NORTH MERIDIAN STREET PRESERVATION AREA DESIGN GUIDELINES

prepared for
MERIDIAN STREET PRESERVATION COMMISSION

David Kingen, Chairman
Gene Scott, Vice Chairman
David Halvorson, AIA, Treasurer
Mary Ellen Gadski
Robert Shula
Kathleen White
Stan Markuson
G. B. Landrigan
H. Roll McLaughlin, FAIA

by
Amy S. Kotzbauer

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Introduction:

Purpose of Commission and Guidelines

The Meridian Street Preservation Commission was created in 1971 for the purpose of preserving and protecting a historic, scenic, and aesthetic portion of North Meridian Street and its surrounding area within the city of Indianapolis. The Meridian Street Preservation Commission seeks to preserve the unique character of this area by limiting and restricting any uses or changes that are unhealthful, unsafe, and unaesthetic (See Appendix A for IC 14-3-3.2-1).

The Meridian Street Preservation Area consists of a primary and secondary zone. The primary zone encompasses the portion of North Meridian Street that stretches between 40th Street and Westfield Boulevard, and within 100 feet east and west of the North Meridian Street right-of-way. This area is listed in the National Register of Historic Places, and is also known as the North Meridian Street Historic District. Any variance of zoning, land use change, variance of development standards, or changes either through repair or replacement to any exterior features must be approved by the Commission. The secondary zone includes all land lying within 1,000 feet of the North Meridian Street right-of-way to the east and west, and any land within 750 feet of the north and south ends of the North Meridian Street Historic District area. This secondary zone is intended to act as a protective area and any variances of development standards within this zone must also be approved by the Meridian Street Preservation Commission (See Appendix A for IC 14-3-3.2-2, 14-3-3.2-23, and map)

When seeking approval from the Commission for a rezoning, variance, or change to a feature, an application for a Certificate of Appropriateness must be filed with any necessary plans, drawings, photos, material samples, or other supporting documentation. The Commission will then review the application and its specifics at its monthly public hearings and either deny or grant a Certificate of Appropriateness The Commission meetings are open to the public, and any persons affected by a proposed change will be notified.

Certificate of Appropriateness applications are available from the Department of Metropolitan Development, 200 E. Washington Street, Suite 1860, Indianapolis, IN, 46204.

Many historic district Commissions adopt design guidelines to facilitate the administration of the design review process in their districts. Design Guidelines are developed by translating into words the principles, relationships, and features which define an area's character. By researching the natural and built elements of a district, the individual resources and needs of that district can be integrated into more uniform standards. Guidelines are established with input from the residents of the area and the Commission members, many of whom are also residents.

These design guidelines were created to assure a relative consistency of decision making not only for the residents of the affected area, but also for the Commission itself. Procedures such as these afford due process and attempt to minimize the subjective aspects of design review by relying upon accepted guidelines that all concerned parties can understand and comply with.

Each project has its own set of goals, constraints, and impacts, therefore, the contents of these standards not as absolute rules, but instead as guidelines for all involved. When reviewing a proposal, Commissioners rely on established guidelines as well as other pertinent decision making factors such as:

- to what extent does the proposed change call attention to itself?
- does the change contribute to , or detract from, the overall character of the district?
- are there reasonable alternatives?
- is it architecturally and stylistically appropriate or complimentary to the districts character?
- what can be seen from the neighboring properties, streets, alleys, or sidewalks?
- is any damage likely to affect the long term physical condition of a structure, property, or surroundings??

Design Guidelines:

Dominant North Meridian Street Architectural Styles

Throughout the primary phase of construction along North Meridian Street, from 1920 to 1935, many eclectic and revival styles were employed. In the first part of the Twentieth Century, and in many cities across the country, these eclectic and revival styles had become particularly popular for residential architecture.

The eclectic movement drew stylistic inspiration from a wide variety of architectural traditions including the Ancient Classical, Medieval, and Renaissance Classical. Eclecticism gained momentum with the Chicago Columbian Exhibition of 1893 and its stress on correct historical interpretations of styles. Advancements in building technology in the 1920s allowed period revivals of both European and Colonial American styles to dominate suburban residential architecture. This trend continued into the 1930s when a new wave of modernism began.

The most dominant eclectic and revival styles found along North Meridian Street include French Eclectic, Tudor Revival, Colonial Revival, Mediterranean Revival, and Jacobethan. The Ranch style, although a non-contributing style in regards to the area's architectural significance and character, is one of the most numerous styles in the northern end of the district, and is the most dominant architectural style in the area immediately north of the North Meridian Street Historic District. These six styles are briefly described in the following sections starting with French Eclectic, which has the most examples along North Meridian Street, and continuing through the other style sections in order of dominance.

Also see Appendix C for an inventory of the homes included in the North Meridian Street Historic District, and the other architectural styles represented.

French Eclectic

1915 - 1945

The French Eclectic style is a fairly common style, and is usually found only in eclectic suburbs like that of the North Meridian Street Historic District.

The style is based on many centuries of precedents from French domestic architecture. Many Americans serving in France during World War I became familiar with the prototypes which helped popularize the style stateside. There were also a number of photographic studies of modest French homes published in the 1920s further popularizing the style, and giving architects models on which to base their designs. Thus any pre-1920 examples of this style are rare.

There are three principal French Eclectic substyles, including Symmetrical, Asymmetrical, and Towered types. As their names indicate, these subtypes are differentiated by their massing and facade detailing.

The French Eclectic style shares many of the same characteristics as the Tudor Revival style, including the use of stucco and decorative half-timbering, and is often confused with Tudor Revival. The highly pitched, hipped roof of the French Eclectic style is the distinctive characteristic that ultimately sets the two apart.

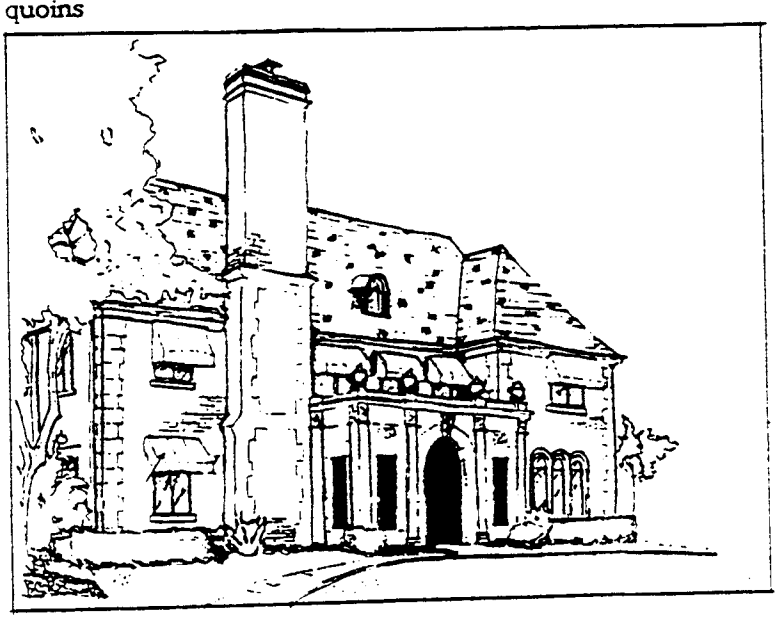
Identifying Characteristics:

- decorative half-timbering
- high-pitched, hipped roof
- casement or double-hung windows
- lofty chimney stacks
- recessed entrances, elaborate or simple
- shuttered, full-length casement windows (French doors)
- Renaissance detailing and stone quoins
- low set dormers, typically hipped or arched
- towers
- upwardly flared eaves
- brick, stone, or stucco wall cladding

The residence at 5008 North Meridian Street, built in 1930, is an excellent example of the French Eclectic style. Below is an illustration of the house with its style defining characteristics highlighted.

Characteristics Illustrated:

- steeply pitched, hipped roof
- asymmetrical massing subtype
- brick walls
- stone quoins
- low set, arched dormer
- recessed entry
- dominant, vertical chimney



Tudor Revival

1890-1940

The Tudor Revival style is loosely based on early English building traditions from folk cottages to Late Medieval palaces. The style benefited from the development of new building techniques during the 1920s. These advancements allowed for less expensive copies of English prototypes.

There are six subtypes of the Tudor style all of which are based on the wall cladding materials or roof cladding and details. These subtypes differentiate between stone, brick, stucco, or wood wall cladding, and thatched or parapet gable types.

The style is often confused with the French Eclectic, or the Jacobethan style, which is a related style with more elaborate detailing.

Identifying Characteristics:

- high-pitched gable roof with cross gables
- decorative half-timbering
- Tudor arches
- stone, brick, stucco, or wood wall cladding
- overlapping gables and eaves of varying heights
- simple, arched door openings with heavy board and batten doors
- upper stories and gables overhanging the lower stories
- stone mullions
- elaborate chimneys with flue pots
- quoin-like details
- thatched or parapeted gables
- decorative brick patterns
- tall, narrow casement windows
- multi-paned window glazing
- grouped windows with transoms

4801 North Meridian Street illustrates many of the distinctive Tudor Revival characteristics. These are outlined below.

Characteristics Illustrated:

- steeply pitched gable roof with cross gables
- decorative half-timbering with patterned brick infill
- quoin details
- arched entry with board and batten door
- eaves of varying heights
- parapeted gable
- upper story overhang
- tall, narrow casement windows
- grouped, multi-paned windows with transoms and stone mullions
- elaborate chimney with flue pots

Colonial Revival 1880-1955

The term *Colonial Revival* refers to the rebirth of interest in early English and Dutch building styles found along the Atlantic seaboard. The Georgian and Adam styles were the primary influences for this revival style of Colonial American architecture. Colonial Revival was the most dominant style for American residential architecture during the first half of this century.

There are nine distinct substyles of the Colonial Revival style all based on roof forms or massing characteristics, such as the Asymmetrical or Gambrel Roof types.

Identifying Characteristics:

- accentuated front door with decorative crown and pilasters
- small entry porch
- boxed roof-wall junctions with cornice molding
- symmetrically balanced facade
- rectangular, double-hung sash windows
- multi-paned window glazing
- paired window groupings
- elaboration of entrances, windows, and cornices
- fanlights and sidelights at entrances
- masonry or wood wall cladding

The house at 4142 North Meridian Street is an example of the Colonial Revival style with detailing and characteristics in keeping with the typical identifying features.

Characteristics Illustrated:

- accentuated front entry with side and fanlights
- pilasters supporting a small entry porch
- boxed roof-wall junction with cornice molding
- symmetrical facade
- brick walls
- double-hung wood sash windows, multi-paned and paired

Mediterranean Revival 1890-1935

The Mediterranean Revival style and its details are based on a variety of Italian predecessors. The style became increasingly popular after World War I when advancements in both building and printing technologies brought models and less expensive building methods to the attention of American architects. The Mediterranean Revival style began to decline in popularity throughout the 1930s, and any examples that post-date 1940 are rare.

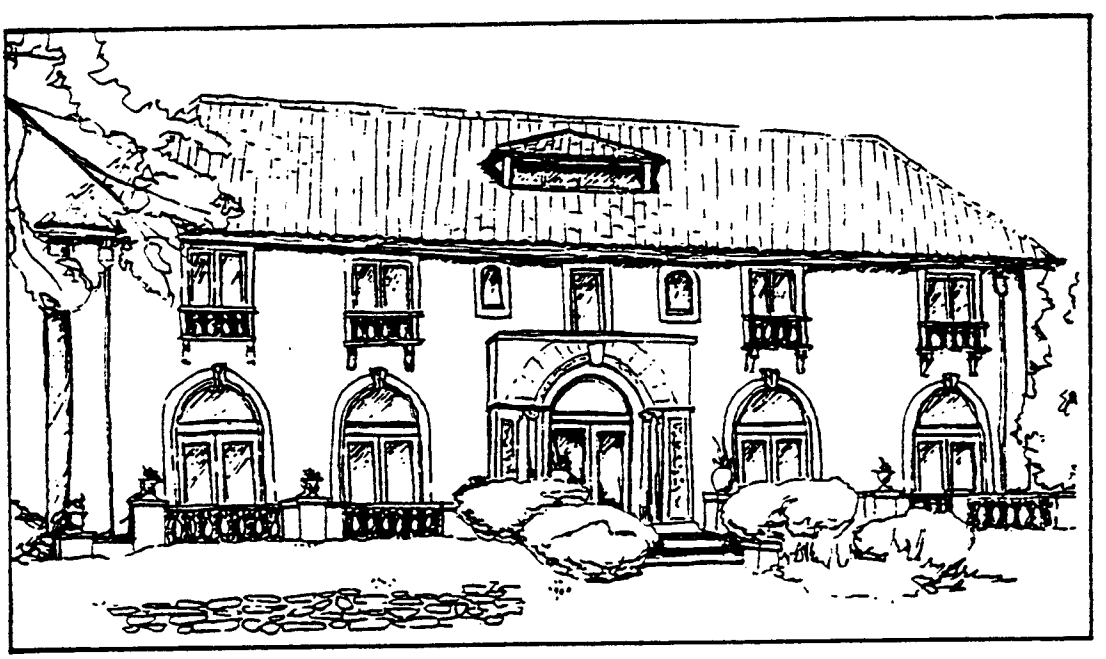
Identifying Characteristics:

- low to medium-pitched, hipped roof
- smaller, less elaborate upper story windows
- recessed entry
- arched, full-length first story windows
- stucco wall cladding
- classical columns and pilasters at front entry
- ceramic tiled roof
- arched doors or porches on first story
- symmetrical facade
- deep eaves with decorative brackets

The house at 4356 North Meridian Street, built in 1928, is an excellent example of the Mediterranean Revival style. The stylistic details that are represented in this Mediterranean Revival house are highlighted below.

Characteristics Illustrated:

- medium-pitched, hipped, tiled roof
- smaller less elaborate upper story windows
- arched, recessed entry with pilasters
- stucco walls
- symmetrical facade
- arched, full-length first story windows



Jacobethan 1895-1915

The Jacobethan style is derived from a compound of Jacobean and Elizabethan architecture. It is a related style of Tudor Revival, and shares many of the same characteristics only with greater elaboration on facade detailing. This detailing is of a more Gothic or Renaissance inspiration than the typical Tudor detailing. Jacobethan is based on more formal building precedents from the Late Medieval times making features such as half-timbering a less common stylistic detail.

Identifying Characteristics:

- bay windows
- parapeted gables
- front gables which rise above the roof line
- brick walls
- multi-paned casement windows
- elaborate chimney with flue pots
- overlapping gables and eaves of varying heights
- stone mullions
- high-pitched gable roof with cross gables
- simple arched door openings
- tall, narrow casement windows
- grouped windows
- quoin-like details

4906 North Meridian Street is an outstanding example of the Jacobethan style, illustrating many of the typical characteristics.

Characteristics Illustrated:

- stone mullions
- bay windows
- front gables rising above roof line
- tall, narrow, grouped, multi-paned casement windows
- overlapping gables and eaves of varying heights
- brick walls
- high-pitched gable with cross gables
- quoin-like details
- simple arched door

Ranch

1935-1975

Although the Ranch style residences are considered non-contributing resources in regards to the architectural significance of the area, there are numerous examples of Ranch houses at the northern end of the North Meridian Street Historic District.

The Ranch house was developed in the mid 1930s by several California architects. The style gained popularity in the 1940s, and dominated residential architecture of the 1950s and 1960s. The Ranch is loosely based on early Spanish Colonial and American Southwestern architecture precedents along with influences from the Craftsman and Prairie style movements.

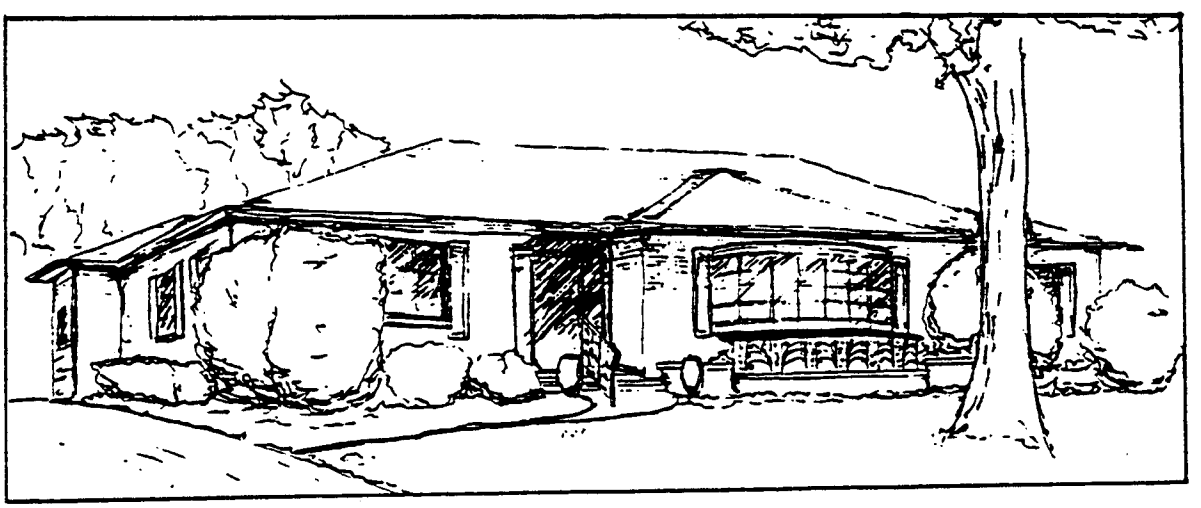
Identifying Characteristics:

- built-in garages
- asymmetrical massing
- moderate to wide eaves
- decorative wood or iron porch supports
- ribbon or picture windows
- wide one-story facades
- low-pitched roof
- brick and wood wall cladding
- shutters
- partially enclosed courtyards or patios

5660 North Meridian Street is an excellent example of the Ranch style illustrating many of the style's basic characteristics.

Characteristics Illustrated:

- built-in garage
- asymmetrical massing
- wide eaves
- decorative iron porch supports
- picture windows
- wide, one-story facade
- low-pitched roof
- brick walls
- shutters



Signs

Signs should harmonize with the existing historic fabric of the street on which they appear, and should not detract from the North Meridian Street area's historic character and attractive streetscapes.

Whereas, the North Meridian Street Historic District is a primarily residential area, free-standing signs are preferred, and low monument signs recommended, so as not to obscure building facades or lawns. However, in the few commercial nodes at either end of the general preservation area, signs should be compatible with the commercial architecture present in scale, dimensions, location, materials, color, illumination, and graphics.

All signs must also adhere to the Sign Regulations of Marion County (71-AO-4).

I. No Certificate Required

1. Installation or removal of temporary or incidental signs advertising the following:
   a. Real Estate (see item 12 below).
   b. Construction/Home Improvement Projects (see item 11 below).
   c. Political Campaigns.
   d. Special events involving the neighborhood or the general public.
   e. Various neighborhood association signs.
2. Removal of non-historic, free-standing signs.
3. Removal of a non-historic sign on a building that is not a permanent feature, and will not effect any other permanent features.

II. Certificate Required

1. Business or incidental signs mounted on buildings.
2. Window signs permanently affixed to, painted on, or hung from the interior of a display window, and directing a message towards the outside.
3. Business signs for legally established home occupations.
4. Historical markers and plaques.
5. Church signs including location, size, material, and design, when on the premises of the church.
6. Changes of message on existing signs other than those allowed above.
7. Business or advertising signs within the residentially zoned areas.
8. Free-standing advertising or business signs.
9. Temporary or incidental signs over 6 square feet in size. **Not Recommended**
10. Temporary or incidental signs , with the exception of real estate signs, that are to be in place for periods longer than 90 days. **Not Recommended**
11. Real Estate signs over 6 square feet in size, and/or more numerous than one sign per street frontage. **Not Recommended**
12. Removal of historic signs. **Not Recommended**
13. Non-historic sign removal affecting permanent features of a building. **Not Recommended**
14. Installation of pole signs. **Not Recommended**

Definitions

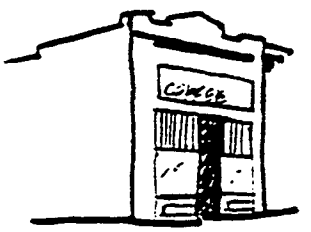
1. Incidental Signs - signs that are fortuitous or concomitant to an event, circumstance, or the like (i.e. tour signs).
2. Historic Signs - signs that are 50 years of age or older, and contribute to the architectural or historic significance of the property or area.

3. Non-historic Signs - signs of less than 50 years of age, and that do not contribute to the architectural or historic significance of the property or area.

Sign Types

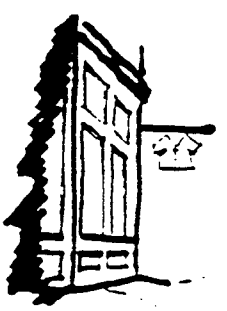
Free-standing Signs
Free-standing signs are recommended because they do not disrupt the architectural features of a structure, and are especially suited for residential structures turned commercial. They are primarily used for automobile orientation.

Window Signs
Window signs are a good choice when it is determined that other signs would obscure architectural or environmental characteristics. These are most effective for pedestrian traffic in small commercial strips and are usually not recommended for use in the residential sections of the North Meridian Street Preservation Area.



Flush Mounted Signs
Flush mounted signs are attached to the structure, and become part of the overall facade composition. For this reason they often obscure architectural features. These types of signs are not recommended for use on residential structures.

Awning Signs
Awning signs are similar to that of flush mounted signs, however, they offer a greater degree of flexibility, and are not necessarily as permanent a fixture as flush mounted signs. They are generally not recommended in the residential areas, but are appropriate for small scale commercial architecture.



Projecting Signs
Projecting signs often incorporate symbols, and are more appropriate to commercial storefront architecture than to the residential character of North Meridian Street. However, in the small commercial nodes in other parts of the preservation area, this sign type is appropriate if no larger than 6 square feet, and compatible in scale to the surroundings.

Monument Signs
Monument signs are similar to free-standing signs in that they are independent of the structure. Monument signs blend in well with the ground plane, and are a recommended sign type for the residential structures in the North Meridian Street Preservation Area.

Fences & Walls

The fence is one of the most significant site amenities to a neighborhood because it is the main divider between public and private areas; between public street and sidewalk, and private lawn. Well designed fencing can create a unified look for the property on which it is erected, as well as enhance the neighborhood as a whole for the benefit of the larger community. Thus, when selecting a fence type, design, and location, it is important to consider not only the immediate context of an individual property, but also the context of the entire neighborhood.

Generally, fencing should be compatible with the character of the neighborhood in size, scale, materials, and color, and compatible to the surrounding architectural styles of the area.

I. No Certificate Required

1. Retention of all original features such as historic fences, walls, and the like which reflect the property's history and development.
2. Hedgerows acting as fence-like barriers that do not exceed 42" in the front yard (per City Code).
3. Repair of fencing and walls with materials, color, height, size, type, pattern, and location matching those of the original.

II. Certificate Required

1. Construction of new fences and walls, including the materials, color, height, size, type, pattern, and location.
2. Alteration of, or addition to, any existing fencing elements.
3. Repair of fencing and walls with materials, color, height, size, type, pattern, and location different than that of the original.
4. New fencing and walls which are inappropriate, and/or inconsistent with the existing site surroundings in scale, type, material, and appearance. **Not Recommended**
5. New fencing elements which are inappropriate, and/or inconsistent with the neighborhood's historic character, and disrupt the overall neighborhood streetscape and continuity. **Not Recommended**
6. New fencing elements that obscure the view at an intersection of streets and/or alleys. **Not Recommended**
7. Removal or alteration of existing fencing or walls that are significant to a property's history and development. **Not Recommended**
8. Chain Link, Rustic Wood, Modern Redwood, and Concrete wall fences are a few examples of generally inappropriate fence types for North Meridian Street and its historic architectural styles. **Not Recommended**

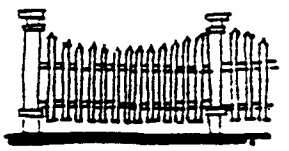
Definitions

1. Fences (& Walls) - divides built of any number of materials including brick, stone, earth, stucco, concrete, assorted plantings and shrubs, metals, or wood.
2. Historic Fences - fences that are 50 years of age of older, or contribute to the architectural or historic significance of the property.
3. Non-historic Fences - fences less than 50 years of age, that do not contribute to the architectural or historic significance of the property.
4. Privacy Fence - divides built as enclosures to isolate, or seclude, an area from view or contact with others.

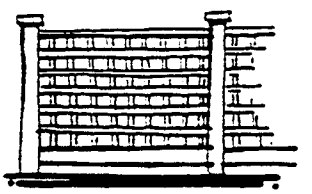
5. Back Yard - includes all land behind the rear building line.
6. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).

Fence Types

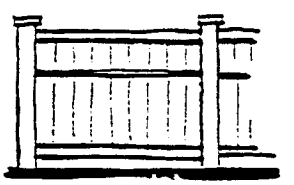
Picket
A picket is usually a decorative fence with vertically spaced elements such as slats, posts, stakes, rods, etc... mounted on horizontal supporting members. Picket fences are of wood or metal, and are generally painted. Wooden picket fences are typical in Colonial and Craftsman styles, whereas metal pickets are better suited to English or French styles.



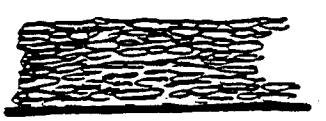
Lattice
Lattice fences are usually of wood, and combine vertical, horizontal, or diagonal slats or laths to form a grid pattern. Lattice fences are usually painted and are suited to most Colonial, French, Craftsman, and Modern styles.



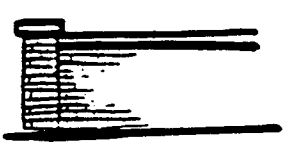
Board
Board fences are similar to pickets in that they have vertical members supported by horizontals, however, board fences may or may not leave spaces between the vertical members. If painted, stained, or detailed appropriately, board fences are suitable for English, Colonial, Craftsman, or Modern styles.



Fieldstone Walls
Fieldstone walls are most appropriate for houses with designs incorporating fieldstone. Fieldstone walls are usually of a low height and can be constructed entirely of fieldstone, or simply consist of a fieldstone veneer.



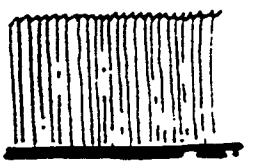
Masonry Walls
Walls of brick, stone, stucco, or any combination of these, which can be used in any number of stylistic adaptations. These walls are the most flexible of fence types, and are usually designed to reflect the style of a house or structure.



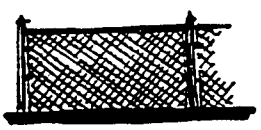
Plants
Hedges, shrubs, and vines are often used to create a fence-like barrier. Any plantings used in such a manner should be maintained to reasonable height. Although there are some historical associations between certain plants and architectural styles (i.e. Boxhedges with English and Georgian styles), plants can generally be adapted to all styles, and/or combined with other fence types to reflect the particular design of a structure.

Combinations
Any two of the above could be combined in such a manner as to reflect particular stylistic influences. Some more common combinations include: Wood or metal picket over a brick wall, lattice over a board fence, a hedge over a brick wall, or vines on any of the above.

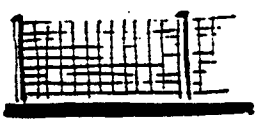
Inappropriate Types
As previously stated, Chain Link, Stockade, Wire, Post and Rail, Split Rail, and Concrete walls are a few of the generally inappropriate fence types for the house styles represented in the North Meridian Street Preservation Area.



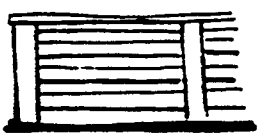
Stockade



Chain Link



Wire



Post & Rail

Landscaping

North Meridian Street has been known for its well landscaped and wooded sites, as well as for its stately homes, since its first development. The ambiance of rural/suburban estates in the midst of an urban context is obtained through the use of large setbacks from the street and relatively dense landscapes. The alteration of these setbacks and open spaces by the introduction of new setback limits, or removal altogether, would disrupt the continuity of the North Meridian Street greenway, and destroy one of the most distinctive characteristics of the entire North Meridian Street Preservation Area.

In order to maintain the historic character of the North Meridian Street Preservation Area, it is generally recommended that this rural ambiance be encouraged through the retention and maintenance of historic and existing landscape forms and elements.

I. **No Certificate Required**

1. Maintenance of existing landscaping, including pruning and thinning of trees (under 4" in diameter), and other plants.
2. Maintaining the alignment and spacing pattern of street trees.
3. Installation and removal of plant materials on the property, providing it was not required in a previously issued certificate of appropriateness.
4. The maintenance and repair of existing/historic plant materials, fencing, walkways, and paving materials with matching materials, patterns, dimensions, type, or location.
5. Borders on planting beds that are low and blend into the surroundings.

II. **Certificate Required**

1. Removal of any trees (except in the case of disease, storm damage, and/or automobile damage).
2. Removal of historic landscape elements, or alterations to historic landscape forms which reflect the history and development of the property. **Not Recommended**

Definitions

1. Back Yard - includes all land behind the rear building line.
2. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).
3. Historic Landscape Forms/Elements - landscape forms/elements that are 50 years of age, or older, and/or contribute to the properties architectural or historic significance.

Also see sections - Decks, Patios, & Terraces; Accessory Fixtures & Structures: and Fences & Walls

Lighting

The lighting of a neighborhood's yards and streets is an important issue to consider, because not only does lighting help tie an area together, but it also provides an extension for outdoor activities to take place after sundown. The safety of an area, as well as the charm and interest of its nighttime landscape can be dependent on the neighborhood's lighting.

The scale of the lighting fixture, the need for safety (for both vehicular and pedestrian traffic), the selection of a fixture that is also attractive during the day, the illumination of architectural features, and the shapes and images created by shades and shadows produced from the relative absence of light, are all important points to consider when choosing lighting for a historic area.

I. No Certificate Required

1. Ground lighting in back yards.
2. Security lights mounted on a building illuminating only your property.
3. Security lights installed by IPL on existing utility poles at the rear of properties that are deflected light sources, and not visible from the street.
4. Temporary or permanent facade illumination that illuminates your property only.
5. Incandescent wall, or ceiling mounted light fixtures at the rear entrances of a building.
6. Retention of any historic light fixtures including those on building facades, in yards, or along the street.

II. Certificate Required

1. Ground lighting in front yards, including along drives and walks.
2. Any security lighting requiring the installation of new utility poles at the rear of properties.
3. Alteration of any historic lighting fixtures on the facades of a building, in the front yard of a property, or along the street.
4. Lighting in all parking lots.
5. Any security lighting requiring the installation of new poles in the front or side yard of the property. **Not Recommended**
6. Removal of any historic lighting fixtures. **Not Recommended**
7. Introduction of new security or street lighting that is incompatible in size, materials, scale, and color with the historic character of the neighborhood. **Not Recommended**

Definitions

1. Back Yard - includes all land behind the rear building line.
2. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).

Streets, Drives, Walks, Curbs, & Steps

The materials, size, and design of streets, drives, walks, curbs, and steps in the North Meridian Street Preservation Area should compliment the character and history of the neighborhood. Inappropriate alterations to such elements could disrupt the continuity of the area's landscape, as well as destroy the established links between buildings and their environment.

I. No Certificate Required

1. Resurfacing, repair, or repainting of an existing street or alley with materials, patterns, and dimensions that match the original design.
2. Alteration or repair of existing/historic driveways, sidewalks, curbs, or steps with materials, patterns, dimensions, type, or location like those of the original design.

II. Certificate Required

1. Alteration or repair of deteriorated existing/historic streets, drives, walks, curbs, and steps with materials, patterns, dimensions, and/or locations that are dissimilar to the original design.
2. Construction of new streets, drives, walks, curbs, and steps.
3. Installation of handrails and accessible ramps and lifts.
4. Destruction or interruption of existing building/environment relationships through the widening of streets and drives, introduction of new streets and drives, or the changing of paving materials. **Not Recommended**
5. Alteration or repair of existing/historic streets, drives, walks, curbs, and steps with materials, patterns, dimensions, and/or locations incompatible with the surrounding historic character. **Not Recommended**
6. Removal of historic streets, drives, walks, curbs, and steps. **Not Recommended**
7. Introduction of residential parking lots, paved, black topped, and/or enclosed by inappropriate fencing, in the front yard areas. **Not Recommended**

Definitions

1. Back Yard - includes all land behind the rear building line.
2. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).
3. Deteriorated - that which is cracked, heaved, crushed, missing, or severely worn on the surface.
4. Residential parking lot - includes those that serve dwelling units.

Decks, Patios, & Terraces

Site elements such as decks, patios, and terraces have traditionally been used as links between buildings and their environment. In the North Meridian Street area such site elements were often designed in conjunction with the specific architectural style of the house, ultimately becoming physical extensions of the architectural design into the structure's surroundings.

Any new decks, patios, and terraces introduced into the area should be compatible with the architectural character and development of the individual property, as well as the entire neighborhood.

I. No Certificate Required

1. Repair of existing/historic decks, patios, and terraces with materials, patterns, dimensions, type, or location matching the original design.

II. Certificate Required

1. Construction of new decks, patios, and terraces.
2. Alteration or repair of existing/historic decks, patios, and terraces with materials, patterns, dimensions, type, or location different than the original design.
3. Removal of historic decks, patios, and terraces. **Not Recommended**
4. Alteration or repair of existing/historic decks, patios, and terraces with materials, dimensions, type, or location incompatible with the surrounding historic character. **Not Recommended**

Definitions

1. Back Yard - includes all land behind the rear building line.
2. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).
3. Historic decks, patios, & terraces - any decks, patios, & terraces that are 50 years of age, or older, and/or contribute to the architectural or historical significance of the property.

Accessory Fixtures & Structures

In general any existing accessory fixtures and structures that reflect, or contribute to, a property's architectural or historical significance, or compliment the character and design of the property and area should be retained. Likewise, any new accessory fixtures and structures should compliment the character and design of the property and area.

I. No Certificate Required

1. Alteration or repair of existing/historic accessory fixtures and structures with materials, dimensions, and location matching that of the original design.
2. Fixtures in the public right-of-way, placed there by governmental agencies, such as mail collection boxes, and traffic regulation devices.
3. Temporary accessory items such as the following:
   a. Planting bed borders.
   b. Garden furniture.
   c. Children's play equipment.
   d. Small dog houses.
   e. Outdoor sculpture.
   f. Fountains.

II. Certificate Required

1. Construction of new accessory fixtures and structures (with the exception of those temporary items mentioned above).
2. Alteration or repair of existing/historic accessory fixtures and structures with materials, dimensions, and locations dissimilar to those of the original design.
3. Construction or alteration of any in- or above-ground swimming pools.
4. Construction or alteration of accessible ramps and lifts.
5. Permanent accessory items such as the following:
   a. Planting bed borders.
   b. Garden furniture.
   c. Children's play equipment and tree house structures.
   d. Dog houses and kennels.
   e. Outdoor sculpture.
   f. Fountains and reflecting pools.
6. Fixtures placed by any private party in the public right-of-way, or fixtures placed on private front yards for public use. **Not Recommended**
7. Removal of historic accessory fixtures and structures. **Not Recommended**
8. Alteration or repair of existing/historic accessory fixtures or structures with materials, dimensions, and locations incompatible with the surrounding historic character. **Not Recommended**

Definitions

1. Back Yard - includes all land behind the rear building line.
2. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).
3. Accessory Fixtures & Structures - a gazebo, cabana, fountain, or the like.
4. Historic Accessory Fixtures & Structures - those that are 50 years of age, or older, or contribute to the architectural or historic significance of the property.

Outbuildings

Outbuildings should compliment the size, style, design, and color scheme of the house and environment with which they are associated. It is recommended that any existing outbuildings that reflect the historic character and development of the property and area be retained.

New outbuildings can either be simple utilitarian structures, or they can be built in the same style of the house. In either case, the construction of new outbuildings requires design sensitivity to the other existing structures and environmental features of the property and the North Meridian Street Preservation Area in general.

I. **No Certificate Required**

1. Retention of any existing outbuildings that reflect the property's historic or architectural character.
2. Repair of any existing outbuildings with materials, dimensions, and locations matching those of the existing or original, and in keeping with the surrounding environment and structures.
3. Temporary construction sheds.

II. **Certificate Required**

1. Alteration or Repair of any existing outbuildings using materials, dimensions, or locations different from those of the original.
2. Removal of any non-historic outbuilding.
3. Construction of any new outbuilding.
4. Removal of any historic outbuilding. **Not Recommended**
5. Repair or construction of outbuildings using materials, dimensions, and locations that are inconsistent with the architectural and historic character of the area. **Not Recommended**

Definitions

1. Outbuildings - includes structures such as garages, pool cottages, carriage houses, and sheds.
2. Historic Outbuildings - includes any outbuilding structure that is 50 years of age or older, or contributes to the architectural or historic significance of the area.
3. Non-historic Outbuildings - any outbuilding structure that is less than 50 years of age, and does not contribute to the architectural or historic significance of the area.

Roof Elements

The roof shape is one of the most dominant features of a structure and its appearance. The roof and its elements become integral stylistic details of a structure. For these reasons it is strongly recommended that all roof shapes and elements be retained.

When it is necessary to repair roofing materials and elements they should be replaced with matching materials in order to maintain the architectural character and significance of the structure.

I. **No Certificate Required**

1. Retention of the original roof shape and materials.
2. Retention and repair of all architectural features which give a roof its character, such as dormer windows, cupolas, cornices, eaves, gable trim, brackets, chimneys, cresting, gutters, down spouts, decorative flashing, rafters, and parapets.
3. Reroofing of any roof surface, provided any new materials match those of the previous in composition, size, shape, color, and texture.
4. Repair of hung or attached gutters and down spouts, provided any new materials match that of the previous in type, shape, color, and dimensions.
5. Alteration and/or repair to flat roofs in which no change is visible from the ground, including the following;
   a. Installation of mechanical equipment, skylights, or vents.
   b. Reroofing and repair, provided the shape of the roof is not altered.
6. Relining of built-in gutters.
7. Flashing repair and maintenance using matching materials and design.

II. **Certificate Required**

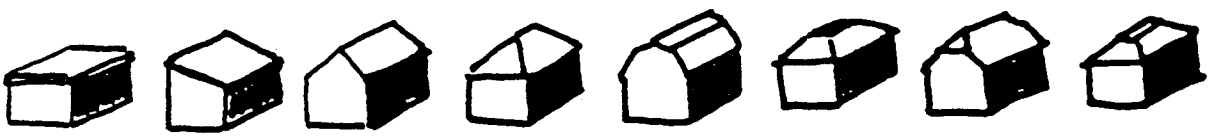
1. Replacement of non-historic roof materials with that of different composition, size, shape, color, and texture.
2. Rebuilding or replacement of built-in gutters, provided there is no change in profile, dimensions, or materials.
3. Removal or replacement of historic roofing materials and elements. **Not Recommended**
4. Introduction of hung or attached gutters and down spouts that differ from the previous in shape, dimension, or location, or installed where none currently exist. **Not Recommended**
5. Introduction of new roof materials that are inappropriate to the style and period of the structure and the general area. **Not Recommended**
6. Alterations of, addition to, or removal of the following:
   a. Roof size, shape, or pitch.
   b. Accessories that are visible from the ground, such as skylights, chimneys, or mechanical equipment.
   c. Architectural or decorative features such as dormers, cupolas, cornices, eaves, gable trim, brackets, chimneys, cresting, gutters, down spouts, decorative flashing, rafters, and parapets.
   d. Built-in gutters.

Definitions

1. Non-historic Roof Elements - those that are less than 50 years of age and do not contribute to the architectural or historic significance of the structure.

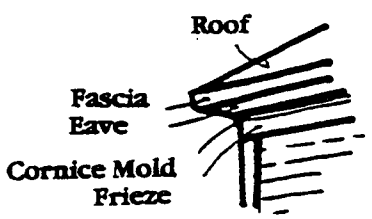
2. Historic Roof Elements - those that are 50 years of age, or older, or contribute to the architectural or historic significance of the structure.
3. Built-in Gutters - includes those which are a permanent feature within the structure of the eaves.
4. Hung or Attached Gutters - includes those which are temporarily affixed to the eaves.

Typical Roof Types



Flat Shed Gable Hip Gambrel Mansard Jerkinhead Hip with Deck

Typical Roof Elements



Typical Dormer Types

Hipped Shed Arched Top Gabled Pedimented Round or Oval Eyebrow Hipped, Through-the-Cornice

Building Materials

All historic building materials should be maintained because they are essential features of a structure's character and appearance.

Any new building materials introduced into the North Meridian Street Preservation Area should be compatible with, or complimentary to, the existing and historic building materials.

Masonry

Masonry is one of the most dominant materials found in the North Meridian Street Preservation Area. However, despite the apparent strength of most masonry materials, any repairs, cleaning, or other treatments should be done cautiously. The use of inappropriate methods can virtually destroy the material. (Also See Appendix D for Preservation Brief references.)

I. No Certificate Required

1. Retention of original masonry and mortar.
2. Retention of the original, or previous, color and texture of masonry surfaces.
3. Repointing of mortar joints with mortar similar in composition, color, and texture (See Appendix D).

II. Certificate Required

1. Cleaning or waterproofing of any masonry materials (See Appendix D)
2. Replacing or repairing deteriorated masonry materials with new material that duplicates the previous as closely as possible (See Appendix D).
3. Removal of original masonry materials. **Not Recommended**
4. Repair or replacement of masonry materials with those that do not match the previous in composition, color, and texture. **Not Recommended**
5. Repointing mortar joints with mortar that does not match the previous in composition, color, texture, size, and joint profile. **Not Recommended**
6. Sandblasting of masonry surfaces. **Not Recommended**
7. Use of chemical cleaning products. **Not Recommended**
8. Introduction of new masonry materials which are inappropriate for the style of the structure or area. **Not Recommended**
9. Removal of paint from masonry surfaces. **Not Recommended**

Definition

1. Masonry - includes brick, stone, terra cotta, concrete, stucco, mortar, or other lithic materials.
2. Deteriorated - that which is missing more than 1/4 " in depth of the masonry surface.

Wood

If not protected and maintained, wooden siding and architectural members are prone to rot and decay. Careful cleaning, repair, and repainting is recommended. (Also See Appendix D for Preservation Brief references).

I. No Certificate Required

1. Retaining and preserving significant wood architectural features such as decorative shingles, siding, cornices, eaves, and trim.
2. Repair or replacement of deteriorated wood siding or trim on less than 5% of any facade, provided the new matches the original in material, dimension, and shape.
3. Removal of inappropriate siding such as aluminum, vinyl, particle board, asphalt, asbestos, plywood, hardboard, and synthetic masonry.

II. Certificate Required

1. Repair or replacement of deteriorated wood materials on more than 5% of any facade with materials that match the previous in dimension or shape.
2. Removal of architectural features such as decorative shingles, siding, cornices, eaves, and trim. **Not Recommended**
3. Resurfacing frame buildings with new materials that are inappropriate for the style of the structure and area. **Not Recommended**
4. Repair or replacement of siding or trim with materials different in dimension or shape. **Not Recommended**
5. Use of inappropriate water coating treatments on wood surfaces. **Not Recommended**

Definitions

1. Deteriorated - that which is rotted, sagging, cracked, or missing.

Architectural Metals

Architectural metals used in features such as cornices, gutters, and railings are often essential details of a structure and its stylistic expression. These features should be retained and carefully protected and treated. (Also See Appendix D for Preservation Brief references).

I. No Certificate Required

1. Retaining original metal materials and architectural features that are an essential part of a structure's character and appearance.

II. Certificate Required

1. Cleaning of architectural metals with appropriate methods.
2. Repair or replacement of architectural metals with new materials which match the previous in material, dimension, and texture.
3. Removal of metal materials and architectural features that are an essential part of a structure's character and appearance. **Not Recommended**
4. Removal of finishes or paint meant to protect architectural metals from the environment. **Not Recommended**
5. Cleaning of architectural metal with inappropriate methods. **Not Recommended**

Definitions

1. Architectural Metals - includes cast iron, wrought iron, steel, pressed tin, aluminum, zinc, and copper.

Window Elements

Windows are the most dominant facade characteristic of a structure. Therefore, changes to windows or window openings should be avoided because such alterations affect the proportions, balance, and rhythm of a building. When it is necessary to repair or replace a window or its elements, materials and design matching those of the original should be used. (Also See Appendix D for Preservation Brief references).

I. No Certificate Required

1. Retention of existing window openings including window sash, glass, lintels, sills, architraves, shutters, hoods, and all hardware.
2. Installation of interior storm windows.
3. Replacement of broken or missing glass with glass that matches the previous.
4. Repair of existing storm windows with materials and design matching the original.
5. Installation of interior stained glass.
6. Repair of existing awnings and canopies with materials matching the previous in size, shape, color, and type.
7. Repair of existing window openings and sashes with materials, design, and hardware that match the original.
8. Installation of visually unobtrusive exterior storms provided no alterations are made to the opening, and they are not attached to, or cover, any exterior trim.

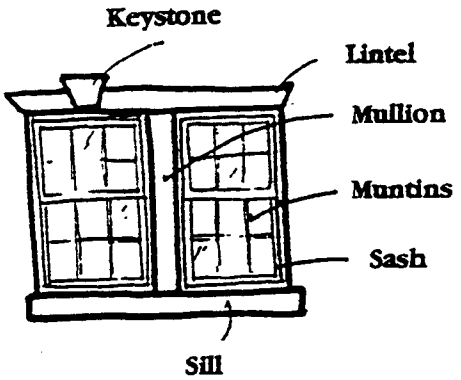
II Certificate Required

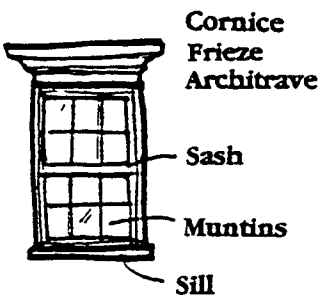
1. Replacement of existing window openings and sashes with new materials, design and hardware that match the original (See Appendix D)
2. Installation of stained glass.
3. Installation or alteration of temporary awnings, including changes in color, pattern, and material.
4. Installation, removal, or alteration of permanent awnings and canopies.
5. Introduction of new window openings. **Not Recommended**
6. Repair or replacement of existing window openings and sashes with inappropriate materials, design, and hardware. **Not Recommended**
7. Enlarging or reducing existing window openings. **Not Recommended**
8. Installation of inappropriate window features such as aluminum storm windows and screens. **Not Recommended**
9. Installation of plastic, fiberglass, or metal strip awnings that detract from the character and appearance of a structure. **Not Recommended**
10. Installation of false shutters and security bars that detract from the character and appearance of a structure. **Not Recommended**

Definitions

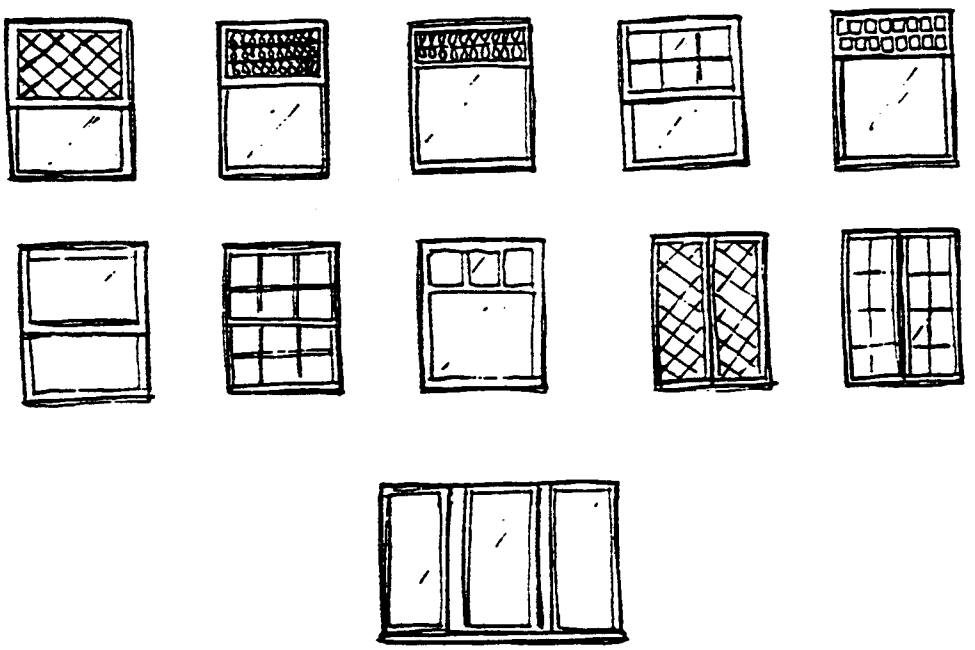
1. Temporary Awnings & Canopies - includes those that are minimally attached to the surface, or a metal frame on the surface, of a building, and easily removable.
2. Permanent Awnings & Canopies - includes those attached to the structure of a building in a manner not meant to be removable, or meant to be an integral part of the building's design.

Typical Window Elements





Typical Window Types



Doors & Entrances

Like windows, doors and entrances are also important characteristics of a structure's facade and architectural design. Doors and entrances that reflect the architectural or historic significance of a structure should be maintained, and when necessary, replaced and repaired in kind.

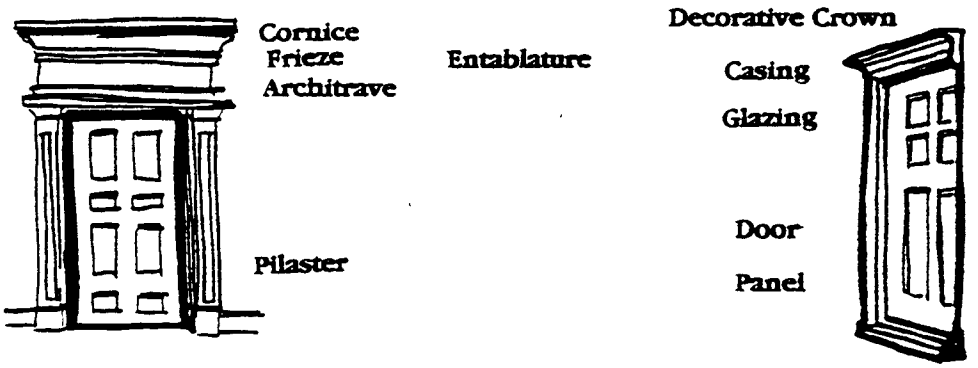
I. No Certificate Required

1. Retention of original doors and entrances.
2. Replacement of broken or missing glass with new glass to match that of the original.
3. Repair of doors and entrances with materials, design, and hardware matching the previous.
4. Installation of visually unobtrusive exterior storm doors, provided there is no alteration to the openings, and they are not attached to, or cover, any exterior trim.

II. Certificate Required

1. Installation of stained glass.
2. Replacement of doors and entrances with materials, design, and hardware appropriate to the style of the structure.
3. Removal of any existing doors or door openings. **Not Recommended**
4. Introduction of new door openings. **Not Recommended**
5. Repair or replacement of any existing doors or openings with materials, design, or hardware inappropriate to the style of the structure or area. **Not Recommended**
6. Enlarging or reducing any door openings. **Not Recommended**
7. Installation of inappropriate storm doors. **Not Recommended**

Typical Door Elements



Porches

The porch is an integral part of some architectural styles and often forms a focal point on a building's facade. Changes to the porch could have a significant effect on the appearance of the entire structure.

New porches should be sensitively designed with attention to the architectural or historic significance of the structure and area.

I. No Certificate Required

1. Retention of porches, and the like, which reflect the structure and area's architectural and historical significance and development.
2. Repair of deteriorated porch elements and features with materials and design matching those of the original or existing.

II. Certificate Required

1. Replacement of deteriorated porch elements and features with materials and design matching those of the original or previous.
2. Removal of porches which reflect the structure or area's architectural and historical significance and development. Not Recommended
3. Removal of porch elements such as handrails, balusters, columns, brackets, and roof decoration essential to the character of the porch and main structure. Not Recommended
4. Enclosing porches in an inappropriate manner. Not Recommended
5. Repair or replacement of deteriorated porch elements and features with materials and design inappropriate to the style of the structure and area. Not Recommended

Definitions

1. Porches - also includes porte-cochres, atriums, entrance courts, and the like.

Porch Elements

Ornamental Details & Trim

Ornamental details can include brackets, cornice moldings, cresting, window and door surrounds and hoods, columns, railings, cupolas, and pediments. Ornamental details are inherent elements of a building's character and should be preserved when possible.

I. **No Certificate Required**

1. Retention of ornamental details or trim that reflect the architectural and historic significance of a structure and area.
2. Repair of ornamental details and trim with materials and design matching that of the original.

II **Certificate Required**

1. Replacement of ornamental details and trim with materials and design matching that of the original or previous.
2. Removal of ornamental details or trim that reflect the style of the house or area. **Not Recommended**
3. Repair or replacement of ornamental details and trim with materials and design inappropriate to the structure or area's architectural and historic significance. **Not Recommended**

Exterior Finishes & Paint

Inappropriate color schemes can detract from a structure's inherent value and architectural integrity. Likewise the inappropriate coating and finishing of certain materials could destroy the material physically, as well as destroy its appearance. (Also See Appendix D for Preservation Brief references.)

I. No Certificate Required

1. Repainting with appropriate colors for the architectural styles represented in the area.

II Certificate Required

1. Color schemes in new construction projects.
2. Painting or otherwise coating previously unpainted surfaces. **Not Recommended**

Definitions

1. Painting - includes application of any colored or transparent paints, stains, or sealants.

Appropriate Color Descriptions

The following colors and their descriptions are colors that have been used historically on styles like those found in the North Meridian Street area. These can provide guidance in the selection of appropriate color schemes for houses in the area. These descriptions have been adapted from a publication regarding appropriate colors for eclectic and revival style era homes. This publication can be found in the library information files at the headquarters offices of the Historic Landmarks Foundation of Indiana.

Maroon
This color should be used on doors and sashes. Since it is a deep, rich color, it is too dark for use on walls. Maroon is generally appropriate for English and Prairie influenced styles.

Terra Cotta
Terra Cotta is a rich brick color and should rarely be used as a wall color. It is better suited for trim and some upper wall sections in the Prairie influenced styles.

Brown
Brown is appropriate for shingled walls, doors, trim, and sash of English and French influenced styles. It is a dark color with a fair amount of warm red.

Dark Brown
This brown contains a lot of black. It is recommended for use on shutters, doors, trim, and sash of English style and shingle walled houses.

Bottle Green
This color is intended for use on shutters of Colonial style houses. It is a very dark, intense color that goes well with dark brick or frame construction Colonials.

Buff
This is a semi-neutral shade with a warm quality used for trim and sash on English style houses. It is also good for the stucco sections of English and French influenced houses.

Stone
This color blends well with natural materials because it possesses a neutral quality. Stone has wide applications and is suitable for trim or for shingled structures.

Light Weathered Brown
This is also a very neutral color and can be used on walls, trim, sash, and doors in most English style houses.

Weathered Brown
This color may convey the quality of naturally weathered wood and is recommended for use on trim and sash of French and English styles.

Dark Olive
This is a brownish green color and is very deep toned. This color can be used on shutters of Colonial or French styles and as trim on English houses.

Bank Sand
This is lighter than Buff and as a neutral beige, it is appropriate for stucco on English, French, or Prairie influenced styles.

Light Drab
This is a grayish- green color and is appropriate for walls or trim on English style residences. It blends well with the colors found in nature and the environment.

Olive Green
This is appropriate for shutter color on Colonial styles and is a dark, muted green color.

Blue-Green
This is a bright color and is not appropriate for use on walls, but is better suited for use on shutters or trim on Colonial styles.

Dark Green
This green is much like Bottle Green and is generally appropriate as a shutter color on Colonial residences.

Ivory
This color is frequently used as wall, sash, and trim color on Colonial styles.

Ivory Tan
This is suitable for stucco on English and Prairie styles as well as Colonial houses.

Colonial Yellow
This can be used as wall color on frame Colonial styles.

Cream
This color is most appropriate for use on stucco sections of English or French styles.

Golden Yellow
This color is much like Colonial Yellow, and likewise, is most appropriate as a wall color on frame Colonial residences.

Light Gray
Light Gray has many applications because it is a warm neutral tint, and can harmonize with the environment.

Light Weathered Gray
This color is very much like that of limestone or sandstone and also blends with natural settings very well.

Weathered Gray
This color is like Light Gray and Light Weathered Gray in its applications and can be used with almost all styles of English, French, or Prairie influence.

Gray-Brown
This is a dark, weathered brown and has a dark, stained wood quality that is suitable with a variety of materials and environments. It is an appropriate color for English and French styles, and most appropriate for shingled residences.

Cream Gray
This color is in the same family as light weathered gray with a more beige tint. This color is good for English style frame houses on walls, trim, and sash.

White
This is more of an off-white tone which blends better with natural colors. It is well-suited on Colonial and French styles.

Silver Gray
This is a light, neutral tone with a slight bluish cast. It is appropriate for shutters, doors, and trim of both French and English styles.

Dark Gray
The blue tone is more apparent in this gray color. It is generally recommended for use on trim, sash, shutters, and doors of French styles.

Blue-Gray
Also used for trim, sash, shutters, and doors of French styles

Emerald Green
This is a very bright green, and is generally used on metal railings and balconies of French style houses. This is an accent color and not appropriate as a wall color.

Black
This is also recommended as an accent color for use on railings, and is too harsh for use on trim or shutters.

Stain Colors
These should be used on shingles and unpainted siding. Natural tones in the weathered gray, weathered brown, and gray-brown ranges are recommended.

New Construction

The construction of new structures, or additions to structures, does not have to be a threat to a historic district. However, great care should be exercised in reviewing plans so that inappropriate structures do not destroy or compromise the character of the area's structures. New construction should be compatible with adjacent structures in the North Meridian Street Preservation Area in terms of design and style, scale and proportion, rhythm, directional emphasis, density and setback, and materials (See Appendix A for IC 14-3-3.2-16 and 14-3-3.2-17).

I. Certificate Required

1. Construction of, or addition to, outbuildings or accessory structures which are compatible with the architectural and historic significance of the structure and area.
2. Construction of, or addition to, residential or commercial structures which are compatible with the architectural and historic significance of the structure and area.
3. Using contemporary designs that are compatible with the character of the structure and area.
4. Construction of, or addition to, outbuildings or accessory structures which are incompatible with the architectural and historic significance of the structure and area. **Not Recommended**
5. Construction of, or addition to, residential or commercial structures which are incompatible with the architectural and historic significance of the structure and area. **Not Recommended**
6. Using contemporary designs that are incompatible with the character of the area. **Not Recommended**

Definitions

1. New Construction - includes additions to existing structures as well as new structures.

Compatibility Factors

Design & Style
New structures and additions can compliment existing structures without duplicating historic architectural styles. Appropriate contemporary designs would respect and reflect the scale, proportions, rhythm, and materials of the area's historic architecture.

Scale & Proportion
The scale of a building and a building's proportion - i.e., a building's mass in relation to its window or door openings - must be visually compatible with buildings and places with which it is visually related. In general, new structures should not be greater in height than the tallest building in that block, nor shorter in height than the shortest. This same rule also applies when considering the width and the massing of a structure. Additions should not add height or new stories to an existing structure, or alter the front facade in an inappropriate manner.

Materials
Any materials used in new structures or additions should be similar in texture, type, and color to those used in the existing structures of the North Meridian Street Preservation Area.

Directional Emphasis
The directional emphasis, including vertical, horizontal, or nondirectional emphasis of new construction should respect or reflect the directional characteristics of the existing buildings with which they are visually related.

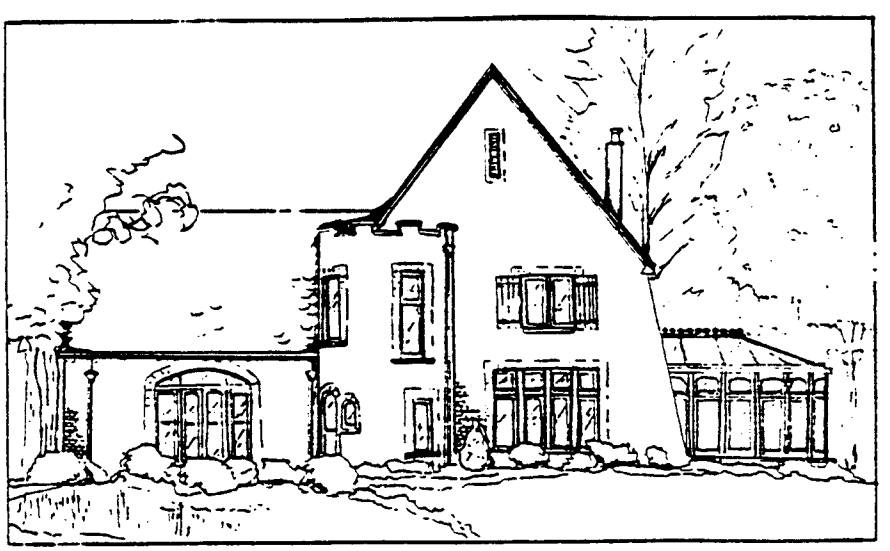
Rhythm
The regular or harmonious patterns of lines, forms, and colors can create a rhythm. The relationship of solids and voids in the front facade of the building is one such rhythm, and any new construction introduced must be visually compatible with the existing structures with which it is visually related.

Density & Setback
The relationship of a building to the open spaces and any adjacent buildings in the area should be respected. Any new construction must reflect the traditional location and relationships of buildings on their sites. The large setbacks and low density are the most dominant site characteristics of the North Meridian Street Preservation Area., thus any new construction should conform to these established standards (See Appendix A for IC 14-3-3.2-17).

Appropriate New Construction/Addition Examples

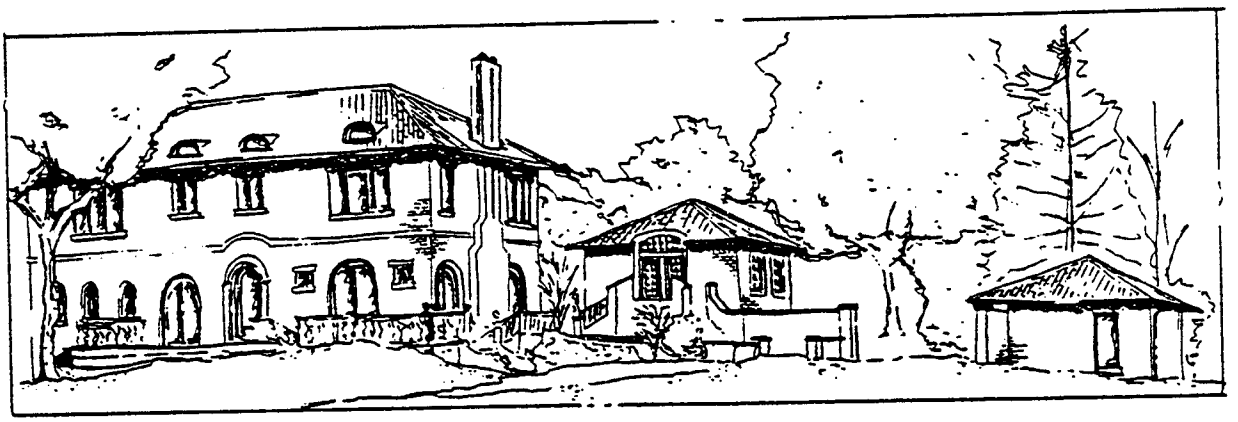
The new conservatory addition at 4833 North Meridian Street is an excellent example of new construction which respects the style proportions, and materials of the original structure without simply mimicking its stylistic details. Some of the elements and details that help unite, or tie, the new conservatory and the main structure in an appropriate or compatible manner include:

- the overall height of the addition corresponds with the second story sill line of the main structure.
- the tops of the conservatory windows align with the tops of the main structure's first story windows.
- the conservatory windows are wood casements with a transom section similar to the window type found on the main structure.
- the windows are arranged in horizontal bands with mullions separating them like those window groupings on the original building.
- the segmental arch of the conservatory transom windows corresponds to the arched opening on the opposite side of the front facade.
- the gutters on the new conservatory are similar in style to those on the house and are finished to match the patina color of the copper gutters on the main structure.
- and the cresting on the conservatory roof corresponds with the crenellation on the original structure's tower, and both are characteristics of early French architectural traditions.



The addition to the house at 5235 North Meridian Street compliments the architectural style of the original structure in the following manner:

- repetition of the same roof shape, pitch, and slate material
- the half-timbering used on the second story is characteristic of the Tudor style and is similar in design to the half-timbering on the main structure
- the through-the-cornice dormer is similar to the gabled bay window on the original structure
- and the repetition of multi-paned casement windows.



The garage addition at 4245 North Meridian Street sensitively reflects the style, design, and materials of the main residence in some of the following ways:

- possesses a similar roof shape
- has a wide cornice with dentils
- the cornice line corresponds in height with the cornice line of the side wing on the main residence
- the garage window has a stone lintel and a multi-pane over one pane, double hung, wood sash window
- the garage door openings have segmental arch tops with keystones similar to the front entrance on the main residence
- and the use of the same red brick building material and wood cornice trim.

The new outbuildings that lie on the property at 5323 N. Meridian Street also represent good examples of new construction within the North Meridian Street Preservation Area. Many of the basic forms and materials of the main structure's design were carried over into the design of the new outbuildings in order to make the grouping coherent as a whole. Some of the elements that were used to established a continuity of design among the buildings include:

- the repetition of a hipped roof form in all buildings
- the continued use of red clay tiles as the roofing material on all the structures
- the continued use of yellow brick and stone detailing on all the structures
- the use of copper gutters to match the originals on the main structure
- the use of multi-paned casement windows with thick sills similar to the original windows on the main structure
- a repetition of the eyebrow dormer form found on the main structure on the closest new outbuilding
- all the outbuildings remain behind the rear building line of the main structure so as not to disrupt the established setback line of the property
- and the dimensions of these outbuildings are clearly subordinate to the size of the main structure, thus creating no problems of inappropriate scaling or proportioning among the grouping.

Demolition

The demolition of any structure or portion of a structure in the North Meridian Street Preservation Area requires approval from the Meridian Street Preservation Commission. in the most extreme cases of deterioration or hardship, the Commission may approve the demolition of a historic structure. Similarly, the demolition of a non-historic structure *would only be permitted if the structure has been deemed non-historic by the Commission* and has no significance to the area's historic character and development.

I. **Certificate Required**

1. Demolition of non-historic accessory and outbuilding structures, or portions of structures.
2. Demolition of non-historic residential or commercial structures, or portions of structures.
3. Demolition of any structure, or portion of a structure, in which imminent collapse poses a safety hazard.
4. Removal of additions to, or features of, a non-historic structure.
5. Demolition of any historic accessory or outbuilding structure, or portions of structures. **Not Recommended**
6. Demolition of any historic residential or commercial structure, or portions of structures. **Not Recommended**
7. Removal of additions to, or features of, a historic structure. **Not Recommended**

Definitions

1. Historic Structures - includes any structure that is 50 years of age, or older, or contributes to the architectural or historic significance of the area.
2. Non-historic Structure - includes any structure that is less than 50 years of age and does not contribute to the architectural or historic significance of the area.

Relocation of Structures

The relocation of both historic and non-historic structures within, out of, or into the North Meridian Street Preservation Area is generally not recommended, but is preferred over the demolition of a structure.

Historic relationships among buildings, streetscape, and landscape features should be maintained, and respected when considering the relocation of a structure. If such features are not taken into consideration the historic character of the structure, property, and area can be diminished, or even destroyed.

I. **Certificate Required**

1. Relocation of any non-historic structures, outbuildings, accessory structures, and/or additions
2. Relocation of any historic structures, outbuildings, accessory structures, and/or additions. **Not Recommended**

Definitions

1. Historic Structures - includes any structure that is 50 years of age, or older, and contributes to the architectural or historic significance of the area.
2. Non-historic Structures - includes any structure that is less than 50 years of age, that does not contribute to the architectural or historic significance of the area.

Parking

Development of new parking areas in the North Meridian Street Preservation Area is discouraged. The introduction of new parking areas into a predominantly residential area could facilitate the expansion of commercial sectors, presently at the edges of the area, further into the neighborhood.

If parking areas must be constructed, then they should be sensitively designed to have the least visual impact on the area, with the use of buffering devices such as landscaping and/or fencing that is consistent with the historic character of the district.

I. No Certificate Required

1. Repair, resurfacing, and restriping of any existing commercial, business, or residential parking area with matching materials, dimensions, and locations as that of the original or existing.

II. Certificate Required

1. Signage in commercial and business parking areas.
2. Lighting in all parking areas.
3. Parking control devices such as bollards and parking attendant booths.
4. Alteration, construction, or expansion of any commercial, business, or residential parking areas.
5. Repair or resurfacing of any existing commercial, business, or residential parking area with materials, dimensions, or locations different from the existing or original.
6. Fences, walls, and/or landscaping elements in all parking areas.
7. Repair, alteration, or resurfacing of any existing commercial, business, or residential parking area with materials, dimensions, and locations inappropriate with North Meridian Street's historic character and development. **Not Recommended**
8. Alteration, construction, or expansion of any residential parking areas located within the front yard areas. **Not Recommended**

Definitions

1. Residential Parking Areas - includes those that serve dwelling units.
2. Commercial Parking Areas - includes commercial parking enterprises.
3. Business Parking Areas - includes those that serve the employees and customers of a particular business.
4. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).
5. Back Yard - includes all land behind the rear building line.

Utilities & Mechanical Services

The installation of new utility and mechanical services into the North Meridian Street Preservation Area is usually acceptable so long as the introduction of such services does not disrupt, or destroy, the area or individual property's architectural or historic integrity. Since many of the homes in the area were constructed prior to many of the mechanical service improvements of the mid-20th Century (i.e. air-conditioning), the introduction of such services could result in the alteration of the property's historic fabric if not approached sensitively.

With this in mind, it is recommended that utility and mechanical service equipment be confined to the back yard areas, and/or on non-significant facades.

I. No Certificate Required

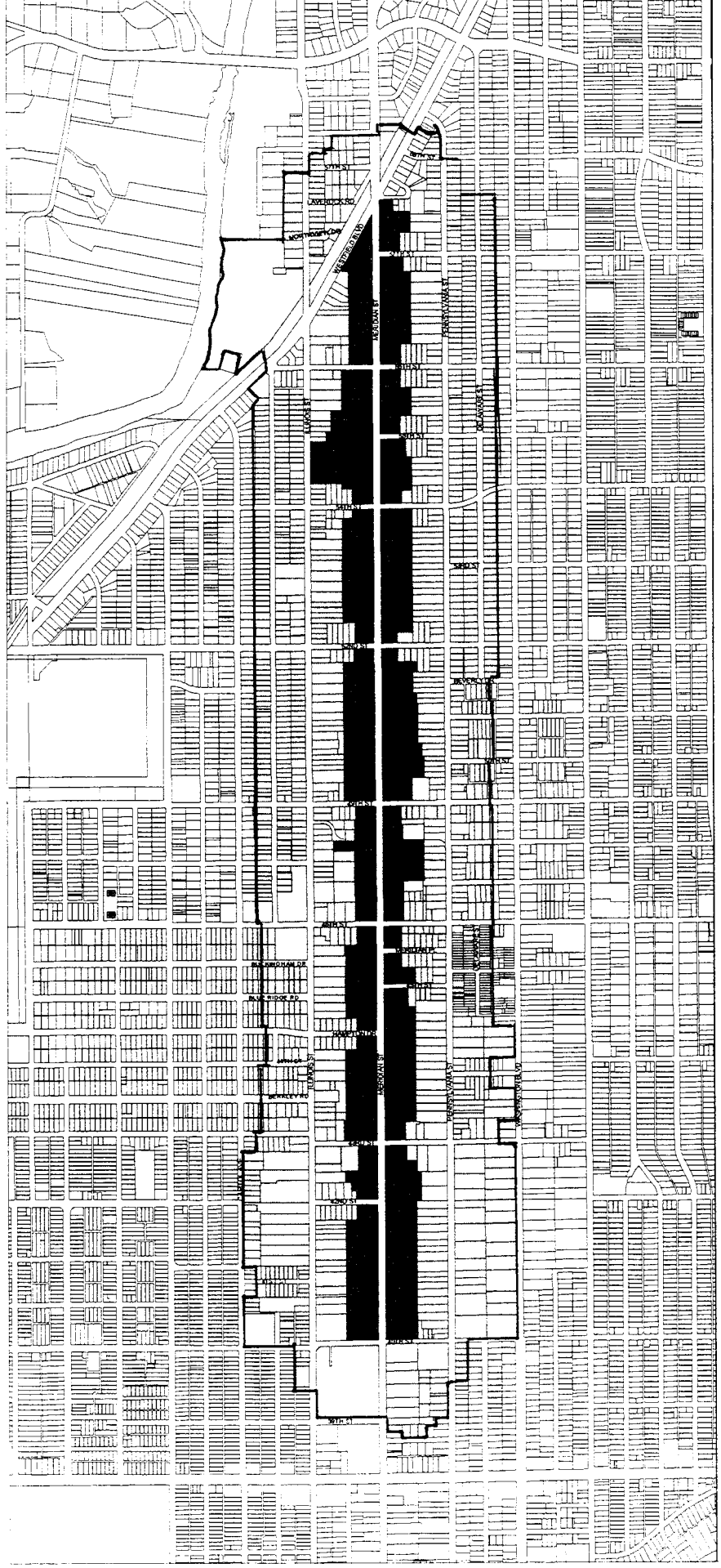
1. Window air-conditioning units requiring no alteration to the window or opening, and on a non-primary facade.
2. Air-conditioning equipment and meter boxes on the rear of the house and not visible from the street.
3. HVAC equipment on roofs if not visible from the ground.
4. Replacement of HVAC equipment with equipment in the same location and no larger than the previous.
5. Burial of electric, telephone, and television cable requiring no new utility poles.
6. Electric, telephone, and television cable installed above ground, and at the rear of the structure, servicing structures to which underground service is not available.
7. Exterior surface-mounted vents, such as those for dryers, heaters, bathrooms, and kitchens, if no larger than one square foot, and not visible from the street.
8. Replacement of any utility pole with one of matching materials, of equal or lesser height, and for the same use.

II. Certificate Required

1. Replacement of HVAC equipment at a different location, or larger than the previous.
2. Installation of through-the wall air-conditioning units on non-significant facades.
3. Replacement of utility poles with poles of different materials and locations, or greater in height than previously allowed. **Not Recommended**
4. Any utility or mechanical equipment requiring alteration to a primary or significant facade. **Not Recommended**
5. Any utility or mechanical equipment visible from the street. **Not Recommended**

Definitions

1. Non-primary/Non-significant Facade - includes facades such as the rear facade, and any side facades that are not architecturally significant, and/or not visible from the street.
2. Primary/Significant Facade - includes facades such as the entry or front facade, and any facades which are architecturally significant, and/or visible from the street.
3. Front Yard - includes all land forward of the rear building line including the side yard area (and in the case of corner properties, each street frontage constitutes a front yard).
4. Back Yard - includes all land behind the rear building line.
5. HVAC - Heating, Ventilating, and Air-Conditioning.



Meridian Street Preservation Area

Meridian St Preservation Area
Meridian St. Properties
Bordering Properties

N
W E
S

500 0 5001000 Feet

December, 2000

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 merchantibility.

Indianapolis
Marion County
GIS

Appendix C: North Meridian Street Historic District Structures Inventory

Address	Date	Style	Architect	Builder
4000 N. Meridian	1970	Contemporary		
4001 N. Meridian	1908	Tudor Revival		
4011 N. Meridian	1913	French Eclectic		L. C. Huey Bldg. Co.
4025 N. Meridian	1923	Colonial Revival	Merritt Harrison	H. L. Burns
4041 N. Meridian	1924-5	Tudor Revival	Merritt Harrison	Spiegle & Brown
4045 N. Meridian	1921	Colonial Revival	Frank B. hunter	Brandt Bros.
4057 N. Meridian	1923	Colonial Revival		Fred Jungclaus
4061 N. Meridian	1915	4 Sq./Arts & Crafts		
4118 N. Meridian	1924	Italian Renaissance	George Maclucas	
4122 N. Meridian	1922	Mediterr. Revival	George Maclucas	J. G. West
4127 N. Meridian	1919	Colonial Revival		
4130 N. Meridian	1911	Cross Gable		
4131 N. Meridian	1913	Colonial Revival		
4136 N. Meridian	1924	Prairie	F. S. Cannon	Schlegel & Roehm
4137 N. Meridian	1915	Colonial Revival	Frank B. Hunter	Wm. P. Jungclaus
4142 N. Meridian	1917	Colonial Revival		
4146 N. Meridian	1929	Mediterr. Revival		Theo Sander
4150 N. Meridian	1913	4 Square		
4155 N. Meridian	1918	Colonial Revival	Frank B. Hunter	Arthur A. Smock
4156 N. Meridian	1925	Mediterr. Revival		Jesse F. Fulk
4162 N. Meridian	1925	4 Square	D. A.. Bolen	J. W. Darnell
4204 N. Meridian	1920	4 Square		
4226 N. Meridian	1923c	Colonial Revival		H. M. Glossbrenner
4245 N. Meridian	1909c	Neo-Classical		
4270 N. Meridian	1911	Tudor Revival		
4280 N. Meridian	1916	Colonial Revival		
4285 N. Meridian	1911	Arts & Crafts/4 Sq.		
4290 N. Meridian	1917	French Eclectic		
4305 N. Meridian	1952	Contemporary Shed		
4310 N. Meridian	1915c	Tudor Revival	Rubush & Hunter	Brandt Bros.
4311 N. Meridian	1917	Arts & Crafts		
4320 N. Meridian	1929	Tudor Revival		Forest Kellogg
4330 N. Meridian	1952	Ranch		
4343 N. Meridian	1920	Georgian Revival	Frank B. Hunter	Wm. P. Jungclaus
4350 N. Meridian	1928	Mediterr. Revival	Bennett Kay	
4356 N. Meridian	1928	Mediterr. Revival		John Zazas
4366 N. Meridian	1922	Prairie	Frank B. Hunter	Conder/Culbertson
4375 N. Meridian	1911	4 Sq./Prairie	Adolf Scherrer	Christian Yeagle
4400 N. Meridian	1923	French Eclectic	Meyers & Coffin	John K. Curry Cons.
4401 N. Meridian	1926	Jacobethan	Frank B. Hunter	
4403 N. Meridian	1924	Tudor Revival	Frank B. Hunter	
4404 N. Meridian	1935	French Eclectic		
4409 N. Meridian	1924	French Eclectic		H. L. Burns
4411 N. Meridian	1925	Neo-Classical		
4414 N. Meridian	1927	Georgian Revival	Oster & Burns	
4420 N. Meridian	1928	Arts & Crafts		H. H. Pointer

4425 N. Meridian	1926	Tudor Revival	Frank B. Hunter	Emmet H. Pierson
4430 N. Meridian	1925c	4 Sq./ Mediterr. Infl.	Everett Crabb	
4450 N. Meridian	1927	English Cottage		
4455 N. Meridian	1942	Neo-French		
4456 N. Meridian	1927c	Spanish Mission	Thornton & Rodecker	J.J. Reith
4465 N. Meridian	1941	Neo-Colonial		
4475 N. Meridian	1945	Neo-Colonial		
4480 N. Meridian	1928	Colonial Revival		
4501 N. Meridian	1916	Colonial Revival		
4510 N. Meridian	1932	French Eclectic		
4515 N. Meridian	1960	Ranch	J. E. Kopf & Wooling	
4519 N. Meridian	1924	Tudor Revival		
4525 N. Meridian	1924	Colonial Revival		
4528 N. Meridian	1953	Ranch		
4531 N. Meridian	1924	4 Square		
4536 N. Meridian	1956	Ranch		
4544 N. Meridian	1924	Tudor Revival		F. L. Palmer
4555 N. Meridian	1924	French Eclectic	Thornton & Rodecker	L. C. Huey
4580 N. Meridian	1955	Neo-Class. Revival		
4605 N. Meridian	1920	Georgian Revival		
4611 N. Meridian	1919	Colonial Revival		
4617 N. Meridian	1952	Ranch		
4621 N. Meridian	1922	Italian Renaissance		
4747 N. Meridian	1936	Neo-Classical		
4750 N. Meridian	1928	Jacobethan		
4801 N. Meridian	1932	Tudor Revival	M. C. Smith	American Estates
4802 N. Meridian	1941	French Eclectic	McGuire & Shook	
4810 N. Meridian	1938	Colonial Revival		
4814 N. Meridian	1929	Tudor Revival	Burns & James	
4821 N. Meridian	1949	Ranch		
4830 N. Meridian	1920	Colonial Revival		H. L. Simons
4833 N. Meridian	1930	French Eclectic		
4906 N. Meridian	1925	Jacobethan	H. L. Simons	H. L. Simons
4909 N. Meridian	1933	French Eclectic		
4919 N. Meridian	1924	Colonial Revival		Burns Realty Co.
4925 N. Meridian	1924	French Eclectic	George Maclucas	
4936 N. Meridian	1923	French Eclectic	Fredrick Wallick	Albert Fuller
4950 N. Meridian	1929	Tudor Revival	H. L. Simons	H. L. Simons
5001 N. Meridian	1924	French Eclectic	H. L. Simons	C. W. Eaton & Son
5003 N. Meridian	1925c	Carp./Builder		
5008 N. Meridian	1930	French Eclectic	H. L. Simons	
5019 N. Meridian	1907	Colonial Revival	Herbert L. Bass & Co.	
5050 N. Meridian	1923	Mediterr. Revival	H. L. Simons	Kobin-Nafe
5060 N. Meridian	1932	French Eclectic		
5104 N. Meridian	1928	French Eclectic		
5105 N. Meridian	1930	Renaissance Revival		
5110 N. Meridian	1928	French Eclectic	H. L. Simons	H. L. Simons
5111 N. Meridian	1920	French Eclectic	H. L. Simons	

5115 N. Meridian	1936	Tudor Revival		
5125 N. Meridian	1925	Colonial Revival		John Diederich
5130 N. Meridian	1926	Tudor Rev. (Jacob.)	H. L. Simons	
5140 N. Meridian	1928	Tudor Revival	H. L. Simons	H. L. Simons
5141 N. Meridian	1931	Tudor Revival		C. O. Eaton
5145 N. Meridian	1930	Tudor Revival	H. L. Simons	
5148 N. Meridian	1929	Colonial Revival		
5151 N. Meridian	1925	Colonial Revival	H. L. Simons	
2 West 52nd St.	1920c	French Eclectic		
5201 N. Meridian	1933	English Cottage	Six & Williamson	A. P. Const. Co.
5207 N. Meridian	1920	Arts & Crafts		
5211 N. Meridian	1952	Neo-Colonial		
5217 N. Meridian	1920	Arts & Crafts		
5220 N. Meridian	1932	French Eclectic	H. L. Simons	
5230 N. Meridian	1932	Tudor Revival	H. L. Simons	
5235 N. Meridian	1922	Tudor Revival	H. L. Simons	
5240 N. Meridian	1951	Ranch		
5241 N. Meridian	1926	English Cottage	Theo Sander	
5243 N. Meridian	1927	Mediterr. Revival		Theo Sander
5250 N. Meridian	1935	Classical Revival		
5252 N. Meridian	1930	Tudor Revival	H. L. Simons	
5260 N. Meridian	1930	French Eclectic	H. L. Simons	
5265 N. Meridian	1929	Mediterr. Revival		
5272 N. Meridian	1929	Tudor Revival	H. L. Simons	H. L. Simons
5275 N. Meridian	1929	Jacobethan	H. L. Simons	
5300 N. Meridian	1930	French Eclectic		
5320 N. Meridian	1934	Jacobethan	Federman	
5323 N. Meridian	1925	Mediterr. Revival	Rubush & Hunter	Wm. P. Jungclaus
5330 N. Meridian	1931	French Eclectic	H. L. Simons	
5335 N. Meridian	1928c	Tudor Revival	H. L. Simons	
5354 N. Meridian	1930	Tudor Revival		
5360 N. Meridian	1952	Colonial Revival	F. Foltz	
5363 N. Meridian	1953	Neo-Colonial		
5401 N. Meridian	1952	Neo-Colonial		
5402 N. Meridian	1938	Neo-Colonial	F. Foltz	
5417 N. Meridian	1930	Neo-Classical		Schoen-Morgan Co.
5420 N. Meridian	1928	French Eclectic	Maynard Realty Co.	
5425 N. Meridian	1936	Neo-Classical	Burns & James	
5430 N. Meridian	1930	Jacobethan		Maynard Realty Co.
5437 N. Meridian	1928	Tudor Revival	Schoen-Morgan Co.	
5440 N. Meridian	1930	Jacabethan		Maynard Realty Co.
5445 N. Meridian	1939	French Eclectic		
5455 N. Meridian	1934	Tudor Revival		
5500 N. Meridian	1950	Geo./Col. Revival	Merritt Harrison	
5501 N. Meridian	1966	Neo-Class. Revival	Jack Albershardt	
5519 N. Meridian	1928	French Eclectic	Edward Pierre	J. M. Ritter
5520 N. Meridian	1931	French Eclectic		Fred L. Palmer
5525 N. Meridian	1931	French Eclectic		J. M. Ritter

5530 N. Meridian	1955c	Ranch		
5540 N. Meridian	1930	Jacobethan		Fred L. Palmer
5545 N. Meridian	1931	Tudor Revival		J. M. Ritter
5548 N. Meridian	1954	Ranch		
5555 N. Meridian	1937	French Eclectic		
5556 N. Meridian	1954	Ranch		
5557 N. Meridian	1932	French Eclectic		
5601 N. Meridian	1932	Tudor Revival		
5606 N. Meridian	1938	French Eclectic		
5616 N. Meridian	1953	Neo-French		
5617 N. Meridian	1936	French Eclectic		
5627 N. Meridian	1936	Jacobethan		
5630 N. Meridian	1954	Neo-Class. Revival		
5639 N. Meridian	1931	French Eclectic		
5650 N. Meridian	1929c	French Eclectic		Badner Const. Co.
5655 N. Meridian	1939	French Eclectic		
5660 N. Meridian	1956	Ranch		
5665 N. Meridian	1951	Ranch	G. W. King	
5670 N. Meridian	1948	Ranch		
5675 N. Meridian	1949	Ranch		
5677 N. Meridian	1952	Contemporary Shed		
5678 N. Meridian	1926	English Cottage		Indpls. Bldg. & Inv.
5681 N. Meridian	1951	Ranch		
5690 N. Meridian	1932	Colonial Revival		S. H. Miles
5693 N. Meridian	1922	Colonial Revival		
5694 N. Meridian	1900c	Free Classic		
5701 N. Meridian	1957	Neo-French	John Parish	
5707 N. Meridian	1950	Ranch	Ronald Platt	
5715 N. Meridian	1961	Ranch	Ronald Platt	
5723 N. Meridian	1907	Colonial Revival		
5735 N. Meridian	1955	Ranch	John Parish	
5741 N. Meridian	1930	French Eclectic		
5747 N. Meridian	1931	French Eclectic		

Appendix D: List of Preservation Briefs and Organizations

Preservation Briefs

Preservation briefs can aid homeowners of historic properties in recognizing and resolving common preservation and repair problems prior to commencing work. The briefs are especially useful because they explain recommended methods and approaches for rehabilitating historic properties in a manner that is consistent with the property's historic character. Below is a list of the Preservation Briefs published to date by the U.S. Department of Interior in collaboration with the National Parks Service, Preservation Assistance Division, and Technical Preservation Services.

#1 The Cleaning and Waterproof Coating of Masonry Buildings
#2 Repointing Mortar Joints in Historic Brick Buildings
#3 Conserving Energy in Historic Buildings
#4 Roofing for Historic Buildings
#5 Preservation of Historic Adobe Buildings
#6 Dangers of Abrasive Cleaning to Historic Buildings
#7 The Preservation of Historic Glazed Architectural Terra Cotta
#8 Aluminum and Vinyl Siding on Historic Buildings
#9 The Repair of Historic Wooden Windows
#10 Exterior Paint Problems on Historic Woodwork
#11 Rehabilitating Historic Storefronts
#12 The Preservation of Historic Pigmented Structural Glass
#13 The Repair and Thermal Upgrading of Historic Steel Windows
#14 New Exterior Additions to Historic buildings: Preservation Concerns
#15 Preservation of Historic Concrete: Problems and General Approaches
#16 The Use of Substitute Materials on Historic Building Exteriors
#17 Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
#18 Rehabilitating Interiors of Historic Buildings
#19 The Repair and Replacement of Historic Wooden Shingle Roofs
#20 The Preservation of Historic Barns
#21 Repairing Historic Flat Plaster: Walls and Ceilings
#22 The Preservation and Repair of Historic Stucco
#23 Preserving Historic Ornamental Plaster
#24 Heating, Ventilating, and Air Conditioning in Historic Buildings: Problems and Recommended Approaches
#25 The Preservation of Historic Signs
#26 The Preservation and Repair of Historic Log Buildings
#27 The Maintenance and Repair of Architectural Cast Iron

Organizations

Historic Landmarks Foundation of Indiana
Headquarters
340 West Michigan Street
Indianapolis, IN 46202
(317) 689-4534

Indianapolis Office
1028 North Delaware Street
Indianapolis, IN 46202
(317) 638-5264

Division of Historic Preservation & Archaeology
402 West Washington Street
Room 274
Indianapolis, IN 46204
(317) 232-1646

Indiana Historical Society
315 West Ohio Street
Indianapolis, IN 46202
(317) 232-1882

National Trust for Historic Preservation
Midwest Office
53 West Jackson Boulevard
Indianapolis, IN 46202
(312) 939-5547