.
- **Alteration of built-in gutters.**
- **Alteration, removal, or addition of chimneys.**

NOTE: For work related to soffits, please see guidelines for “Trim and Ornamentation,” page 85.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to roofs is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Reroofing.**
- **Installation of anything on flat roofs**, when not visible from the ground.
- **Skylights** (type and location), when on a rear roof slope.
- **Installation of gutters and downspouts**, if rafter ends are not altered.
- **Roof-mounted antennas, small satellite dishes (not over 18”), and vents.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

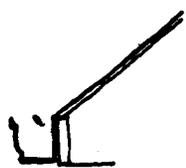
RECOMMENDED

1. 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.
2. On commercial buildings, installation of mechanical and service equipment (such as condensers, transformers or solar collectors) should be installed on the roof where they are inconspicuous from view of the public right-of-way and do not damage or obscure character defining features.
3. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
4. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

NOT RECOMMENDED

1. Altering roof slope and shape in a way that changes the historic character of building.

2. Adding dormers or roof sheds that change the significant character of the building.
3. Cutting or altering decorative rafter ends to accept a new gutter board.
4. Skylights that face the front and are highly visible from the street.
5. Placing roof vents, metal chimneys, antennas, solar panels, satellite dishes (over 18"), air conditioning units, and other mechanical equipment where visible from the street.



Ogee or box gutter



Half-round gutter
Note:
No gutter board

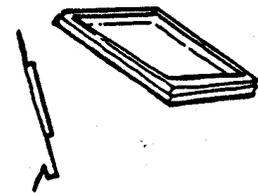


Roof mounted gutter



Built-in box gutter

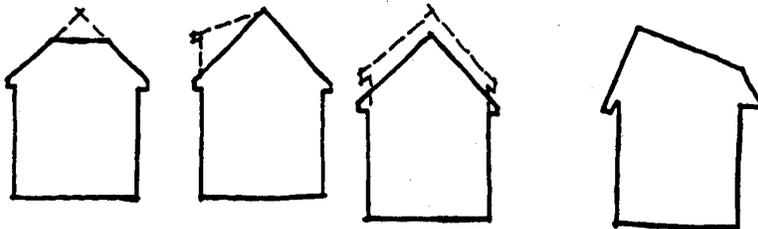
Appropriate



Inappropriate

ROOF ALTERATIONS

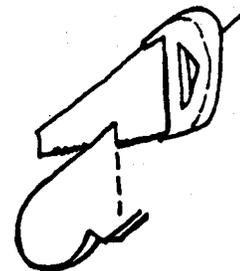
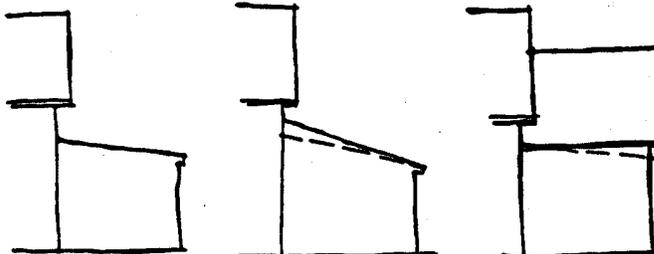
Inappropriate



Original

Maybe

Inappropriate



Inappropriate

SECURITY ITEMS

Secondary Security Door: A secondary security door is installed like a screen or storm door over the primary door. It usually has glass and bars. It is not a solid replacement door for the primary door.

SUBJECT TO REVIEW AND APPROVAL

- **Installation of security bars on windows** on any façade of a building that faces a street.¹
- **Installation of security lights and alarm boxes** on any façade of a building that faces a street.¹
- **Replacement of basement windows with glass block** on any façade of a building that faces a street.¹
- **Installation of security gates** on any façade of a building that faces a street.¹
- **Installation of metal replacement doors** on any façade of a building that faces a street.¹
- **Alteration or removal of window and door openings** on any building.

¹ Please see Appendix A (page 127) for a listing of what constitutes a “street” for the purposes of this plan.

NOT SUBJECT TO REVIEW AND APPROVAL

The following security items are exempt:

- **Installation of secondary security doors** on any building.
- **Installation of security bars on windows** on any façade of a building that does not face a street.
- **Installation of security lights and alarm boxes** on any façade of a building that does not face a street.
- **Replacement of basement windows with glass block**, on any façade of a building that does not face a street, provided the opening is not altered.
- **Installation of metal replacement doors** on any façade of a building that does not face a street.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. Consider installing security devices that will not detract from the character of the building and surrounding area. Examples include installing locks on windows and doors, installing alarm systems, and installing lighting.

2. If a security door is necessary, it is recommended the security doors should:
 - have as few bars as possible, and
 - be simple in design with no decorative details, and
 - fit the door opening exactly, without alteration to the door frame, and
 - be painted to match the door it protects.
3. Consider installing fixed bars on the inside of basement windows because of their minimal impact to the character of a building.
4. If a physical barrier is necessary on commercial buildings, consider interior rolling overhead gates that can be pulled down at inoperative hours and reopened during business hours.

NOT RECOMMENDED

1. Overly decorative secondary security doors.
2. Exterior folding gates on the front of commercial buildings.

SIDING

SUBJECT TO REVIEW AND APPROVAL

- **Replacement of existing siding** with any different material on any building.
- **Replacement of existing wood siding** with new wood siding of the same dimension, profile, and surface texture.
- **Installation of synthetic/composite material** over existing wood siding or as a replacement for wood siding on any building.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to siding is exempt, except as noted in “Subject to Review and Approval.”

An examples of an exemption is:

- **Removal of insulbrick, vinyl, aluminum, or other non-original covering.**

GUIDELINES

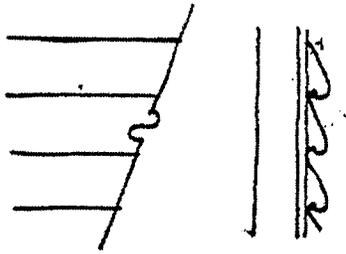
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

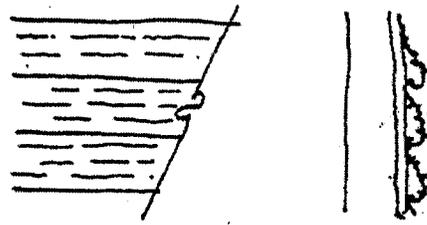
1. It is best to repair and restore original wood siding if possible.
2. If it is decided to replace original wood siding, it should be replaced with wood siding of similar dimension and surface texture.
3. If it is decided to replace wood siding with a material other than wood (such as fiber-cement board), the new siding should meet the following specifications:
 - dimension and direction of “lap exposure” is similar to the original wood lap exposure; and
 - thickness of boards is similar to the original wood siding; and
 - surface is smooth; embossed wood grain and rough-sawn finishes are not appropriate; and
 - new siding does not cover any wood trim or details; and
 - new siding has a similar rigidity to the original wood siding.

NOT RECOMMENDED

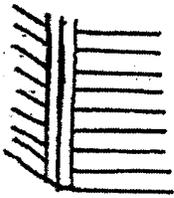
1. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding, or a blow torch should be avoided when removing paint off wood siding.
2. Installation of sheet material as finish siding.
3. Replacement siding made from vinyl, aluminum, or other materials that have similar characteristics.



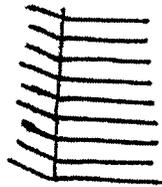
Appropriate



Inappropriate



Appropriate



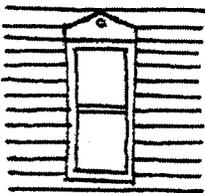
Inappropriate



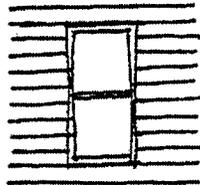
Appropriate



Inappropriate



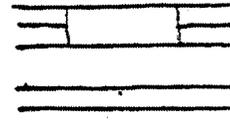
Appropriate



Inappropriate



Appropriate



Inappropriate

STOREFRONTS

Storefront: The street-level façade of a commercial building, usually having display windows.

SUBJECT TO REVIEW AND APPROVAL

- **Alteration, restoration, or reconstruction of storefronts** on commercial buildings.

NOT SUBJECT TO REVIEW AND APPROVAL

Because of the importance of storefronts, all work done to them is subject to review and approval. However, some of the guidelines are more lenient than in historic districts. All other elements of a building with a storefront are reviewed and approved in accordance with the appropriate guideline.

GUIDELINES

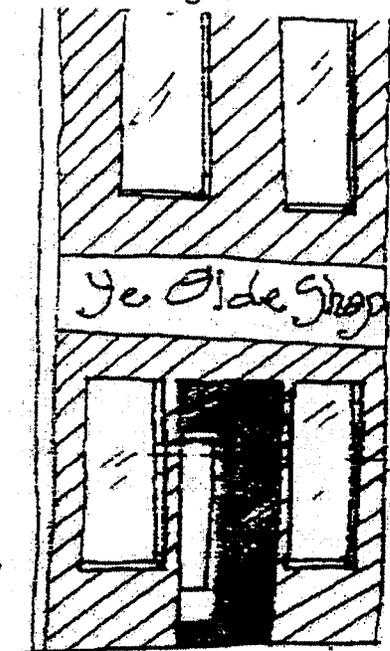
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic district.

RECOMMENDED

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
 - Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
 - Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to reestablish the storefront frame.
3. If original storefront is gone and no evidence exists, the new storefront may be of traditional or modern design and it may use traditional or modern materials. It should not detract from its building and its neighbors.

NOT RECOMMENDED

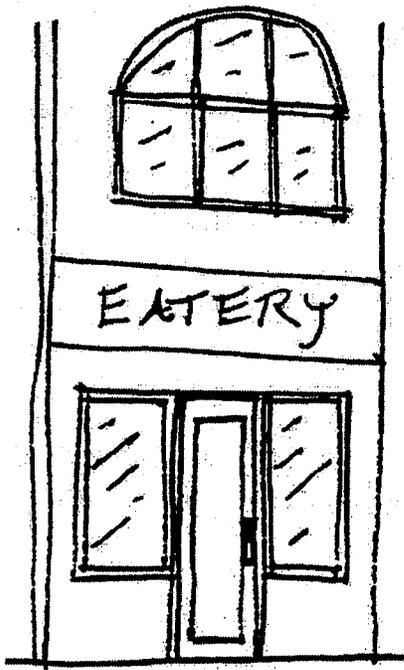
1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefronts that replicate non-documented “historic” façades or evoke styles that predate the building or that evoke other places.



EXISTING



APPROPRIATE RECONSTRUCTION



**INAPPROPRIATE
RECONSTRUCTION**

TRIM & ORNAMENTATION

SUBJECT TO REVIEW AND APPROVAL

- **Addition, alteration, and removal of original trim and ornamentation** from the front and side façades of any building.
- **Alteration to decorative cornices** anywhere on a building.
- **The alteration or covering of soffits** anywhere on a building.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to trim and ornamentation is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Addition, alteration, or removal of trim and ornamentation**, on rear façade.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic district.

RECOMMENDED

1. Repair the original cornice around all of the building or replace with a replication if seriously damaged/deteriorated.
2. Repair the original trim and decorative elements on the front and side façades or replace with a replication if seriously damaged or deteriorated.
3. Missing decorative details are best replicated from evidence of their original design (look for: old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches, and cut-outs in siding and trim).
4. Non-documented missing decorative details may be designed from observation of details on similar historic buildings.
5. Non-documented additional decorative details should be avoided, but may be added to front and side façades if the design is characteristic of the building’s architecture and if its installation is reversible.
6. New materials should accomplish the same visual characteristics as the originals.

NOT RECOMMENDED

1. New trim and decorative details should not cover up original details.

ORIGINAL
CHIMNEYS



INAPPROPRIATE



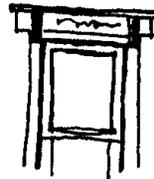
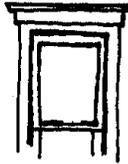
Non-original decorative
details added

GABLES



Non-original decorative
details added

WINDOWS



Non-original decorative
details added

WINDOWS & WINDOW OPENINGS

SUBJECT TO REVIEW AND APPROVAL - Front and Side Façades Only

- **Creation of new window openings** on the front and side façades of any building.
- **Alteration or removal of existing windows or window openings** on the front and side façades of any building.
- **Replacement of existing windows** on the front and side façades of any building.
- **Alteration or addition of window trim, including shutters** on the front and side façades of any building.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to windows and window openings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation or replacement of storm and screen windows** anywhere on a building (when opening is not altered).
- **Creation of new window openings** on the rear façade of any building.
- **Alteration or removal of existing windows or window openings** on the rear façade of any building.
- **Replacement of existing windows** on the rear façade of any building.

GUIDELINES

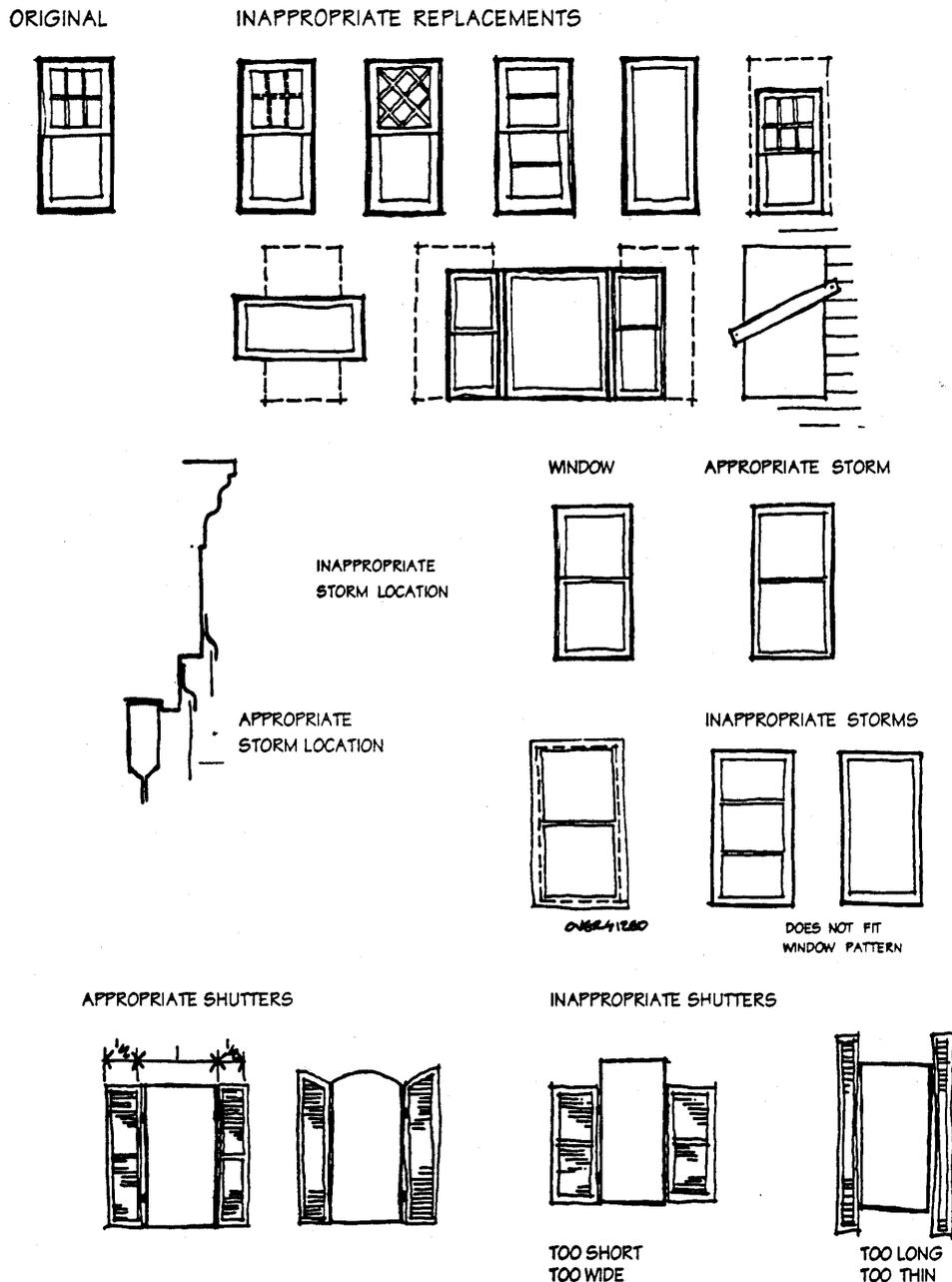
The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

1. If replacing original historic windows, replacements should be as close as possible to the size of the original opening and should be a style as similar as possible to the original. True divided lites are encouraged, but snap-on or glue-on muntins are not precluded.
2. If non-original windows are replaced, replacements should be compatible with the architectural design of the building without further altering the original opening.
3. It is encouraged for replacement windows to be the same material as original windows. However, other materials may be considered if they fit the opening properly and have similar appearance to the original.
4. If original window trim is replaced, it should match the original as closely as possible.
5. If adding exterior window shutters, they should properly fit the window proportions.

NOT RECOMMENDED

1. Replacement windows that exhibit any of the following characteristics:
 - are dissimilar to the original in size, dimensions, shape, design, and/or pattern; or
 - have a surface finish that is inconsistent with the original windows; or
 - exhibit profiles and/or shadow lines dissimilar to the original.
2. Creating new window openings or eliminating original window openings, especially on significant and highly visible façades.



GUIDELINES FOR RENOVATING NON-CONTRIBUTING BUILDINGS

Buildings identified on the Building Significance Map on page 65 as non-contributing can be assumed to have little, if any, historical significance.

Room Additions include the following:

- Expanding square footage on the ground floor.
- Adding square footage in the attic if it results in a change in the roof shape such as dormers and shed roof additions.
- The addition of an attached garage.

SUBJECT TO REVIEW AND APPROVAL

- **Addition of front porches and side porches.**
- **Construction of enclosed room additions.**
- **Replacement or covering of existing siding.**

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to renovating non-contributing buildings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Renovation and alteration to existing non-contributing buildings** (this exclusion does not include new additions to non-contributing buildings).
- **Addition of rear porches.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. The addition of a new front porch should be done in a way that is compatible with the style of the non-contributing building and is not incompatible with surrounding historic buildings.
2. Room additions should be of a style, mass, scale, and material that is aesthetically compatible with the non-contributing building and is not incompatible with surrounding historic buildings.

NOT RECOMMENDED

1. Materials, patterns, and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.

GUIDELINES FOR NEW CONSTRUCTION

INTRODUCTION

The purpose of new construction guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the Cottage Home conservation area and bring harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

NEW CONSTRUCTION GUIDELINES: CONTEXT

Guidelines serve as aids in designing new construction that reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is to which the designer is expected to be sensitive.

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.

Generally, new construction will occur on sites that fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE

This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to an existing building(s).

Context

New construction must use the existing historic building as its most important, perhaps only, context.

2. ISOLATED LOT

This is usually a single vacant lot (sometimes two very small lots combined) that exists in a highly developed area with very few, if any, other vacant lots in view.

Context

The existing buildings immediately adjacent, in the same block, and in the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE

This is usually a combination of several vacant lots, often the result of previous demolition.

Context

Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such cases, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

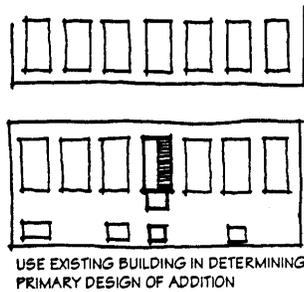
4. EXPANSIVE SITE

This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

Context

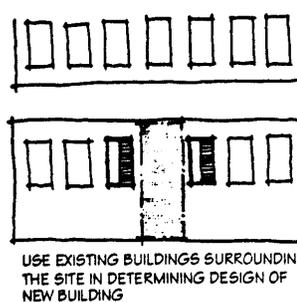
The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

DEVELOPED SITE
ADDITION TO EXISTING BUILDING



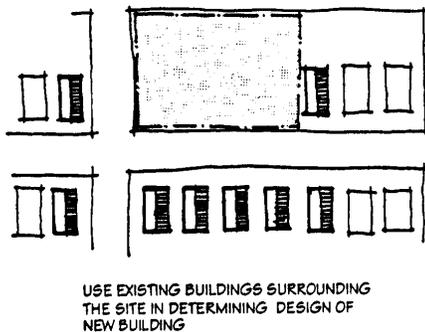
USE EXISTING BUILDING IN DETERMINING
PRIMARY DESIGN OF ADDITION

ISOLATED SITE
NEW BUILDING ON SINGLE LOT



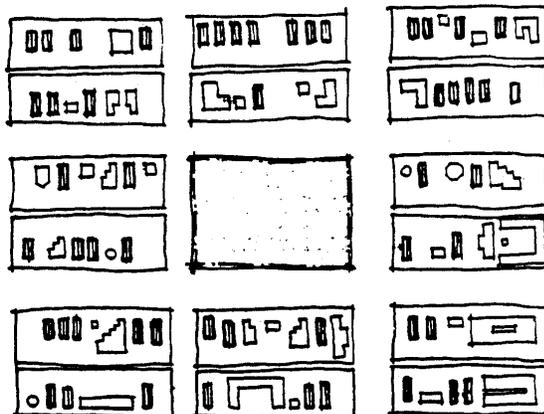
USE EXISTING BUILDINGS SURROUNDING
THE SITE IN DETERMINING DESIGN OF
NEW BUILDING

LARGE SITE
NEW BUILDING ON SEVERAL SITES



USE EXISTING BUILDINGS SURROUNDING
THE SITE IN DETERMINING DESIGN OF
NEW BUILDING

EXPANSIVE SITE
NEW BUILDINGS ON LARGE SITE



USE EXISTING BUILDINGS THROUGHOUT
THE AREA IN DETERMINING DESIGN OF
NEW BUILDING

NEW PRIMARY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL

- **Construction of any new primary building.**

The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements that generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.

ACCESSIBILITY:

The City of Indianapolis - Marion County recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons.

When designing new structures, the guidelines listed below should be followed.

RECOMMENDED

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:
 - be integrated into the architectural design and expression of the building, and
 - reflect the same attention to detail and finish as the rest of the building, and
 - be constructed of the same quality and type of materials as the rest of the building.
2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

1. Materials that are of inferior quality than those used elsewhere in the building.
2. Design that visually conflicts with the site and the building.
3. Accessible paths and entrances that are awkward, not readily usable, or add excessive travel time to use.

Note: The IHPC is not responsible for ensuring that applicants meet federal, state, and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

ENTRY:

The actual and visually perceived approach and entrance to a building.

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.
2. Accessibility for all new buildings is encouraged (see “Accessibility” on page 19).

NOT RECOMMENDED

1. Entrances that are hidden, obscured, ambiguous, or missing.
2. Designing approaches to buildings that are uncharacteristic within the area.

FENESTRATION:

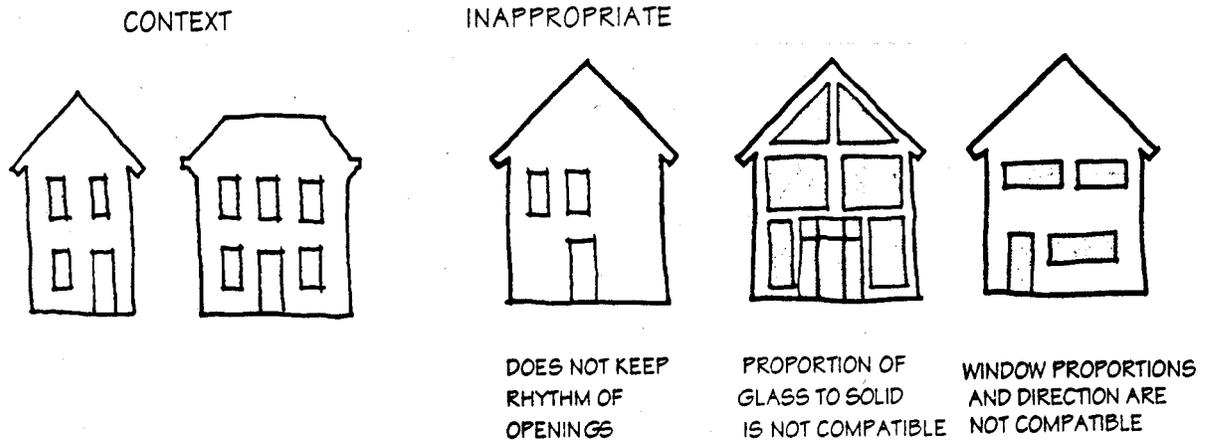
The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative expression 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 that is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings.



FOUNDATION:

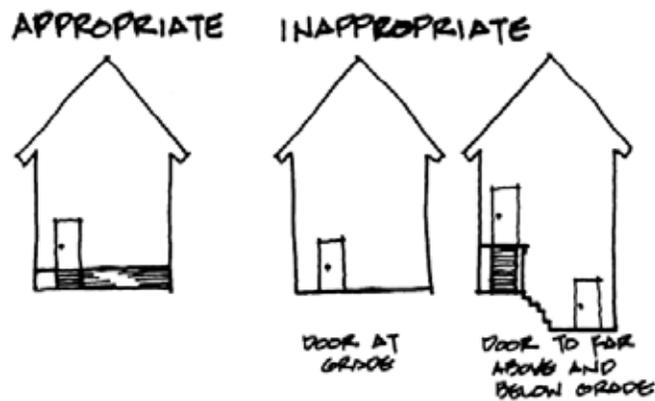
The support base upon which a building sits.

RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.



HEIGHT:

The actual height of buildings and their various components as measured from the ground.

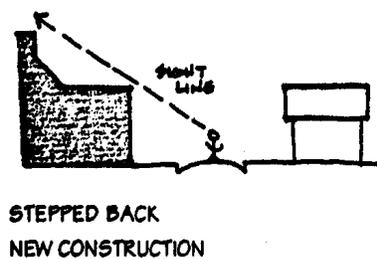
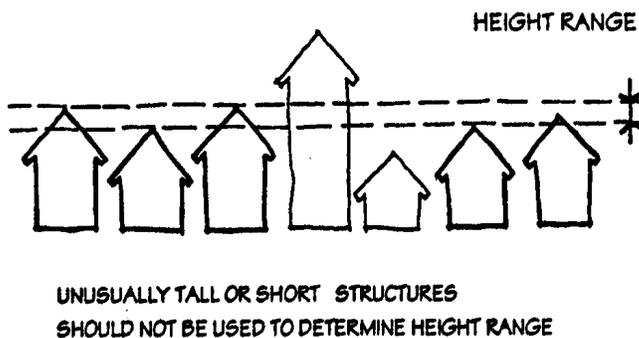
Note: In areas governed by this plan, heights should be determined using these guidelines rather than those noted in the zoning ordinance.

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. 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; however, uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.
3. New construction at the end of a block should take into account building heights on adjacent blocks.
4. 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.
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.

NOT RECOMMENDED

1. Any building height that appears either diminutive or overscale in relation to its context.



MASS:

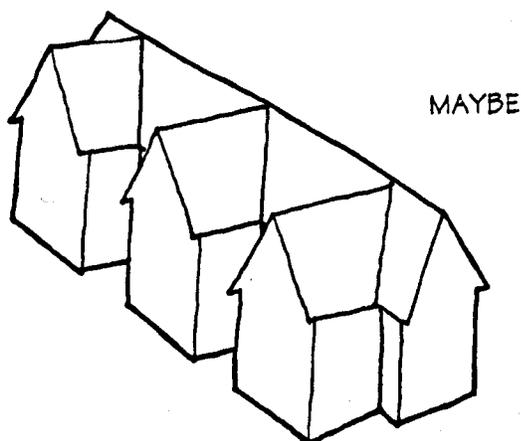
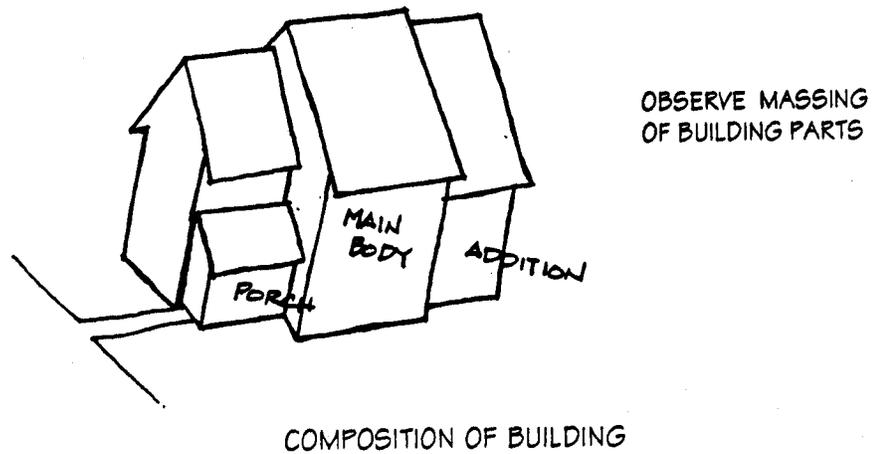
The three-dimensional outline of a building.

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.
3. 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.
4. 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.

NOT RECOMMENDED

1. Near total coverage of a site unless doing so is compatible with the surrounding context.



MATERIALS:

The visual, structural, and performance characteristics of the substances visible on a building exterior.

RECOMMENDED

1. Textures, patterns, and dimensions of building materials should be compatible with those found on historic buildings in the area.
2. Natural materials are preferred, although synthetic or composite materials may be considered provided they appear and perform like natural materials.

NOT RECOMMENDED

1. Vinyl siding, aluminum siding, and any similar siding generally do not have visual and physical characteristics similar to natural materials and should be avoided.

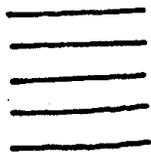
TYPICAL SIDING ON HISTORIC BUILDINGS



MAY BE APPROPRIATE ON NEW CONSTRUCTION



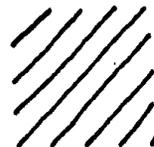
INAPPROPRIATE



TOO WIDE



WRONG DIRECTION



DIAGONAL



TOO RUSTIC/GRAINY

ORIENTATION:

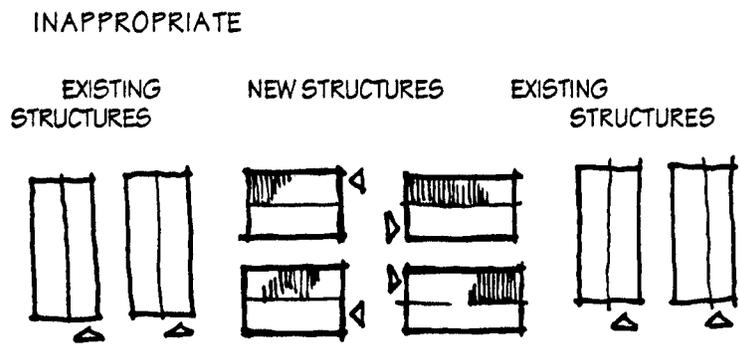
The direction that a building faces.

RECOMMENDED

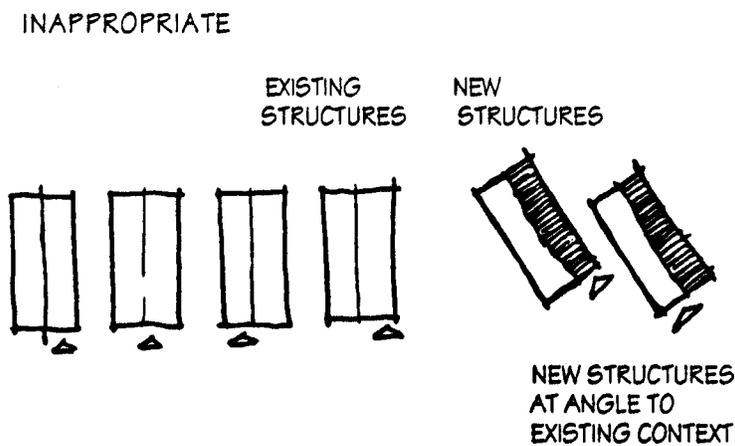
1. New buildings oriented toward the street.

NOT RECOMMENDED

1. New buildings at angles to the street that are not characteristic within the building or neighborhood context.
2. Buildings or building groupings that turn away from the street and give the appearance that the street façade is not the front façade.



NEW STRUCTURES DO NOT FACE THE STREET AS EXISTING STRUCTURES



OUTLINE:

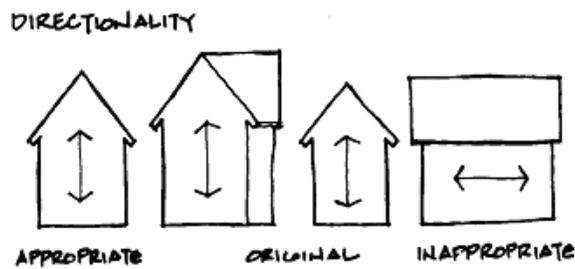
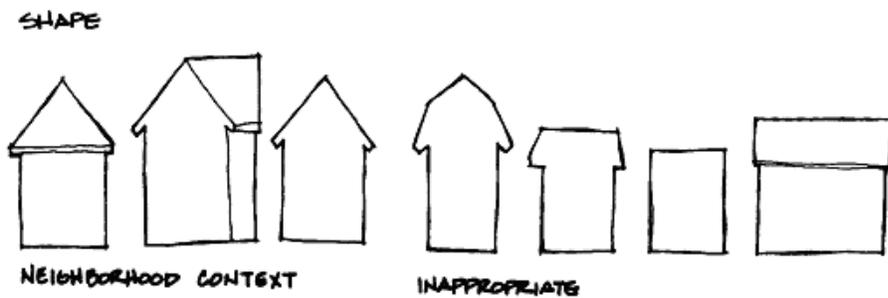
The silhouette of a building as seen from the street.

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 its context.

NOT RECOMMENDED

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.



SETBACK:

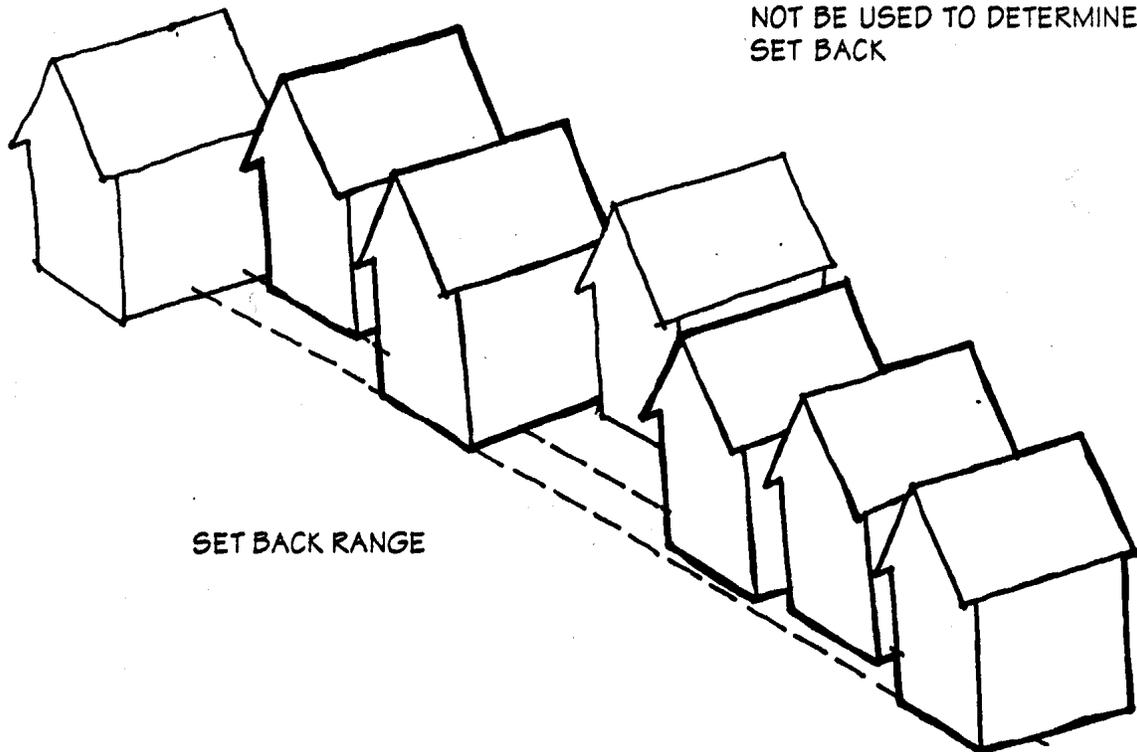
The distance a building is set back from a street.

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 that 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 that falls within an "envelope" formed by the greatest and least setback distances.
3. If setbacks are uniform, new construction must conform.
4. On corner sites, the setbacks from both streets must reflect the context.

CLOSER TO STREET THAN MOST
AND SHOULD NOT BE USED TO
DETERMINE SETBACK

SET BACK MUCH MORE
THAN MOST AND SHOULD
NOT BE USED TO DETERMINE
SET BACK



SPACING:

The distance between contiguous buildings along a blockface.

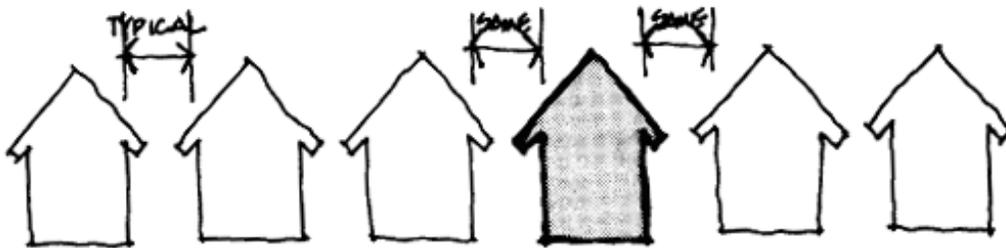
RECOMMENDED

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.

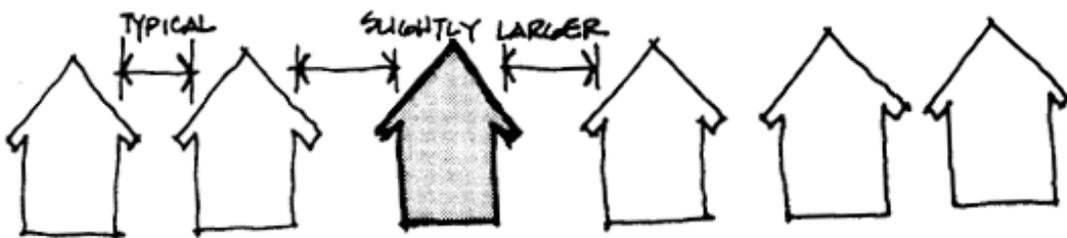
NOT RECOMMENDED

1. The creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

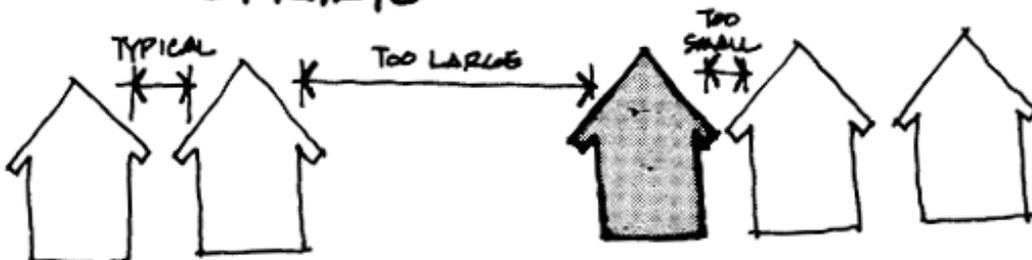
APPROPRIATE



MAYBE



INAPPROPRIATE



STYLE AND DESIGN:

The creative and aesthetic expression of the designer.

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 that vary in complexity from simple to ornate.
2. 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. For commercial buildings, examine typical façade components such as storefront elements (kickplates, transoms, display windows, and entrances), ornamentation, signage, and awnings.

UTILITIES & EQUIPMENT:

Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

1. Electric lines, cable TV, and other utility wires should be buried below ground when new construction occurs.
2. Mechanical equipment, such as permanent air conditioning equipment and meters, should be placed in locations that have the least impact on the character of the structure and site.

NEW ADDITIONS, GARAGES & ACCESSORY STRUCTURES

SUBJECT TO REVIEW AND APPROVAL

- **Construction of any new garage and/or other large accessory structure**, built on a permanent foundation and having a total square footage greater than 144 square feet.
- **Construction of any new enclosed addition, including an attached garage**, to any building.

NOT SUBJECT TO REVIEW AND APPROVAL

- **Construction or installation of small storage sheds or accessory buildings**, provided the total square footage of the structure does not exceed 144 square feet and that it is not built on a permanent foundation.

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing building on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

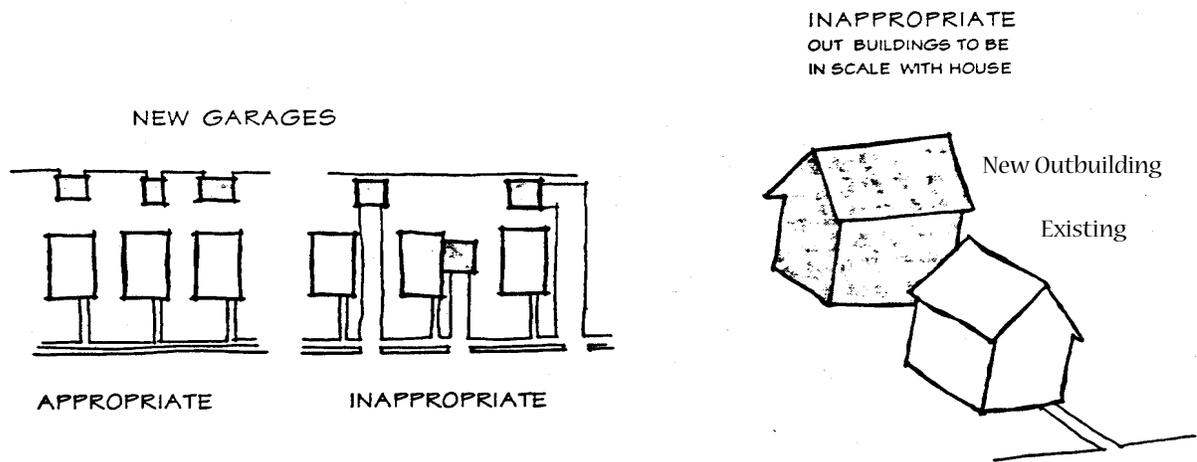
RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures in the surrounding area.
3. 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.
4. 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.
5. Additions should be located at the rear, away from the front façade.
6. The mass and form of the original building should be discernible, even after an addition has been constructed.
7. Additions and accessory buildings should be discernible as a product of their own time.

8. Additions to non-contributing buildings should be compatible in design with the original building and with surrounding historic buildings.

NOT RECOMMENDED

1. Obscuring significant architectural detailing with new additions.
2. Altering the roof line of an historic building in a manner that affects its character.
3. Additions near the front façade and at the side.
4. Imitating historic styles and details, although they may be adapted and reflected.



GUIDELINES FOR SITE IMPROVEMENTS & LANDSCAPING



Front Yard: The area extending fully across the lot and situated between the front lot line and a line parallel to the front of the primary structure and terminates at the intersection of any side lot line.

Rear Yard: The area extending fully across the lot and situated between the rear lot line and a line parallel to the rear of the primary structure and terminates at the intersection of any side lot line.

Side Yard: The area not encompassed by the front or rear yards.

SUBJECT TO REVIEW AND APPROVAL

- **Patios, decks, play equipment, dog houses/runs, swimming pools, and hot tubs** in yards that have frontage on streets¹ and in vacant lots.
- **Fencing** in front and side yards and on vacant lots.
- **Sidewalk cafes.**
- **Creation of new parking surfaces** in front of buildings and on vacant lots (see guidelines for “Parking Surfaces,” page 113).
- **Installation, alteration, or removal of streets, alleys, and sidewalks** (see guidelines for “Public Infrastructure,” page 115).
- **Removal of trees** in the public right-of-way.

¹ Please see Appendix A (page 127) for a listing of what constitutes a “street” for the purposes of this plan.

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to site development and landscaping is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Installation and removal of all plant materials** on private property.
- **Installation of trees** in the public right-of-way.
- **Small yard decorations** anywhere.
- **Patios, decks, play equipment, dog houses/runs, swimming pools, and hot tubs** in back yards.
- **Fencing** in rear yards (zoning requirements still apply).
- **Parking surfaces** behind buildings (zoning requirements still apply).

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for an Historic District.

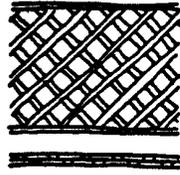
RECOMMENDED

1. Front yard fencing should be compatible with the historic character of the area. Generally, front yard fences should not be higher than 42 inches and should be open in style. Chain link and vinyl fencing are not appropriate.
2. Sidewalk cafes shall be in compliance with the requirements set forth in the municipal code of the City of Indianapolis, Ch. 961 Sidewalk Carts and Cafes. The municipal code pertaining to regulations for sidewalk cafes may be viewed via the internet at www.municode.com (refer to Indianapolis-Marion County Code of Ordinances, Chapter 961).
3. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
4. Barriers for sidewalk cafes should be open, low, removable, and compatible with the architecture of the building.

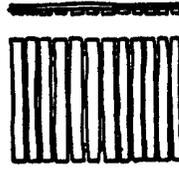
NOT RECOMMENDED

1. Placement of patios, decks, play equipment, dog house/runs, swimming pools, or other large features in front yards.
2. Rear privacy fences that begin any closer to the street than a line parallel to the front of the primary structure.
3. Privacy fences that are over six (6) feet high.
4. Inappropriate fence types such as chain link or vinyl.

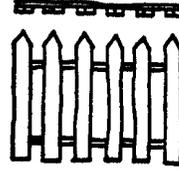
APPROPRIATE WOOD FENCES



LATTICE

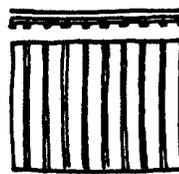


SLAT

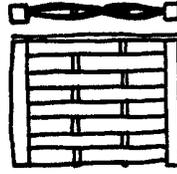


PICKET

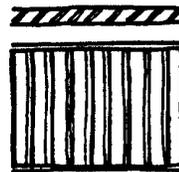
INAPPROPRIATE WOOD FENCES



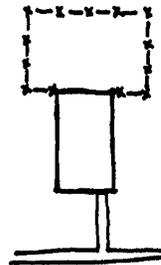
BOARD & BATTEN



BASKETWEAVE



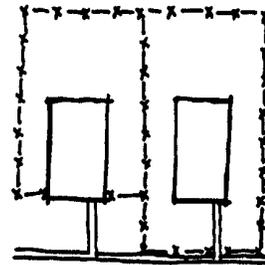
LOUVER



APPROPRIATE



MAYBE



INAPPROPRIATE

GUIDELINES FOR SIGNAGE

SUBJECT TO REVIEW AND APPROVAL

Location, size, scale, shape, and lighting of:

- **Business signs that need a sign permit** as defined in the zoning ordinance.
- **Advertising signs** as defined in the zoning ordinance.
- **Signs painted on buildings.**
- **Freestanding pole and ground signs.**
- **Any sign that needs a zoning variance.**

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to signage is exempt, except as noted in “Subject to Review and Approval.”

Examples of exemptions include:

- **Incidental signs** (i.e. “Open,” “Sale,” “Parking Full,” etc.)
- **Changes to existing signs** that do not need sign permits.
- **Home occupation signs** that meet the zoning ordinance.
- **Wording, color, and graphics on signs.**
- **Real Estate, construction, special event, and other temporary signs.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

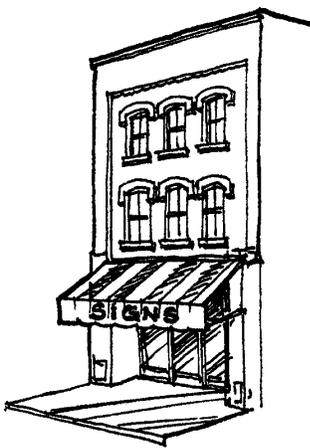
1. The location, size, scale, and shape of the sign should be compatible with the building and the surrounding area.
2. Fabrication should be done with quality materials and craftsmanship. Lettering styles should be legible and the message should be simple.
3. Lighting should be subtle and be compatible with the historic character of the district. It should not unduly detract from nor disturb the historic character of the neighborhood.
4. Awning and canopy signs should be affixed flat or flush to the surface and scaled so as to not dominate the awning or canopy. Generally, the lettering should be restricted to the face of the projection.
5. Signs should comply with all applicable ordinances and regulations.

NOT RECOMMENDED

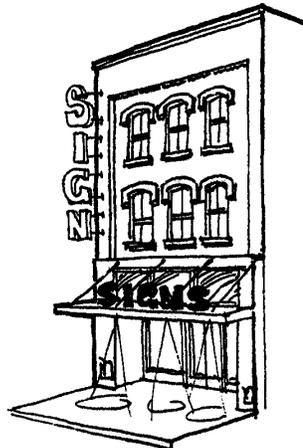
1. Freestanding ground-mounted or pole signs, especially in residential areas. **EXCEPTION:** A freestanding ground-mounted or pole sign may be considered appropriate when used to

identify an historic resource that is open to the public. Such signs should be pedestrian-oriented and simple in design.

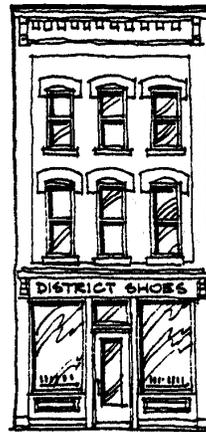
2. Internally-lighted signs and awnings.
3. Billboards or other off-premises advertising signs are strongly discouraged. Billboards create a visual conflict with the environment due to their size, location, and general design. The removal of existing billboards is encouraged.
4. Signs that conceal architectural details or otherwise have a negative impact on buildings.
5. Box signs that are constructed as independent box-like structures should not dominate the character and architecture of a building.
6. Projecting signs, unless they are pedestrian oriented and the location, size, style, method of attachment, and material of each is compatible with the building to which it is attached as well as its surrounding context.
7. Roof signs.



Appropriate



Not Appropriate



Appropriate Placement and Size



Inappropriate Placement and Size

Roof Sign



Not Appropriate

Wall Sign



Appropriate

GUIDELINES FOR PARKING SURFACES

SUBJECT TO REVIEW AND APPROVAL

- **Creation of new parking surfaces or lots** in front of buildings and on vacant lots.
- **Creation or new parking surfaces** behind buildings having a zoning classification other than a dwelling district (D).
- **Expansion of existing parking surfaces or lots.**
- **Fencing around parking surfaces or lots.**

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to parking is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Resurfacing an existing parking surface or lot** (with any material).
- **Creation of new parking surfaces** behind buildings having a dwelling district (D) zoning classification (zoning requirements still apply).
- **Curb and/or edging materials.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

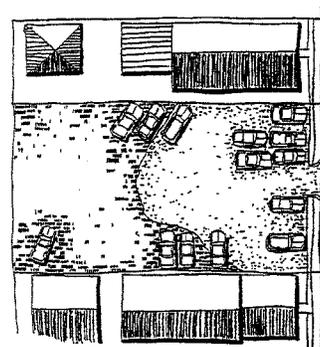
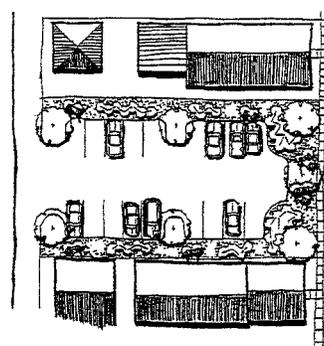
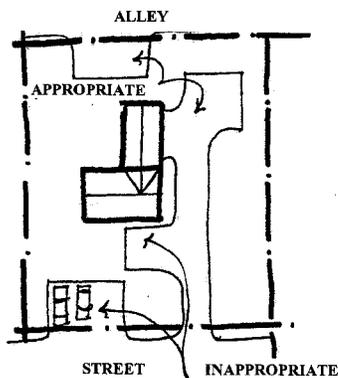
RECOMMENDED

1. Off-street parking should be located at the rear of the properties, oriented toward alleys (if an alley exists), and screened if appropriate.
2. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of Architectural Graphic Standards or other accepted city standards so that all spaces are usable and accessible.
3. Parking lots should be a hard-surfaced material, such as asphalt, concrete, brick, or paver blocks.
4. Edging parking surfaces with concrete, stone, or brick curbing.
5. Orderly and efficient layout of parking spaces to minimize congestion and overcrowding, including pavement markings with durable paint indicating parking spaces and flow of traffic.
6. Locating curb cuts as far from street intersections as possible.
7. Use of existing alleys for entrances and exits whenever possible.

8. Lights installed adjacent to residential properties should be low and shielded to reduce glare.
9. Electrical lines to light fixtures, automatic gates, and attendant booths should be buried below grade.
10. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
11. A ten-foot buffer with 100% of the linear distance screened between parking areas, primary streets, residential uses, and/or sidewalks using trees and/or architectural screen walls or fences and/or plant material screens.
12. Replacement during the next planting season of any planting that is required in a Certificate of Appropriateness and that has died or has been removed.

NOT RECOMMENDED

1. New curb cuts whenever existing curb cuts or alley access is available.
2. Residential or suburban fencing styles, including chain link, for installation around a parking lot (see also Guidelines for Site Development).
3. Excessive widths for new driveways.
4. Overhead electrical lines to light fixtures, automatic gates, and attendant booths.



GUIDELINES FOR PUBLIC INFRASTRUCTURE

SUBJECT TO REVIEW AND APPROVAL

- **Installation, alteration, or removal of streets, alleys, sidewalks, and curbs.**
- **Change in material, pattern, or color of street paving, sidewalks, and curbs.**
- **Alterations to the width or location of streets and sidewalks.**
- **Installation of new light fixtures in the public right-of-way.**

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to moving buildings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Repaving streets in the same manner and with the same materials as existing.**
- **Installation of signs or other fixtures by public agencies to promote traffic and pedestrian safety.**
- **Replacement of existing light poles and fixtures with new ones to match.**

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. Maintain the location and widths of streets and alleys to preserve the historic pattern.
2. Maintain alley access for pedestrian movement, business and residential loading facilities, and garages with alley access.
3. Preserve, maintain, and restore any brick streets, alleys, and/or stone curbs.
4. Use salvaged or replacement brick and/or stone curbs to perform necessary in-kind repairs.
5. Repair and/or replace deteriorated concrete sidewalks when rehabilitation or redevelopment occurs.
6. New public street lights should be compatible with the history of the neighborhood.

NOT RECOMMENDED

1. Widening streets or alleys when there is a negative impact on the character of the neighborhood and adjacent buildings.
2. Removing, damaging, or destroying any brick surface or stone curbs.
3. Installation of new sidewalks that run parallel to a public street where none historically existed.

GUIDELINES FOR MOVING BUILDINGS

SUBJECT TO REVIEW AND APPROVAL

- **Moving any building within the Conservation District.**
- **Moving any building into or out of the Conservation District.**

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to moving buildings is exempt, except as noted in “Subject to Review and Approval.” Examples of exemptions include:

- **Moving storage sheds and other small accessory buildings** in rear yards that are less than 144 sq. ft.

Moving historic buildings, especially primary structures, in the Cottage Home Conservation Area is strongly discouraged. The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development critical to the neighborhood’s revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance—its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district.

Although not encouraged, it may be necessary to move smaller accessory structures (sheds, summer kitchens, privies, etc.) to accommodate new development. Rather than demolishing these structures, it is strongly encouraged that they be relocated. If moving the structure is appropriate, it is preferable the structure be relocated to a different location on the same parcel. However, if moving it on the same lot is not feasible, it is strongly encouraged that the structure is relocated within the district to a lot that evokes similar physical characteristics.

The following guidelines are meant to assist in determining the appropriateness of moving a building.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are “Subject to Review and Approval.” These guidelines may be less comprehensive and less restrictive than for historic districts.

RECOMMENDED

1. The building to be moved should be in danger of demolition at its present location or its present context so altered as to have lost significance.
2. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.

3. The siting of a building on a new site should be similar to its previous site.
4. After a primary building is moved, covenants should be added to the deed detailing the type of work necessary for minimum proper restoration.
5. For primary buildings, a plaque describing the date of the move and the original location should be placed in a visible location on the building.

NOT RECOMMENDED

1. Moving a building from outside the district if its loss will have a negative effect on its original neighborhood.
2. Moving buildings within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes, and neighborhood character. Exception: Moving an accessory building may be considered as an alternative to demolition.

GUIDELINES FOR DEMOLITION

INTRODUCTION

This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

DEMOLITION DEFINITION

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

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

Some work that may otherwise be considered demolition may be considered rehabilitation and is not reviewed by the IHPC under this plan. Examples include:

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions of exterior walls.
2. The removal or destruction of those elements that provide enclosure at openings in any exterior wall (e.g., windows, doors, panels).
3. The removal or destruction of architectural, decorative, or structural features and elements that are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of a structure.
2. The removal of exterior utility and mechanical equipment.
3. The removal, when not structurally integrated with the main structure, of awnings, gutters, downspouts, light fixtures, open fire escapes, and other attachments.
4. The removal of signs.
5. The removal of paint.
6. The removal of site improvement features such as fencing, sidewalks, streets, driveways, curbs, alleys, landscaping, and asphalt.
7. The replacement of clear glass with no historic markings.

DEMOLITION OF PRIMARY STRUCTURES

Primary Structure: Any structure in which the principal use of the property is conducted.

SUBJECT TO REVIEW AND APPROVAL

- **Demolition of any primary structure.**
- **Demolition or removal of additions to primary structures.**
- **Partial demolition of any primary structure.**

GENERAL CRITERIA FOR 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 that, in the Commission's opinion, is of greater significance to the preservation of the district than its retention of the structure, or portion thereof, for which demolition is sought.
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

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

Condition:

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

Significance:

The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The

Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance. In making its determination of significance, the Commission shall consider the following:

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

Replacement:

Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate, and beneficial to the district. To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:

1. Façade and floor plans.
2. A scaled streetscape drawing showing the new development in its context (usually including at least two building on either side).
3. A site plan showing the new development and structure(s) to be demolished.
4. A written description of the new development.
5. A time schedule for construction and evidence that the new construction will occur.
6. Any other information that would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).

Economics:

If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income-producing property) whether the applicant can obtain a reasonable economic return 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:

1. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issuance of a Certificate of Appropriateness.
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
3. Estimated market value of the property both in its current condition and after completion of the proposed demolition, to be presented through an appraisal by a qualified professional appraiser.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. For property acquired within twelve years of the date 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, between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
8. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
9. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years.
10. Copy of the most recent real estate tax bill.
11. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other method.
12. Any other information that would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g. proforma financial analysis.

DEMOLITION OF ACCESSORY STRUCTURES

Accessory Structure: Any structure associated with a property's primary structure, but is subordinate in use, size, bulk, area, and/or height to the primary structure.

SUBJECT TO REVIEW AND APPROVAL

Demolition of any garage and/or other large accessory structures, located anywhere.

NOT SUBJECT TO REVIEW AND APPROVAL

Demolition of small storage sheds or accessory buildings, provided the total square footage of the structure does not exceed 144 square feet and that it is not built on a permanent foundation.

Listed below are criteria for the demolition of accessory structures. It should be noted that every case is unique and reviewed on an individual basis. In many cases, a combination of the below-listed criteria may be used to justify the demolition of an accessory structure.

GENERAL CONSIDERATIONS FOR THE DEMOLITION OF ACCESSORY STRUCTURES

Historical Significance:

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

Architectural Significance:

The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of a garage may reflect the architectural style of the property's house. The structure may also be significant for its construction method if it represents a variation, evolution, or transition of construction practices.

Architectural Integrity:

The IHPC will consider if the architectural design of the structure has been altered and/or sufficient historic material has been removed in such a way that it compromises the overall integrity of the building. This may include a combination of the following:

- Removal or alteration of original door and/or window openings
- Removal or alteration of original garage/barn/pedestrian doors
- Installation of artificial siding
- Alteration of the original building footprint and/or roofline
- Loss of original materials due to removal and/or deterioration

Functionality:

The IHPC will consider whether or not the structure can be put to any reasonable use. For example, an historic one-car garage may be too small to house a modern-day vehicle, but

may still function as storage. When assessing reasonable use, the following factors may be considered:

- Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used
- Proposed replacement plans
- Alternatives to demolition that could accomplish the desired use

Structural Condition:

The IHPC will consider if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. Factors considered may include, but are not limited to, the following:

- Quality of original construction
- Bowing walls
- Lack of a foundation
- Extensive siding repair
- Termite damage
- Rotted wood
- Integrity of roof system

Location on the Property:

The IHPC may consider the building's location on the property and whether or not it is visible from the public right-of-way when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition.

APPENDIX A - STREETS



*Louisa Magruder and her daughter pose outside their home.
Magruder formerly lived in the 500 block of Highland Ave., just south of Pogue's Run.
(Photograph courtesy of the Cottage Home History and Archives Committee)*

APPENDIX A - STREETS

For the purposes of this plan, the following thoroughfares are considered streets:

9th Street
10th Street
Dorman Street
Highland Avenue
Michigan Street
North Street
Oriental Street
Polk Street
St. Clair Street
Stillwell Street

For the purposes of this plan, the following thoroughfares or former thoroughfares are not considered streets:

Bell Street
Biddle Street
Fowler Street
Lewis Street
Milligan's Cottage Place

APPENDIX B - BUILDING INVENTORY



Ron Hayward, who lived in one of the Vonnegut and Bohn-designed double houses on Dorman Street, poses outside his home in 1952 or 1953. The Ruskaup Store is in the background with a clear shot of the southern storefront. Henry Luedemann ran a neighborhood tavern in the southern half until prohibition, when he offered candy, ice cream, and soda. Luedemann operated his bar and confectionery store for over 55 years.

(Photograph courtesy of Ron Hayward)

This section will be added upon completion of the building inventory of structures within the Cottage Home Conservation Area

