

STAFF REPORT: DECEMBER 11, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00662

ADDRESS: 1502 PARKER (AKA INDIAN VILLAGE TENNIS CLUB)

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: SHANE OVERBY, ARTISAN CONTRACTING LLC

PROPERTY OWNER: INDIAN VILLAGE TENNIS CORPORATION

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 18, 2024

DATE OF STAFF SITE VISIT: NOVEMBER 21 AND DECEMBER 6, 2024

SCOPE: REMOVE TREE, REPLACE PATIO WITH NEW PATIO AND PERGOLA

EXISTING CONDITIONS

The property at 1502 Parker is located on the east side of Parker, mid-block between Agnes (to the south) and St. Paul (to the north) and includes three tennis courts, a clubhouse, and open lawn filling the northwest corner of the lot. The single-story structure has a gable roof covered with asphalt shingles. The outward-facing west and south walls feature six (6) sets of French doors, and vinyl siding covers the remaining wall surface. A peaked roof covers the concrete patio between the southern wall of the clubhouse and courts. A semi-circular concrete patio extends from the French doors at the west wall. A large tree was located within the patio, but it has been cut down.

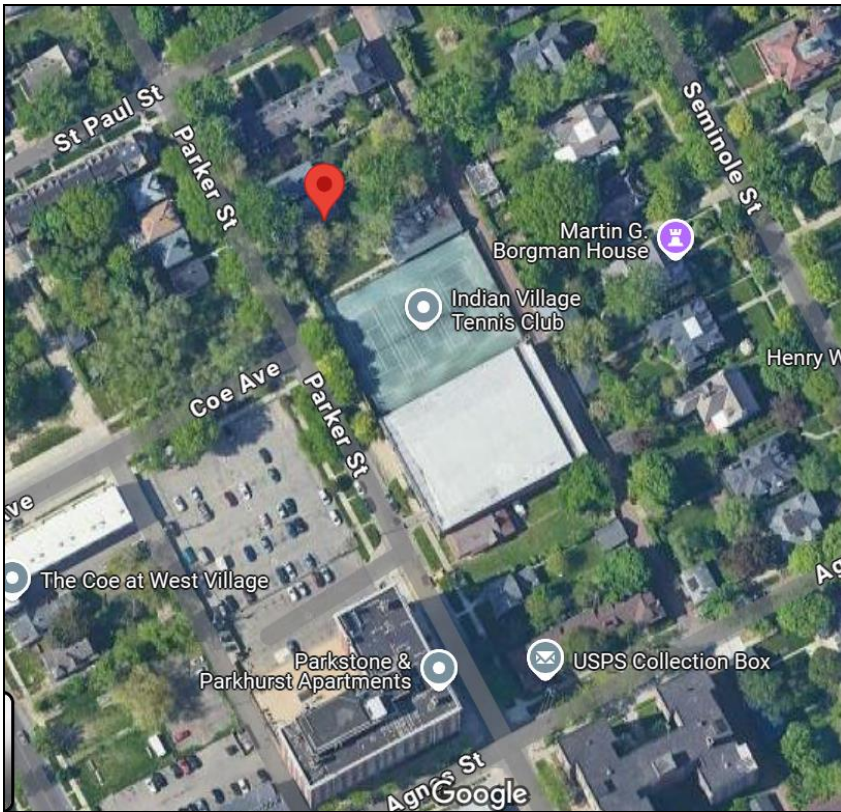
The lot is enclosed with a very tall chain link fence (green) that has a shorter corrugated steel paneling attached, so there is limited visibility in to, or out of, the lot, from the public sidewalk/right-of-way.



Above left: This view looks east toward the clubhouse from the walkway that enters from Parker. Applicant photo.

Above: Aerial view with arrow showing direction and position of view, ConnectExplorer, 2022.

Left: View of a stump that remains from the three that was recently cut down. Based on its diameter, staff believes the tree likely predated the late 19th century house that had been near this location (which the tennis club demolished in 1949).



Above: View of the club's mid-street location. Below: Street level view. Staff photo, December 6, 2024.

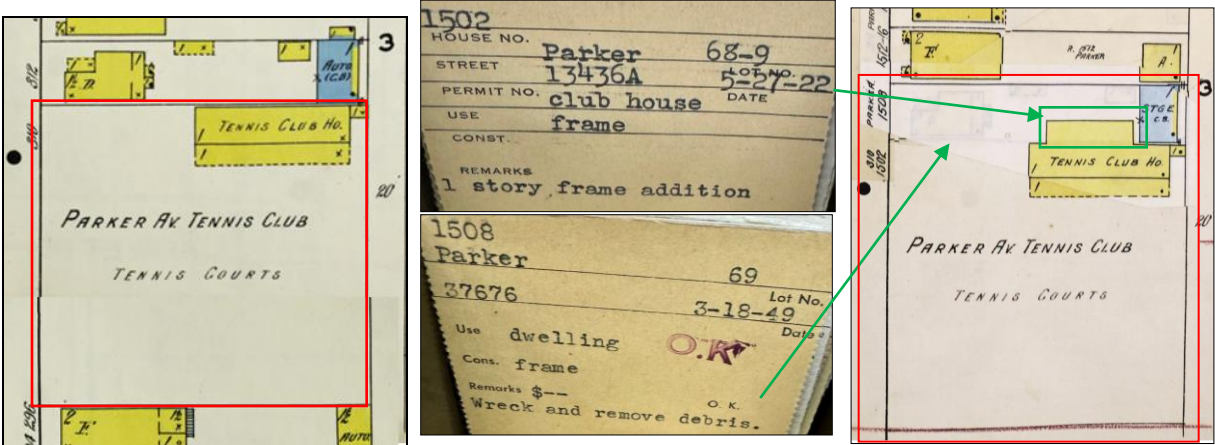


PROPOSAL

- Remove tree near the clubhouse.
- Install stamped concrete patio, pergola structure and outdoor BBQ/seating area.

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was enacted on February 25, 1983.
- The Indian Village tennis club was established in 1912. Based on the club's published history, later that same year the land at 1502 Parker was purchased, and the courts and a club house were erected. Currently, the non-profit organization has 350 members, and the lot retains three clay courts, a clubhouse, and patio/lawn areas.
- The 1915 Sanborn map shows the original location of the clubhouse and the lot size of the club.

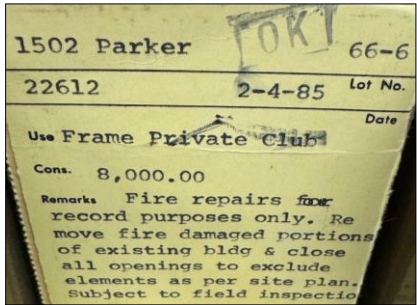


Vol. 8, 1915, Image 83

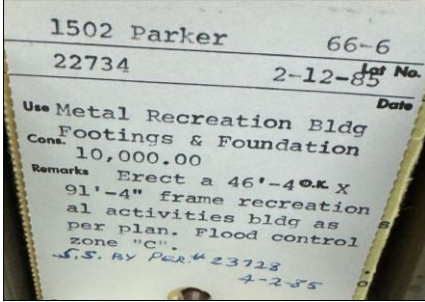
BSEED Cards

Vol. 8, 1915-1951, Image 86

- In 1922, an addition was erected on the circa 1912 clubhouse. At some unidentified time, the tennis club purchased the lot to the north (1508 Parker) and a permit card confirms the dwelling was demolished in 1949. The tennis club property has not increased in size since it enveloped 1508 Parker into its existing parcel.
- According to the below permit cards, a fire occurred in late 1984-early 1985 that required portions of the historic building to be removed. About one week later, a permit was issued for the erection of a 46' - 4" x 91' - 4" recreational building. As the existing building was erected in 1985 it is a non-contributing building to the West Village Historic District.



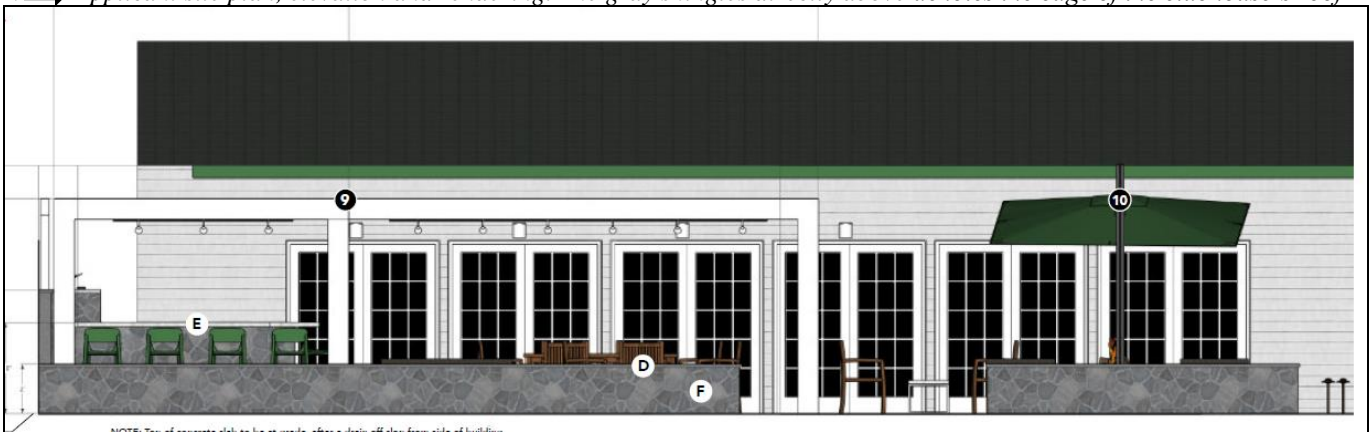
BSEED permit cards.
Right: Aerial view, 2022
ConnectExplorer



- A complete site plan wasn't submitted (which would include an indication of the sidewalk and gate into the club). Therefore it isn't clear to staff if there will be additional greenspace between the patio/seating area and Parker Street.



N → Applicant site plan, elevation and rendering. The gray shingles directly above denotes the edge of the clubhouse's roof











Looking east toward the clubhouse.



This rendering offers the best visual aid on how the area could look upon completion.



Applicant drawings.

PATTERNS		COLORS		MATERIALS	
A	 <p>BRICKFORM BASKET WEAVE USED BRICK FM-5200S-PRO 18.375" X 30.75"</p>	A	 <p>BRICKFORM ARTESIAN (CONCRETE) STAIN DRIED THYME AS-1700</p>	D	 <p>SILVER CREEK STONENWORKS INDIANA LIMESTONE CONCRETE SEAT 24 in W x 12 D. W x 2.25 in. H</p>
B C	 <p>BRICKFORM TUSCANY STONE FM-1775S-PRO 28" X 40"</p>	B	 <p>BRICKFORM ARTESIAN (CONCRETE) STAIN PEWTER AS-2000</p>	F	 <p>STONE FASCIA FIELD STONE - RUSTIC Mountain View Stone field stone rustic is a classic natural stone profile.</p>
		C	 <p>BRICKFORM ARTESIAN (CONCRETE) STAIN SANDBANK AS-1200</p>	E	 <p>SOLID SURFACE COUNTER-TOP Ultra Durable Counter-top Sample in Natura. Dekton is an ultra-compact porcelanic surface inspired by the beauty of natural stone with an optimized manufacturing process to achieve high performance.</p>

- A landscape plan listing the various plant materials hasn't been submitted.



Applicant's drawings.



- The renderings show a new fence running the perimeter of the parcel, yet the fence is not drawn on the yard plan, it is not listed in the scope of work, nor were cut sheets submitted on the fence's design, material, finish and height.



- A lighting plan hasn't been submitted to confirm placement and design of fixtures.
- The tennis club has been in this location for 112 years, and the height of the existing fencing surrounding may be needed to contain the activity (i.e. tennis balls) within the lot. It is staff's opinion the removal of the tree does not have a visual or physical impact on the surrounding landscape and residential lots. The proposed fencing is compatible with residential fences within the district and would be a visual and physical improvement to the existing steel fencing. Overall, it is staff's opinion the design, materials and placement of the patio, seating areas and pergola are complimentary to the building and site.

ISSUES

- Information on the health of the tree and/or documentation of problems the tree was causing the patio/building were not submitted. The rendering shows new trees are to be planted near the north side property line, which can offer a soft visual buffer for the adjacent dwelling.
- Additional details for the proposed design, including a legible dimensioned site plan and elevation, a planting plan, lighting plan and details on a perimeter fence were not included with the application.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Staff recommends that the proposed work will not alter the features and spaces that characterize the property and therefore should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Local Historic District's Elements of Design.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- Additional details for the proposed design, including legible dimensioned site plan and elevation, a planting plan that will include new trees near the north property line, lighting plan and details of a perimeter fence will be submitted for staff review.